



Executive Summary

A Response to the Public Services Department's Public Consultation on the Future of Sewage and Waster Water Treatment in Guernsey

Presented to States Members on Tuesday 2nd August 2006

Earlier this year the Public Services Department instigated a public consultation on the future of the sewage and waste water treatment in Guernsey.

The Long Port Group – an experienced one stop solution provider with a proven track record – backed by Royal Bank of Scotland International and WS Atkins has submitted an outline Public Private Partnership response.

Offering a sustainable, long term and future proof solution to the Island's sewage waste water treatment and municipal solid waste disposal

Reduced risk and capital expenditure to the Island with possible £10m cross subsidy from adjacent Belgreve Bay development

Low risk to States – private sector takes planning, construction and operating performance risks and can provide Facilities Management proposal for long term operation

Phase 1a – Integrated Waste Management Facility on reclaimed land at Longue Hougue:

Sewage treatment

Waste to energy plant for municipal solid waste and sewage sludge

Centre of Excellence for Waste Management and Recycling Park

Completion by 2010 (subject to planning)

Combined facility to cost less than previous waste to energy plant approved by States

£10m cross subsidy from the adjacent Belgreve Bay development (Phase 1b)

Phase 1b & 1c – Belgreve Bay and Vivian Reclamation

Landmark, high quality waterfront environment which will enhance Guernsey's east coast

Sustainable housing supply – 500+ quality residential units over 10 year with a mix of Local and Open Market, key worker and affordable housing and marine housing with private berths

Improved tourism facilities

135 acres of sea water lagoons – town beaches, private moorings, safe water sports area

Enhanced views

Enhanced marine environment

10 year project with economic benefits to States through duty, income and tax

Showing the world that Guernsey plc means business.

Long Port's response includes a strategic private sector overview on the regeneration of the St Peter Port waterfront (Phases 2 – 5).

Looking to the Future – Achieving long term economic growth of over 4%

'Based on our central assumption on Government spending (no real growth), a balanced budget by 2011 would require GDP to grow in real terms at over 4% per annum..... Only with high growth or a very tight squeeze on Government spending is there a reasonable margin against this target.' Independent Working Group Paper Two – June 2006

Phase 2 – Fish Quay & Careening Hard

650 – 1000 space underground car park (500 public spaces)

90,000sq.ft commercial development

Relocation of Harbour Authority

New Marina

100% funded by Long Port with the 500 public spaces given for States use

3 year project (start 2007 subject to planning) which facilitates Phase 3

Phase 3 – North Beach

Mixed use development

5 star hotel with conference & convention centre

Department store with duty free, food and speciality shopping

Regeneration of heritage St Julians Emplacement into food & beverage facility, cruise ship terminal and marina facilities

150 new marina berths

30 super yacht berths

Up to 2200 underground car park spaces (1000 public spaces)

South facing covered public spaces

Opportunity to extend Weighbridge roundabout

100% funded by Long Port

4 year project (start 2007 subject to planning)

Phase 4 – St Sampson's Commercial Harbour

New freight and container terminal – privatised in the future?

Improved cargo distribution

Reduction of traffic through Town Centre

Existing Marina extended to create 120 more berths and facilities improved

3 year project (start 2011 subject to planning)

Phase 5 – North Quay

All freight facilities located to St Sampsons

Passenger ferry terminus relocated to release valuable land for mixed use regeneration

30 additional super yacht berths

Possible cruise liner berth to increase tourist spending

2 year project (start 2010 subject to planning)

In summary Long Port's vision will deliver the following:

Environmentally sound future proof treatment of waste water and household waste

Improved marine environment in Belgreve Bay

Residential land bank for the next 10 years to provide accommodation for affordable, key worker, open and local market housing

Industry land

Improved tourist facilities – hotel, convention centre, cruise liner terminal

Economic growth to meet 4% fiscal forecasts

Social and recreational amenities

Quality food, department store & duty free shopping

1,500 Town centre underground parking spaces

Remove commercial traffic from town centre

Quality, covered public spaces

End investment of £0.5 billion for Phase 1 – 3 which will generate £100m return to the States

By public private partnering with the States of Guernsey, the Long Port Group can deliver these strategic infrastructure projects at low risk to the States.

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