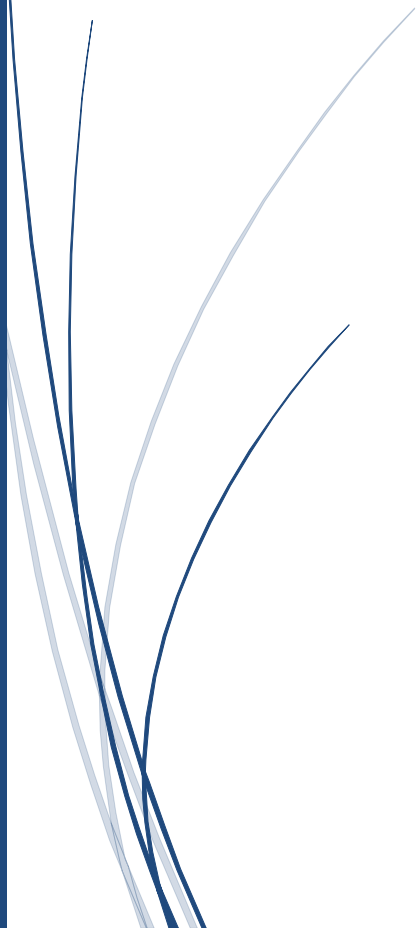




**Public Accounts Committee
Montserrat**

Report on the Inquiry into the Non-Utilisation of a Government-Constructed House on Davy Hill that was Erected for Rehousing a Household from Little Bay



PUBLIC ACCOUNTS COMMITTEE

**Report on the Committee's Inquiry into the Non-Utilisation
of a Government- Constructed House On Davy Hill That Was
Erected for Rehousing a Household from Little Bay**

**Together with the Minutes of Proceedings of the Committee
relating to the Report and the Minutes of Evidence**

**Ordered by the Public Accounts Committee to be printed on
9th July 2019**

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THE REPORT REMAINS EMBARGOED UNTIL 1:00P.M. ON 2nd July 2019

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List of Abbreviations and Acronyms used in the Report

GOM	Government of Montserrat
PAC	Public Accounts Committee
PIU	Project Implementation Unit

Introduction

The Public Accounts Committee is a Standing Committee established in accordance with paragraph 63 of the Montserrat Constitution Order 2010 and under Standing Order 65 of the Legislative Council for consideration of the Public Accounts of Montserrat.

Powers

Under paragraph 63(3) of the Constitution Order 2010 the Committee has the power:

- To summon any Minister, or any public officer for a department of government for which a Minister is responsible, to appear before it;
- Subject to any law in force in Montserrat or to Standing Orders, to require any person so summoned to answer questions and provide information about the conduct of business of the Government by the Minister or department concerned.

Under Standing Order 65(4) the Committee has power to:

- Ascertain that the authorised expenditure during each financial year, including supplementary expenditure, has been applied to the purpose prescribed by the Legislative Council;
- Scrutinise the clauses which may have led to any excess over authorised expenditure, and to verify applications of savings on other authorised items of expenditure;
- Make an effective examination of public accounts kept in any Department of Government; and
- Summon any public officer to give any information or any explanation, or to produce any records of documents which the committee may consider necessary in the performance of their duties.

Membership

The Public Accounts Committee consists of 3 members, including a Chairman, chosen by the Speaker from among the official and unofficial members of the Council.

The membership of the Committee is as follows:

- Mr Joseph Farrell (Honourable Chairman)
- Dr Samuel Joseph (Honourable Member)
- Mr Claude Hogan (Honourable Member)

Background

Cabinet Decisions 562/2012, 76/2014 and 103/2014 indicate Cabinet's intention as it relates to relocating Mr Alfred Murphy Edwards. Based on these decisions, it is clear that Cabinet sanctioned the discussions with Mr Alfred Murphy Edwards and his legal counsel for the purpose of obtaining Block 14/2/38 in the St John's Registration Section, which is 4,949 square feet and sits at the entrance to Little Bay, on land which was purchased by the Government of Montserrat. It was deemed that Mr Edwards had an interest in the land and appropriate arrangements would have to be made with him. Negotiations ensued with a view to obtaining the vacated lot.

As a result of these negotiations an offer was made to Mr Edwards. This included the acquisition of land, construction of a 3-bedroom house and associated legal fees. The Report from the Auditor General on the Audit of Public Accounts of Montserrat for 2015 highlighted an issue with this offer to relocate the household in order to facilitate a road widening scheme at the Carr's Bay junction, which is also the entrance to Little Bay.

The Auditor General's report highlighted the fact that a house was built to relocate a family thus facilitating the completion of road works at the Carr's Bay junction. Among other things the report indicates that, "The settlement agreement was not signed by the householder. At the time of writing the report, over a year since completion of construction, the house was still unoccupied. As a result, the expected benefit of the project was not realized."

The report from the Auditor General was published in March 2015. The house therefore remained unoccupied for more than four years.

At its meeting on 27 February 2019 the Public Accounts Committee (PAC) agreed to conduct a public hearing on the matter. The date of the hearing was set and the meeting was held on 24th April 2019. The Committee agreed

to call relevant witnesses to give evidence to the hearing. At its meeting on 11 April 2018 the PAC agreed Terms of Reference for a formal Committee Inquiry into the outsourcing of cleaning service

Terms of Reference for the Inquiry

The purpose of the inquiry was to critically examine the steps taken by officials to address the issues once it was realised that the project outcomes were not being achieved; determine what the impact has been on Government plans and finances; what the current legal position is; what is being done to address the problem; and any plans there may be to address the problem in the future.

