

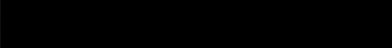


22nd March 2016



Dear 

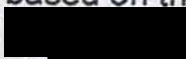

Re Jersey Sports Academy (JSA)

I understand that you are in discussions with JSA with regard to the restrictive covenant which remains on the land they are considering as the location for their new sports academy.

 we have been working with  and  team for over 12 months providing business support as they developed their business plans. As such we have reviewed their financial modeling and business assumptions and have been able to challenge and critique these such that we are confident that what is now proposed is a robust and commercially viable plan.

From the outset the clear aim of the team was to provide a world-class sports facility, which both benefited the community and also made good commercial sense. Ensuring that the facility delivers for the community is a key part of the JSA ethos and the reality is this means the facility is then utilised to the maximum potential, with benefits to both the community and JSA commercially.

Whilst it is difficult to assess the exact financial benefit to the community given the dual/ shared services, it is clear that both the capital and running costs of providing a similar quality community facility would be significant.

We are aware that based on the projected build costs (as externally and independently itemised  ref Feasibility Cost Plan 9th March 2016) and with 39% being prioritised for community uses, then the pro rata capital cost would be  which does clearly demonstrate the value for the community given they will not incur any capital costs.

Added to this there are the operational costs of delivering what is planned to

be nearly 100,000 hours over 66,000 individual sessions for community related programmes which are either free or up to 90% subsidised. Whilst the facility will benefit from operational services being shared across the site, if this were a standalone facility for the community it has been estimated the running costs would be [REDACTED] which would again have to be funded.

We are very therefore very supportive of JSA's plans for this site both from a Jersey economic growth perspective and also from the wider community benefit that the island will see.

Yours sincerely,
