

St Helier Boat Owners Association

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18TH December 2023

Dear St Helier Boat Owners Association,

Thank you for your letter dated 8 December, sent on behalf of the St Helier Boat Owners Association regarding the 2024 price increase. We would like to provide further clarity to you and your members regarding the necessity behind the price increase and address the specific concerns and questions you raise in your letter.

The current long-term pricing framework was agreed by the Jersey Competition and Regulatory Authority (JCRA) in 2019 following an extensive consultation exercise with port users, including boat owner associations. The St Helier Boatowners Association (SHBOA) wrote to the JCRA in support of the framework and the Marina Development Group (MDG), which includes St Helier Yacht Club, SHBOA, Royal Channel Yacht Club, St Catherine Sailing Club, along with the marine traders, were instrumental in developing Ports of Jersey's submission to the JCRA.

Following incorporation in 2015, Ports of Jersey was unable to raise prices until the long-term pricing framework was agreed, which it only was in 2019, resulting in prices falling far behind inflation. This threatened the ability of Ports of Jersey to invest and maintain infrastructure that boat owners across the Island use and enjoy. Even with the long-term pricing framework, prices since incorporation are 8% lower than RPI for the period.

Part of the MDG's support for the long-term pricing framework was a commitment by Ports of Jersey to invest in Marine Leisure facilities during the period of the framework. This is something we have, and continue to, deliver against. This investment includes the redevelopment of St Helier Marina, which delivered new modern safer berthing infrastructure, the installation of Albert Pontoons, which created a new facility for larger vessels, and which freed up space in Elizabeth Marina for new smaller vessels and has had a positive impact on holding space by the larger vessels having dedicated berthing in St Helier Harbour.

Investment continues this year with installation of new pontoons in the South-West corner of St Helier Marina, creating new capacity and opportunities for the smaller boat owning community, and St Helier Marina facilities will be refreshed in 2024.

We acknowledge there have been challenges in Elizabeth Marina with the storm gate and tidal gate and fully understand the frustration that this has caused, but this has been because of previous underinvestment in maintenance prior to incorporation and significant capital expenditure has been spent over the last three years to rectify and remedy the issues.

Since 2019, Ports of Jersey has invested £12.6m into Marine Leisure facilities and the Marinas are recognised internationally through independent assessment by the Yacht Harbour Association as five Gold Anchor facilities.

Mooring fees in Jersey Marinas were benchmarked this year, by Marina Projects Limited. The price of moorings in the three Jersey Marinas remains very competitive, prices on the south coast of the UK in an equivalent rated marina for a 10-metre boat are up to twice as much annually. Demand remains strong for berths, with waiting lists in all three marinas, for all sizes of boats.

Within our historic harbours, we offer affordable moorings. The cost in Gorey and St Aubin's for an 8-metre boat is £562 a year, and Bonne Nuit, Bouley Bay, Rozel and St Brelade's is £304 a year. Ports of Jersey now has a full-time post dedicated to supporting and improving Jersey's harbours outside St Helier.

Over the next three years, Ports of Jersey's strategic business plan includes £2.75 million of capital expenditure investment into the historic harbours, which includes major works on Gorey pier.

We regularly interact with the boat owner associations, and survey boat owners in about the services we provide, the results are published on the Ports of Jersey website and the SHBOA are consulted on the questions asked. We are happy to extend this consultation out to the associations representing the historic harbours.

However, we accept we can always do more. We propose putting in place a memorandum of understanding (MOU) with each boatowners association. Work on this has already started with Gorey. The MOU will cover:

- An annual meeting with Ports of Jersey where we share our maintenance plan for the year and five-year capital plan
- Attendance at AGM by Harbour Master or Deputy Harbour Master
- Annual meeting with the Chair, Harbour Master and Connétables
- Recorded walk rounds around two months with the boatowners associations and Outlying Harbour Manager
- Pre-season and post-season walk round with Harbour Master or Deputy Harbour Master
- Agreed schedule for seasonal task
- Formal escalation process for health and safety reporting
- Published response times for maintenance issues.

We are ready to engage with each boatowners association to start developing these in January.

We fully recognise the importance of Jersey's boat owning community and the immense value it provides to the social fabric of our island. Collectively, we have a duty to maintain and preserve our facilities so we can all continue to enjoy Jersey's rich maritime environment. We hope that by working closer together in a more structured way we can more clearly demonstrate that we are working hard to ensure that boat owning remains affordable in Jersey.

Yours sincerely,



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Harbour Master

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