Specifically, the Committee sought to:

- Take evidence from Ministry of Agriculture officials and former officials to establish:
 - The steps taken to address the problem of the house holder not occupying the house as expected, in the past and at present;
 - Any future plans to address the problem;
 - Other options which may have been considered in relation to the property; and
 - Costs to the Ministry of Agriculture of maintaining the property.
- Take evidence from Ministry of Finance officials to establish the impact on Government plans and finances including:
 - Opportunity costs through for e.g. lost rental income over the period it remained unoccupied;
 - Opportunity costs through delays in progressing other Government projects as a result of the current impasse; and
 - How these costs are accounted for?
- Take evidence from officials from the Office of the Attorney General to establish the current legal position in relation to the householder's refusal to vacate the property at Carr's Bay.

The Committee agreed that evidence sessions for the Inquiry would be held in public session. Oral evidence was heard on 24 April 2019. The Committee planned to report to the Legislature with findings, conclusions and recommendations by 9 July 2019.

Subsequent to the public evidence gathering session, further information was sought from the Ministry of Finance.

During the course of the interview, the Committee took both written and oral evidence.

Approach to the Inquiry

The Committee will call for evidence from identified key stakeholders including (but not restricted to):

- The Ministry of Agriculture;
- The Ministry of Finance; and
- The Office of the Attorney General;
- Former MDC Chairman
- Former PIU Manager

The Committee may undertake a visit to the vacant house at Davy Hill, to gain a practical understanding of the issue.

Those providing written evidence to the Committee will be asked to respond by 17 May 2018. Oral evidence will be taken between 18 April 2019 and 24 April 2019. The Committee intends to report to the legislature with findings, conclusions and recommendations by June 2019.

Expected Outcomes

The expected key outcome of the Inquiry will be a report outlining the findings, conclusions and recommendations of the Inquiry. It is also

expected that the Inquiry Report will be debated in plenary session in the Assembly.

Key Issues and Findings

The Committee finds that the Ministry of Agriculture, Lands, Housing and the Environment had an agreement with Mr Alfred “Murphy” Edwards, whereby a 1020 sq. ft., 3-bedroom, 2 bathroom dwelling place would be constructed on Block/Parcel 14/4/315 in the St John’s Registration Section, for the purpose of rehousing him.

Block Parcel 14/2/38 on which Mr Edwards currently resides is considered to be crown land which Mr Edwards has an interest in. Mr Edwards’ interest cannot be ignored. His residence is constructed at the entrance to Little Bay and the land is required as part of the Little Bay Development project; for the greater good of the country. Therefore, Mr Edwards was offered, and agreed to an alternative, appropriate arrangement, whereby he would be provided with a newly constructed dwelling house up to a maximum value of \$300,000.00 in exchange for his interest in the said vacant property.

While the house was being constructed Mr Edwards would be allowed to continue to occupy the property at the entrance to Little Bay. On completion of the dwelling house, a reasonable level of assistance would be provided to relocate Mr Edward’s and belongings. Mr Edwards agreed to the construction of the house, with the condition that assistance be provided to relocate him to the new dwelling house.

Transfer of ownership of the new dwelling house and the land upon which it was constructed in Garlin Hill, would take place in favour of Mr Edwards, in accordance with the terms of the agreement.

The Ministry of Agriculture contracted the Project Implementation Unit (PIU) to construct the dwelling house. The house was completed and turned over to the Ministry, sometime in early 2014. It was expected at that point that Mr Edwards would have removed his belongings and occupy the house

provided for him, so that the Montserrat Development Corporation (MDC) could get on with development of the Little Bay area.

A correspondence dated March 30th, 2015 was written to Mr Edwards, advising him of the completion of the dwelling house and seeking written confirmation of his intended date for moving. This would then allow the Ministry to assist with relocation expenses.

A further correspondence was written to Mr Edwards on 19 April 2017 confirming that the Government had informed him by letter dated 30th March 2015, of the readiness of his new three-bedroom house/property situated on, and inclusive of Block 14/4 Parcel 315 in the St John's Registration section.

There is no evidence that Mr Edwards responded to any of the correspondences informing him of the completion of the house, as per the agreement. Mr Edwards should have moved within two weeks of notification, but it is quite clear that Mr Edwards did not move.

Pursuant to both correspondences, there is no documented evidence of any further steps being taken to advance the relocation of Mr Edwards so that the land could be freed up for the Little Bay Development Project. It was incumbent on the Ministry of Agriculture to take the necessary steps to enforce the agreement to have Mr Edwards relocated to the new-dwelling house, as had been agreed.

Mr Edwards, at all times from 2012 onwards, was represented by legal counsel. Several meetings or discussions were held with him and his legal counsel. Mr Edwards approved the plan for the new dwelling place. As well, site visits were conducted and he identified a Clerk of Works who looked over his interest while the house was being constructed. In general, they were kept abreast of everything which transpired in relation to the construction of the new dwelling place, for relocating him.

A formal document was prepared and three copies provided to Mr Edward's legal counsel in September 2014. An executed copy of the document cannot be found, even though it was presented to Mr Edward's legal counsel. This suggests that there might not have been follow up, of

what was a very important matter to the Government of Montserrat. This is strengthened by the fact that there is no documentary evidence of any attempts to secure the executed document.

Notwithstanding the fact that an executed copy of that agreement has not yet come to light, there is an enforceable agreement between both parties, based on the discussions and various communications which took place between 2012 and 2014. This includes the correspondences, some of which were signed by Mr Edwards.

