

## BILLET D'ETAT FOR 20-07-2005

**Date: 19th July, 2005**

STATES OF ALDERNEY

BILLET D'ETAT FOR 20th July, 2005

BILLET No. 3.

Members of the States:

I have the honour to inform you that the Meeting of the States will be held at 5.30p.m. on Wednesday, 20th July, 2005. This will be preceded by the People's Meeting, which will be held on Monday 18th July, 2005 in the Island Hall.

Sir Norman Browse

President

Item I Fort Tourgis

The following letter has been received from Colonel Walter, Chairman of the Policy and Finance Committee:-

At its meeting on 6 October 1999 the States resolved:

"..... to agree, in principle, to -

1. *the development of the inner citadel of Fort Tourgis;*
2. *the granting of a lease for not more than 200 years to the successful developer upon terms to be agreed and approved by the States;*
3. *to allow up to 25 dwellings to be constructed within the inner citadel;*
4. *to H M Procureur drafting the necessary legislation; and*
5. *authorising the Policy and Finance Committee to negotiate with applicants for the development of the Fort, seek professional advice and take such other steps as may be necessary or expedient before reporting thereon to the States with draft agreements for their approval."*

This resolution was augmented at the April 2002 States when the States :

"..... resolved -

1. *to note the appointment by the Policy & Finance Committee of Chesterton plc as property consultants to manage the marketing and disposal for development of Fort Tourgis; and*
2. *to note the Planning Brief; and*
3. *to direct the Policy & Finance Committee to report to the States prior to the selection of the preferred developer."*

Fort Tourgis was marketed over a period in excess of two years but there was little interest in developing it on a 200year lease, the principal difficulty suggested was that banks were unenthusiastic about lending on the security of a leasehold interest. Meanwhile, the Fort, which had first been made available for development some thirty years previously, stood undeveloped, vandalised and rapidly decaying, as remains the case.

On 17 December, 2004, the States resolved to rescind its resolution of 6 October, 1999, and to direct the Policy and Finance Committee to negotiate, through Donaldsons, the sale of the freehold of that area of Fort Tourgis excluded from the Designated Area, subject to appropriate covenants and conditions, and report back with propositions as soon as practicable.

An advertising exercise and preliminary screening of bids/proposals for development of the Fort was conducted with the assistance of Donaldsons. Bids/proposals were received from eleven potential developers and, from these, a short-list of four was drawn up. Each of those short-listed was invited to make a full presentation to the States in Committee and this took place on 6 July 2005. Representatives of Donaldsons were present.

The Policy and Finance Committee met on 7 July 2005 and was unanimously of the view that it should advise and recommend acceptance in principle by the States of the bid/ proposal made by Mr Victor Levine as set out in a document entitled *Proposal to the States of Alderney for the Rescue and Development of Fort Tourgis*, dated 6 July, 2005, but such acceptance to be subject to contract. As final terms, to be put to the full States in due course, have yet to be agreed it is not regarded as appropriate at this stage to make this document available for public inspection.

The Policy and Finance Committee further advises and recommends that the Chief Executive be instructed to liaise with the Law Officers and Donaldsons in negotiating a sale and development agreement with Victor Levine Projects (Alderney) Limited, an Alderney registered company to be formed by Mr Levine for this purpose, such sale and development agreement to be subject to the approval of the full States in due course.

I shall be obliged if you will place this before the States at its next meeting with an appropriate proposition.

P F Walter

Chairman

The States is asked to resolve that the Chief Executive be instructed to liaise with the Law Officers and Donaldsons in negotiating a sale and development agreement for Fort Tourgis with Victor Levine Projects (Alderney) Limited, an Alderney registered company to be formed by Victor Levine for this purpose, such sale and development agreement to be subject to the approval of the full States in due course.

Issued: Friday, 15th July, 2005

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