

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

16th June, 2021

Proposition No P.2021/45

States' Trading Supervisory Board

Future Harbour Development

AMENDMENT

Proposed by: Deputy S Kazantseva-Miller

Seconded by: Deputy L Trott

After Proposition 4, insert the following proposition:

"5. To instruct the Policy and Resources Committee to report to the States by the end of March 2022 with proposals on what they consider to be the right delivery vehicle for the seafront enhancement programme including details on mandate, governance, accountability, funding and involvement in the development of the long-term development strategy.

Rule 4 (3)

No further funding is required as the work is undertaken and funded by the States Trading Supervisory Board and Policy and Resources Committee.

This amendment mirrors Amendment 5 proposed by Deputies Helyar and Inder but without asking the States to agree in principle to the setting up of a new arm's length development and regeneration board in advance of knowing any details whatsoever concerning the composition or responsibilities/powers of that body. It also extends the deadline for completing the work so as to allow for any amends or changes to be taken into account depending on the direction of travel about the future of unincorporated assets such as Guernsey Ports that should be debated by the States at end of 2021.

Explanatory Note

This amendment supports directing the States that a new approach is required to the delivery of the seafront enhancement program but does not go as far as Amendment 5, which asks members to agree “in principle” that a Development and Regeneration Board is to be established.

The proposer and seconder believe that it's important for members to receive due information about options, mandate, governance, funding and strategic oversight that different vehicles could provide.

A development corporation would be a significant departure from the current States processes, with no local benchmarks to compare against. The closest example could be the Jersey Development Corporation, which has received mixed feedback and seen to be in competition with the local market. A Development Corporation may take form in many disguises, governance and funding models and we suggest that it's important the Assembly to see the details prior to any in principle agreement.

In addition, the STSB is working on bringing to the States by the end of 2021 options about the future structure and governance of unincorporated assets such as Guernsey Ports. This is likely to influence the delivery of the Harbour Development program, which is a key part of the overall Seafront regeneration. There is likely to be overlaps between mandates of a Development Corporation versus that of a future Ports body and so due consideration needs to be given to the new vehicle options. This is why the amendment extends the deadline for completing the work to March 2022 from that proposed in Amendment 5 by Deputies Helyar and Inder so as to take into account the potential early implications of such decisions.

In particular, details about governance structures and financing could be of interest. The previous seafront enhancement was a political/civil service sub-committee, now replaced by a new sub-committee of P&R, but no details have so far been provided to members, including governance and the process to appoint members.

There is a good body of evidence that a new approach to infrastructure investments is overdue. In 2020, the Scrutiny Management Committee published a report outlining issues with the States Capital allocation process and a mismatch between actual investment into infrastructure and the target level of capital investment of 3% equating to a shortfall of £291 million between 2009 and 2018.

In 2020, deputies St Pier and Trott laid an amendment, which sought to bring forward plans for the Guernsey Development and Regeneration Corporation. At the time the amendment was not successful but this new refreshed amendment brings back the option to explore new development vehicles without in-principle commitment prior to further details being provided while taking into account the work undertaken by STSB on the future of unincorporated assets.