The dwelling house on Garlin Hill is still owned by the Government of Montserrat, as transfer of ownership to Mr Edwards, was dependent on his actual relocation to the new property. Since he did not move, a transfer of ownership could not take place, as per the agreement.

Should the new dwelling place be divested by the Government of Montserrat, there would still be an obligation on the part of the Government of Montserrat to find alternative accommodation for Mr Edwards, for purposes of developing the Little Bay area

Conclusions & Recommendations

- i. The Committee notes that a lot of valuable work was done in terms of the initial negotiations with Mr Edwards and his legal counsel. This was consolidated over a period of time and resulted in the preparation of a formal agreement. This notwithstanding, some errors were made along the way which resulted in the intended outcome not being achieved.
- ii. The house was completed in early 2014, and the Ministry wrote to Mr Edwards on 30th March 2015, advising him of the completion of the house. There was no change in Government's policy as signified by a Cabinet decision. Therefore, the lapse in time between when the house was completed and when Mr Edwards was contacted is cause for concern. Further, Mr Edwards should have been notified when the house was almost completed and arrangements to assist him with vacating the property should have been concretised at that point.
- iii. Mr Edwards was notified of the completion of the new dwelling place, solely because of the negotiated agreement that he would move upon its completion. He was notified, by way of correspondence in March 2015 and pursuant to that notice there is no evidence of any effort to further communicate or reinforce the Governments position until April of 2017. This represents a clear lack of follow through, which is somewhat inexplicable given the fact that there was and still is a contractual agreement.
- iv. The comprehensive document was submitted to Mr Edwards' legal counsel in September 2014. there is no documented evidence that the Ministry concerned got a copy or made any attempt to obtain a signed copy of the final agreement. The Ministry was directly responsible for both obtaining and securing a signed copy of the

final agreement, by virtue of the filing system. This step should not have been overlooked.

- v. As it stands, the land at the entrance of Little Bay, Block Parcel 14/2/38, which is required for the Development of Little Bay Project is still occupied by Mr Edwards. The Ministry of Agriculture, Trade, Housing, Lands and the Environment, erred in that when it became apparent that Mr Edwards was not going to honour the agreement, they did not take the legal steps required to have him relocated in accordance with the agreement.

Legal position

- vi. Although it appears that the comprehensive agreement was not executed, several documents were signed along the way. Therefore, the agreement made with Mr Edwards to relocate him, once the new dwelling place was completed is still valid. In other words, there is an enforceable contract. Therefore, Government of Montserrat still has an opportunity to relocate Mr Edwards, thereby freeing up the land for the intended purpose. The Ministry should take corrective action by instructing the Attorney General to take the necessary legal steps to have Mr Edwards relocated to the house which was constructed for that purpose.
- vii. The house built on Garlin Hill, on Block/Parcel 14/4/315, for the purpose of relocating Mr Edwards is still in the possession of the Government of Montserrat, and specifically the Ministry of Agriculture, Trade, Housing, Lands and the Environment. Three hundred thousand dollars or thereabout, was expended to provide a solution to the ownership issues with the land at the entrance to Little Bay. The Ministry of Agriculture needs to follow through and ensure that the solution is applied because failure to do so will mean that Government of Montserrat will have to expend further sums of money to provide a solution as Little Bay is developed.

Financial Considerations

The house which was constructed on Block/Parcel 14/4/315 for the purpose of relocating Mr Edwards and his household, remained unoccupied for 4 years. The fact that the building remained unoccupied for such an extended time, represents a loss to the Government of Montserrat. If it had been determined that Mr Edwards could not be persuaded to move, as planned, an interim arrangement for the house should have been implemented. For instance, had the house been rented for \$1000.00 for a period of 4 years, Government of Montserrat could have realised revenue of \$48,000.00. Based on this simple analysis one can see that it is quite unacceptable to construct the building on Garlin Hill and leave it to languish, unoccupied for four years. Should Mr Edwards be allowed to remain where he is currently, this will present a problem for the development of Little Bay. Three hundred thousand dollars have already been spent to resolve this issue. This in essence is a charge on the public purse. This charge is likely to increase if appropriate steps are not taken to ensure the outcome which was originally intended.

Appendices

Appendix 1 – Minutes of Proceedings (extracts)

Members of the Commission

Honourable Joseph Farrell	Chairman
Dr Samuel Joseph	Member
Honourable Claude Hogan	Member

In attendance

Ms. Marsha Meade	Auditor General (Ag)
Mrs. Judith Baker	Committee Clerk

Members of the PAC agreed the following:

1. The terms of reference for the public evidence gathering session
2. The purpose of the Evidence Session
3. The questions to be used for evidence gathering
4. The schedule of witnesses to appear before the PAC

Appendix 2 – Transcript of Evidence Gathering Session

OFFICIAL TRANSCRIPT

24 April 2019

BRADES ARTS AND EDUCATION CENTER

Members of the Commission

Honourable Joseph Farrell	Chairman
Dr Samuel Joseph	Member
Mr Claude Hogan	Member

Witnesses

Mr Owen Lewis
Mr John Ryan
Mrs Daphne Cassell
Mrs Camille Thomas-Gerald
Mrs Eulyn Silcott Greaves

Mr. Joseph Farrell

Good morning ladies and gentlemen welcome to this PAC inquiry. Before we start could we ask the Clerk to give us a word of prayer please.

