

General Information	
Ministerial Decision Type	Miscellaneous
Report Title	Garage N° 171, Le Clos des Sables, La Route Orange, St. Brelade, JE3 8GH – Cancellation of Existing 99-Year Lease and Transfer of the Public's Freehold Ownership. DD 0916-01-001.
Minister	Infrastructure
Signatory	Minister
Lead Department	Infrastructure and Environment (IHE)
Lead Directorate	Property (IE)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Date decision made if different to date 'Ministerial Decision Summary' signed.	Select date.
Report and Supplemental Report Details	
Report Author	Acting Senior Estates Surveyor
Date of Report	13/03/2025
Supplementary Report Title <i>(If applicable)</i>	Insert Supplemental Report Title.
Supplementary Report Author <i>(If applicable)</i>	Insert Official Title Only.
Date of Supplementary Report <i>(If applicable)</i>	Select Date of Supplemental Report.
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Qualified Exempt 33: Commercial interests Select if more than one Absolutely/Qualified Exemption.
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	Insert Relevant Case/Application.
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	Insert P. number.
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.
Associated Law(s) and/or Subordinate Legislation	Insert the law(s), regulations, order(s) either enabling or related to the decision.

Action required if recommendation agreed	<ol style="list-style-type: none">1. In accordance with Standing Order 168 (3) this decision must be presented to the States at least 15 working days before the contract is passed before Court or concluded. After the expiry of 15 working days following presentation to the States the transaction may be concluded.2. The Minister hereby authorised, as applicable:<ol style="list-style-type: none">a. under Standing Order 168 (5) the Attorney General and the Greffier to pass any contract which is required to be passed on behalf of the Publicb. the Director of Jersey Property Holdings to conclude any contract which is required to be concluded on behalf of the Public.
Resource Implications	There are new financial and/or staffing implications. Further detail is included in the detail section of the report.

Introduction

The purpose of this report is to set-out a proposal - relating to the above-mentioned garage numbered 171 Le Clos des Sables ("*the Garage*") - to cancel the 99-year Lease and to transfer the Public's Freehold ownership

The background to the project to transfer the 99-year leasehold apartments at Clos des Sables and Quennevais Park, St Brelade, and Maison d'Azette, St Clement, is set-out in the report accompanying MD-PH-2012-0124.

Current Situation

Ministerial approval was granted (MD-INF-2024-622) for the transfer of the Public's Flying Freehold interest in Apartment 171 Clos des Sables ("*the Apartment*") leased to Mr Kevin John Channing and Mrs Tamara Caron Channing née Gallichan ("*the Tenants*"). The lease term is 99-years, ending 25 December 2064, thus giving 39 years, nine months and fourteen days remaining ("*the Contract Lease*")

The Garage dependent of the Apartment is also subject to the Contract Lease but is located outside the Flying Freehold Collective Property and requires Ministerial Approval for the separate transfer of the Public's Freehold interest

A location plan of the Apartment and Garage accompanies this report.

The Tenants have now decided that they wish to cancel their leasehold interest in the Garage and acquire the Public's Freehold interest in the Garage

For the purpose of selling the Public's Flying-Freehold interest in the Apartment and its Freehold interest in the Garage, a total value of £36,000 has been ascribed, comprising:

- i. One third of the uplift value of the Apartment from Leasehold to Flying-Freehold: £9,000.
- ii. The reversionary value of the Apartment: £27,000.

In addition, and in accordance with the policy, the Tenants will be required to reimburse the Public its reasonable costs incurred in connection with this matter.

Subject to Ministerial Approval, the Public has agreed to transfer the Public's Freehold Interest in the Garage as shown hatched on the Drawing in Schedule 1 to the Tenants. The said transfer to be recorded in a hereditary contract passed before the Royal Court. The Tenants undertake to cover the reasonable legal fees incurred by the Public in connection with the passing of the said contract.

Recommendation

Other

It is recommended, in accordance with Standing Order 168 (1) (a), that the Minister agrees to:

- a. cancel the 99-year Lease relating to both the Apartment and the Garage, as held by the Tenants;

- b. transfer to the Tenants the Flying-Freehold ownership of the Apartment and the Freehold ownership of the Garage for a total consideration of £36,000, plus reasonable costs incurred.

Detail

To accommodate a request by the Long-Leaseholders of the Garage to convert to Freehold ownership.