Prayer

Mr. Joseph Farrell

Ladies and gentlemen I want to thank you very much for taking time out of your busy schedule to come and talk to the PAC. We certainly appreciate your coming because we know that you are busy people with work to do so we will try and expedite the work of PAC so you can get back to what you have to do. Before I do that let me again welcome you and remind us that the PAC is not here to cast blame or to penalize anybody. Basically PAC does not look at policies. When government make policies that's government policies. We don't deal with policies. PAC is here to look at how those policies are implemented and whether government receive value for money. We are bipartisan; we don't discuss anything in light of party politics. We are objective in our approach and the purpose of the PAC is go through this process so that certain things do not happen again; that's basically it. It's a corrective measure. We are an oversight body. Our authority is given to us by the Constitution. The Constitution gives us the authority as an oversight committee. If you look at the Constitution section 63 Standing committees and one of those Standing committees is the name of the PAC Public Accounts Committee and that committee is approved by the legislature and the Standing Orders of the Legislative Assembly section 63 states the first meeting of any session of the Assembly or soon thereafter as practical the Speaker shall appoint a Standing committee to be styled the Public Accounts Committee for the consideration of public accounts of Montserrat and then it says in 4 that functions are 1) to ascertain the authorized

expenditure; b) to scrutinize the cause which may have led when the excess expenditure; c) to make effective examination of public accounts and d) to summon any public officer to give any information or any explanation or to produce any record or document which the committee may consider necessary in the performance of its duties. So these 2 documents give the authority of the PAC to do what we're doing this morning. I want to reiterate here we are not political. We are a Standing committee of the House and we are neutral and objective.

Having said that we have a number of witness. The purpose of this inquiry is to determine whether in fact— let me back track, in 2013/14 thereabouts the Government of Montserrat took a decision to build a house for a certain individual in Davy Hill and having gone through the Auditor General report. The Auditor General flagged this inoccupation of this dwelling for a number of years as a matter of concern and this is how the PAC operates, the PAC tend to use findings from the Auditor General's report, flag those findings and work with them. So that's how we arrive at the inquiry to determine which matter was flagged in the Auditor General's report that we want to look into and this is one. You will recall we did one already last year we did our first inquiry. This is the second one. So ladies and gentleman thanks very much and welcome and feel free, relax. You're not in a court, you're not being charged and we have water if you so desire whenever. Having said all that Mr. Hogan is with us, we have a number of witnesses and I want to call Mr. Owen Lewis and Mr. John Ryan. We'll take the 2 of them together. We have decided among ourselves to alternate the questions; 1, 2, 3; 1, 2, 3 and you are free to give whatever information and we may follow up with a supplementary if we need further clarification. I'm going to ask this question to Mr. Lewis. You are aware of the case in front of us and I'm asking you who authorized the Project Implementation Unit to build the house adjacent to Radio Montserrat on Davy Hill?

Answer: The authorization to build that project or to develop and construct the project came from the Ministry of Agriculture, lands, housing and the environment.

Mr. Joseph Farrell

Mr. Ryan you represented the MDC?

Answer: Until they kicked us out yes. I Chaired that group for a couple of years.

Mr. Joseph Farrell

Was the MDC responsible for building the house adjacent to Radio Montserrat or had anything to do with the construction of that house and if so why and how?

Answer: No the MDC in fact was not involved in the actual construction of that house. As Mr. Lewis indicated PIU were the ones who carried out that project in the first instance. We were involved in an offer to build a similar house for Mr. Edwards some time before.

Mr. Claude Hogan

I'm asking the second question to both of you at the same time so whoever wants to go first. The question is both to PIU and MDC what was the purpose for building the house at Davy Hill and in relation to that what was the purpose of MDC in making the offer before that?

Mr. John Ryan

Perhaps I can go first in this. You might recall Mr. Hogan pleasant day to you wherever you are in cyber world. You might recall a development plan for the area called Little Bay was developed and approved by the Government of Montserrat and Mr. Edwards' house sat at the

corner of the entrance to the whole town development. It's simply a question of relocation of that area to enable the project to be carried out.

Mr. Owen Lewis

And from the PIU perspective in line with what Mr. Ryan has said the PIU was engaged in terms of actually developing and constructing the said residence in Davy Hill.

Mr. Claude Hogan

For the same reason that was to facilitate the MDC going about with their plan?

Mr. Owen Lewis

Correct.

Dr. Samuel Joseph

Question to Mr. Lewis if you could answer this one. Do you know if the construction of the house was dependent on whether or not Mr. Edward agreed to move in after it was completed?

Answer: From a PIU perspective that's outside of our scope. Our scope was simply to develop the project i.e. do the drawings, ensure that the land that the house was going to be built on was in the possession of the Crown and actually procure the services of the contractor and manage that construction project.

Dr. Samuel Joseph

And to Mr. Ryan was the MDC given a reason for constructing the house or did MDC give a reason or was MDC given a reason?

Answer: Like I said in my earlier statement the project called Little Bay Development Project was part of a government plan for the area. The house sitting within that area had to be moved. It's not a question of given a reason. It did not fit into the plan.

Mr. Joseph Farrell

Mr. Lewis the next question to you. Are you aware of any contractual arrangement between Mr. Edwards and PIU or Mr. Edwards and the government, are you aware of any contractual arrangement?

Answer: There was no contractual arrangements between Mr. Edwards and the PIU. The PIU was engaged as I mentioned before through the Ministry of Agriculture. The Ministry of Agriculture and the PIU had a Memorandum of Understanding that covered a number of residential projects. During the project in terms of contractual arrangements there was only one as the PIU were concerned and that was the contract between the contractor that actually built the house and the PIU.

Mr. Joseph Farrell

You are saying to us that as far as you are concerned the remit of the PIU was to construct a house.

Answer: To design and construct, yes.

Mr. Claude Hogan

Mr. Lewis for the record can you please state whether or not the house was completed to a stage whereby it was ready for occupation by Mr. Edwards?

Answer: What I can say whether it was ready for occupation by Mr. Edwards or not I can tell you that for the PIU to complete its scope of works meant that the house had to be handed over to the Ministry of Agriculture. That was done and was confirmed that all the works within the PIU scope was completed successfully.

Mr. Claude Hogan

So what you are saying other intervening elements that might have been required before Mr. Edwards could have moved in but PIU is not responsible for those?

Answer: No, the PIU scope was completed what else the Ministry had to do in terms of transfer for Mr. Edwards to actually move in was outside the PIU scope and I cannot comment on that.

Mr. Joseph Farrell

In fact Mr. Lewis what you are saying is that your scope of work involved completing a dwelling house and to the best of your knowledge the house was completed to be inhabited?

Answer: Yes.

Dr. Samuel Joseph

And to follow up Mr. Lewis you know the time this house was built, a date of completion or an approximate date?

Answer: To be honest I'll be guessing. I know it was sometime in 2014 early 2014. The exact time when we hand over the house I can't recall.

Dr. Samuel Joseph

Mr. Ryan you stated the purpose of the house was to fit into Little Bay Development Plan and we're hearing the house was completed. Was MDC informed that the house was completed?

Answer: I think Mr. Lewis quite aptly described what happened. He had a contract with the Ministry of Agriculture, Trade, Lands and Housing not with the MDC

Dr. Samuel Joseph

From MATHLE's end did MDC receive any communication that the house was completed?

Answer: There was no need to. We were not building the house, we were not seeking to have it occupied. We just wanted to get the lot cleared. So the answer to your question is no and by that time don't forget by 2014 we got fired unceremoniously by the incoming government.

Mr. Joseph Farrell

Mr. Ryan because the purpose of constructing that house was to reallocate family to facilitate Little Bay Development I guess you were planning to do some work in the area. Were you informed at any time that that location would be available to you as the MDC?

Answer: I am aware that Mr. Edwards had a lawyer Mr. Brandt who was in touch with the MDC as they went through their several discussions with the Ministry but we ourselves were not involved in the day to day basis but I've seen

correspondence between Mr. Brandt and the Ministry of Agriculture speaking about the occupancy of the house, yes.

Mr. Joseph Farrell

Mr. Lewis for the record could you remind us as to the construction cost of that house?

Answer: The PIU had a budget for this project of EC\$300,000 and that budget included not only the construction cost or the cost related to the project management fees that the PIU was paid. It also included cost allocated to getting water to the property. Water mains were quite a distance away from the said property so we needed to engage MUL in terms of ensuring that water was adequately at the property and the final scope of works included actually fencing the property. So the \$300,000 including more than just the physical construction of the building. It included the project management fees, getting water to the property and fencing the property all included in the \$300,000 scope.

Mr. Joseph Farrell

I noticed you haven't mentioned anything about land. PIU was given the lot, do you have any idea what the value was?

Answer: We knew that the lot was in the Crown's possession at the time of construction and the agreement would be that as part of a bundle of package what Mr. Edwards was getting was land plus the house at the end of the construction period. Regarding the value of the land at some point I would have known what the value was as part of our verification that the PIU would normally do with Land and Survey before we build any lands and in communication with our client which would have been the Ministry of Agriculture but recalling what the actual value of the land is now I can't.

Mr. Claude Hogan

Let me go to question 8 since that is where we are in light of what Mr. Ryan said before. This question might seem superfluous but given the interest of MDC in the occupancy of Mr. Edwards being rectified on the Little Bay estate did MDC ascertain the value of the house that was currently occupied by Mr. Edwards, the one that he was prior to making an offer and can we have some light shed on that?

Answer: I am not too sure myself Mr. Chair that I understand the question but I'll attempt to answer it.

Mr. Joseph Farrell

If you need clarity please ask for it?

Answer: I would attempt to answer it I said. The \$300,000 figure was not something that was new to us. I offered under my signature as Chair of the MDC before PIU got involved to spend \$300,000 to build a similar building for Mr. Edwards that he rejected. So I can't tell you that I can tell you how it came about, just that one had a plan and one costed it out and we realized that \$300,000 would have been able to build a reasonable house for the reallocation of Mr. Edwards.

Mr. Claude Hogan

That had any relation to the value of the house in which he lived?

Answer: We tend to once we get involved improve people's condition and not keep them at the same level. The answer is no it has no relation to the value of the premises that Mr. Edwards occupied.

Mr. Claude Hogan

Because in your view your proposal was for the better?

Answer: Yes and we were quite keen on having the project entrance all cleared so that we can get on with the final development for the overall good of the country and the area.

Mr. Claude Hogan

But it could be that Mr. Edwards saw a commercial interest beyond just his relocation?

Answer: You may have to ask him that when you get a chance to.

Mr. Joseph Farrell

Let me do a follow up to Mr. Lewis please. This is my last question to Mr. Lewis. Mr. Lewis, we have asked you a number of question but what we haven't got out of he questions so far, what is the size of that dwelling house you constructed, if cannot remember the size how much rooms?

Answer: I cannot actually recall the actual size. The complement of the structure was a 3 bedroom, 2 baths, I'm thinking a kitchen, living room open space with porch.

Mr. Joseph Farrell

So for the record you're saying it's a 3 bedroom, 2 kitchen--

Answer: No, 2 bath, a kitchen with open plan kitchen and living room.

Dr. Samuel Joseph

My final question to the MDC Mr. Ryan. From the MDC's point of view and in terms of the Little Bay plan and in terms of you had stated before that it's MATHLE contracted PIU to do the house but from the MDC point of view do you know if there was a contract between MATLHE and Mr. Edwards and was MDC privy to such contracts the details of the contract?

Answer: No I'm not aware.

Mr. Joseph Farrell

Mr. Hogan any final questions for these 2 witnesses?

Mr. Claude Hogan

I wanted to just follow up on that last one. Maybe Mr. Ryan wants to explain if he's not aware of the contents of the contract or is he not aware that there would have been a contract or what was

he expecting as an outcome of the house being built on the hill for Edwards if he can explain
just
talk around that part. You're not aware of a contract did you expect to get the property
transferred to you with Mr. Edwards gone, what did you not know, what did you know?

Answer: I'm happy to comment on that Mr. Chair. Like I said previously I'm aware
that Mr. Edwards had a lawyer who dealt with the Ministry of Agriculture,
Trade, Lands and Housing. As to the exact content of went between MAL and
Mr. Edwards I'm not aware of that in any detail but I'm aware that there were
conversations, I've seen correspondence between them speaking about moving
from that spot into the new premises yes but I'm not aware of the details of
any contract and while I still have your attention Mr. Chair you mention the
commercial value that Mr. Edwards might have had through there. I just want
to mention that in the new town centre we have had upwards of 200 odd
people booking commercial interest in that area, that too was opened to Mr.
Edwards.

Mr. Claude Hogan

Just to correct the record is commercial interest. To say he had a value in it, I didn't want to
say
he had a value in it. I said he had an interest because it was government property as far as I
know
and it still is, right? Thank you for helping me clarify that.

Mr. Joseph Farrell

Thank you Member. You have a closing question, anything Honourable Joseph?

Dr. Samuel Joseph

Just the final clarification because the Honourable Hogan asked what was MDC expecting as
the final outcome like you know it went to MATLHE and PIU but from
MDC's end what was the expectation for the final outcome?

Answer: That Mr. Edwards would have occupied the house provided for him and
cleared the site so MC could get on with development.

Mr. Joseph Farrell

Gentlemen any closing comments, anything you want to just tell us that we didn't get out of
the
questioning. Any closing remarks that you just want to give us any little thing that you might
just
remember?

Mr. Owen Lewis

For me I'm good thanks.

Mr. John Ryan

No thanks. I think I have provided the answers I could to the questions you asked. Thank you.

Mr. Joseph Farrell

Gentlemen thank you very much for your time and effort in answering questions. I just want to remind you we may want to call on you for some written submission if we find having gone through the information that we receive we want some clarity on some matters so we would ask you to submit in writing so until then thank you very much. Have a pleasant day. I just want to welcome those who are sitting with us. Indeed, it's a public inquiry and we are happy to have people in the Parliament building, sorry, happy to have people listening in. We are all about transparency and openness and there is nothing to hide, no one to accuse just getting evidence so welcome to those of you who are sitting in the gallery.

Mr. Edwards is here with us this morning. Mr. Alfred Edwards welcome, it's nice to have you and you came in after I gave my preamble but I want to assure you sir we're not getting at anybody we're not trying to accuse anybody of anything. We are basically fact fighting getting some facts. We recognize that you have a role to play in what we are doing this morning and so we would just want to ask you a couple questions. If you cannot answer it's fine. If you cannot that doesn't hold for the public servants. If you can we'll appreciate it answer. So if you don't mind could you just come up with us please so we could talk. You want to bring somebody with you that is fine, if you want to. The person can't talk but he could accompany you. Good morning again Mr. Edwards. Mr. Edwards basically what we're doing here is to try and wrap up or bring some closure to some investment that government did and it involves a house that was built. My first question to you, did anybody approach you at any time anybody from the government asking you or telling you that they want to build a house for you and relocate you from Carrs Bay? Did anybody approach you at any time, you remember?

Answer: Could we start from the beginning?

Mr. Joseph Farrell

No sir. We are limited with time but I will facilitate you for a while. I won't be rude but what you want to start with. Let's hear you?

Answer: The house that was supposed to build just over me, approve plan was approved what happened to that house.

Mr. Joseph Farrell

We don't know. We are trying to find out.

Answer: You don't know?

Mr. Joseph Farrell

No, we're trying to find out.

Answer: Well find out and get your act straight. Let we start from the start. I don't even want to talk too much. There was a plan set and you don't have no copy of the approved plan for the house. You know everything man, don't be wasting time.

Mr. Claude Hogan

Chair let him tell us.

Mr. Joseph Farrell

Hold on a minute Hogan hold on. One minute Member. Go ahead.

Answer: Mr. Cassel draw a plan where they cut the road from the sewage place – this house that you all talking about it got me puzzle is a rigmarole thing. I talking

about the house from the start. Let we go from the beginning not this house. I don't have no say in this house and you know that.

Mr. Joseph Farrell

This committee is focusing on the last house that was built and whether you know anything about it?

Answer: No. That was all yuh plan. I wasn't in that plan.

Mr. Joseph Farrell

Mr. Hogan you with us.

Mr. Claude Hogan

Let me ask a question. Can you tell me about the original plan for your rehousing if you're not involved in the current plan?

Answer: All yuh little too much for me, too much, too much but you see when all yuh start to tell lie I go just move and left all yuh cuz me can't go with the confusion. Every one ah you know what all yuh do. Me get this thing here saying about public hearing in relation to government--

Mr. Joseph Farrell

Mr. Edwards I realize you have another issue another concern and what the Honourable Hogan asking you so that we can start the conversation is whether you can give the committee some indication as to the previous house you're talking about because he's not aware of it and some of the Members aren't so in order for us to be au fait with that could you just give us some indication as to what was promised at that time and then we can move into the current?

Answer: About the house you referring to now.

Mr. Joseph Farrell

The first one. Let's hear your fist one, yes?

Answer: You could put off the case, me could go and get some papers so all you will see ah not me because me head not dey; me nearly 100 years; all you got me confused. Me could go and get some papers.

Mr. Joseph Farrell

That's fine, that's fine with us. Members we can meet with Mr. Edwards at another time. We have the prerogative to do that. Mr. Edwards is asking that we allow him to go back and put some things together and I am inclined to do that. Members, Mr. Hogan.

Mr. Claude Hogan

I think Mr. Edwards needs to have a story so that we could listen to it or read it or something because he doesn't seem to be ready for the full hearing on this matter. So maybe he needs to be prepared or something because I think he wants to say something but he thinks that we all individually have some idea of what he's talking about which we might have some idea of some things he's talking about. We need to have his story so that we can move from there. So yes I

would agree. Put your story together, everybody would be able to hear your story. I think the public is listening. They were hoping that you would have a story today.

Mr. Joseph Farrell

I thought so as well but --

Answer: You see a lot of people should ah here like Charles Kirnon, Dr. Lewis, Kelsick. I could call the whole thing. Kelsick had one discussion with you, all you know what all you do you know. Me can't go with it, me no have the brain for that, me 77 years and all you just ah stress me out.

Mr. Joseph Farrell

Sorry, we don't want to stress you.

Answer: That ah what you ah do; you've been going it from day one. I want the rest people and dem to come and hear but unless me no have the papers because ah you no got no copy of nuttn, ah you don't know nothing about the first house, big man up dey he don't know nuttn about that; ah you know everything about what go down; ah you stop, live and let live and let Montserrat you know.

Mr. Joseph Farrell

We are sorry that we can stress you out but that's not the intention of the committee. We have agreed that if you have some other matter that you want to share you can go and we shall set another time we can meet with you privately?

Answer: Any time man because me go bring the facts give you because me no want to sit down here and listen to no crap.

Mr. Joseph Farrell

We will let you know when we want to meet with you. Thank you very much. I pointed out earlier before some members arrived that I have knowledge of the case but my sitting as Chair of the PAC will not be influenced by anything I know. It is the evidence that is given at this session that matters and I made it clear to the Public Accounts Committee in our private sessions that I am familiar with some of the matters. Just to make sure there is no conflict the questions were done objectively because we want to arrive at a solution.

Madam AG welcome to our PAC session
feel free to share with us as we seek to indulge you. As Little Bay development Mr. Edwards' tenancy at its entrance may create a problem for the road development and we wanted to determine a legal position on relocating or not relocating Mr. Edwards the Government of Montserrat entered into negotiations with Mr. Edwards. Do you know whether the Government of Montserrat entered into negotiations with Mr. Edwards and his lawyer at any time?

Answer: The AG's Chambers we were asked by Cabinet to enter into negotiations with Mr. Edwards and his Counsel. We were brought into the process in December 2012. So yes there were negotiations and discussions which took place from December 2012 all throughout 2013.

Mr. Joseph Farrell

Could you give us some indication as to what those discussions were all about?

Answer: Well our instructions were that in light of the fact that the Little Bay development was going to proceed and Mr. Edwards' position where he was occupying on Crown land was posing a problem. The idea or the purpose of the discussions or negotiations were to have Mr. Edwards relocate. Given the period of his occupancy it was determined that he had some interest in the property he was and is currently residing on and the whole idea of the discussions was to provide him with alternative accommodation so that he can be relocated from where he was at the Carr's Bay junction.

Mr. Claude Hogan

AG thank you. Was a contract prepared in relation to the relocation of Mr. Edwards from the Carr's Bay junction?

Answer: There was a settlement agreement that was prepared. As was indicated we were in discussion in terms of Government of Montserrat and Counsel for Mr. Edwards and Mr. Edwards himself along with his household. Those discussions took place throughout 2013. So there would have been communication all throughout that period and then a final settlement agreement was prepared I think it was the final version would have been in July 2014. So that outlined basically what the settlement arrangement was going to be in terms of the relocation, the construction of the new premises and basically what the arrangements would be for relocation.

Mr. Claude Hogan

Just a follow up, a supplementary on that. So you would say that based on the settlement agreement that by conduct of over this thing ongoing for one year sounds like from December 2012 to end 2013. Would you say there was a contract with Mr. Edwards as a result of this prolonged negotiations for his resettlement and ultimate accommodation etc. etc.?

Answer: There was an agreement between all parties. A contract doesn't necessarily need to be a formal document executed but when you look at all of the communication over the period, when you look at the correspondence, the discussions that have been had and also the acts of all parties in terms of Mr. Edwards and also Government of Montserrat based on the course of conduct the communication everything that has transpired over that period of time then yes you would say that there is an agreement.

Dr. Samuel Joseph

So to follow up, would you say there is a copy of a formal document prepared and were there signatures by Mr. Edwards?

Answer: There was a formal document prepared and circulated in July. I think if I recall correctly it would have been sent to Council for Mr. Edwards in or around the same time. I do not have in my possession a executed copy of that formal settlement agreement.

Dr. Samuel Joseph

Just a follow up, without that formal agreement the current house is owned by the Ministry of Agriculture?

Answer: It is still owned by the Government of Montserrat. It is still in our possession.

Mr. Joseph Farrell

Follow up with a supplementary, if a settlement agreement based on what you're saying was completed and Cabinet would have seen it there had to be some execution of that document in order for Mr. Edwards to move. Are you aware whether Mr. Edwards had a lawyer working with him at that time?

Answer: Mr. Edwards has always had since we were involved in December 2012 Mr. Edwards has always been represented by Counsel. So all throughout the negotiations and discussions Mr. Edwards had always had Counsel. Communication has always been with Counsel and also with Mr. Edwards all throughout the process. There was the formal agreement but notwithstanding the fact that I haven't seen an executed copy. I'm confident that based on the documentation that we do have at this point that has built up over the period of negotiation that there is in fact an agreement. It doesn't necessarily rely just on the formal execution of that settlement agreement.

Mr. Joseph Farrell

To the best of your knowledge and as a lawyer yourself Mr. Edwards' attorney would have shared the contents of that document with him, basically as a lawyer?

Answer: I cannot speak for his Counsel but the communication to Counsel from the Ministry of Agriculture was sent to him for the purposes of giving it to his client for the purposes of having the document executed. I cannot speak to whether or not that was actually done.

Mr. Joseph Farrell

I'm aware that you can't speak for Counsel but would it be the normal thing to do as a lawyer to discuss the contents of an agreement with your client?

Answer: Yes that is what is expected and from the communication that would have come prior to that agreement you would have seen communication coming from Counsel to the Ministry of Agriculture indicating that yes I have discussed this with my client and my client have given his indication and some of the documents do have Mr. Edwards signing to indicate that the arrangements have been explained to him and he is in agreement. So I would expect that having been sent the formal agreement that Counsel would have explained to him because he would have been aware prior to that point based on all the communication that has taken place over 2013. So I would have expected that getting the agreement in 2014 that Counsel would have discussed it further with his client.

Mr. Claude Hogan

One supplementary there AG, Mr. Edwards didn't say much this morning but it sounds as if he was suggesting that the year of negotiations didn't happen and if they did happen he had something else in mind. Was there something else other than what we are talking about that happened before the one year we are talking about, if you might know during that year?

Answer: I am not aware of what would have transpired before. As I indicated we came into this in December 2012. I do know that we have I personally would have sat in meetings with Mr. Murphy. We would have done site visits with Mr. Murphy. We would have had lots of discussions with Mr. Murphy himself along with his Counsel in relation to everything that was done that would have transpired over 2013 leading into 2014 and the construction of the premises.

Mr. Joseph Farrell

Just a follow up please, AG we really didn't get much from Mr. Edwards and we hoped to. Based on what we're hearing it seems to me that Mr. Edwards actually know about the house that has been constructed for him, the last one, our house, the one that we talking about right now; that he had some indication that the house was being constructed for him?

Answer: Based on my recollection, my involvement in this matter, the communication, the documentation, yes Mr. Edwards and the members of his household actually were all aware involved all throughout the process. It took over a year to get everything finalized but he was aware yes.

Mr. Joseph Farrell

I'm trying to resolve something in my mind because you answered and said that the house currently resides with the Government of Montserrat. It was also stated that based on the communications that took place there was an agreement. At what point did it occur or would it

have occurred that the house was formally transferred to Mr. Edwards. What would have had to take place for it to be in possession of Mr. Edwards?

Answer: Right. After completion of the house it would have been expected that he would have been communicated to and basically been asked to move. I can't really say what happened after that. Possession wasn't actually transferred. He hasn't taken up possession of the property. What was contemplated based on the agreement that was after completion he would have had a period of time. Government would have assisted in terms of transportation of personal belongings etc. and then the documentation would have been forwarded to try and transfer that property from Crown land into Mr. Edwards' name but that process never happened.

Mr. Joseph Farrell

So to clarify as long as he doesn't or has not taken up residence in that property it is currently the property of the Government of Montserrat?

Answer: It is still in the government's position. It was constructed for him with the view that he takes up occupation. It is intended for Mr. Murphy and his household but currently it is still in government's possession.

Mr. Joseph Farrell

You're saying then if Mr. Edwards had moved himself and his family into the house at the time property then by now he would have had the title to the property, that's what we're saying so the transfer of lands and that kind of thing?

Answer: Yes that was contemplated as part of the arrangement because the land and the house were now going to be basically was going to be his. So all of that would have been formally done after he would have taken up occupation of the premises. That is what was contemplated as part of the discussions.

Mr. Claude Hogan

AG are you aware that the house is occupied by an occupant other than Mr. Edwards, that's my understanding. It being, I understand, a legal allocation of housing to another person on that same property?

Answer: I'm aware that there is someone within the premises.

Mr. Claude Hogan

Does that raise any issues for you from a legal point of view?

Answer: No not currently.

Mr. Claude Hogan

And in relation to the original intention does that complicate anything?

Answer: No I think the original subject to instructions I anticipate the original intention is still the same.

Mr. Joseph Farrell

What I getting here from you AG and our concern on PAC is any future litigation any future legal promise of government down the road if government were to dispose of that property now

and Mr. Edwards was to come back in another 5 years and demand or if Little Bay is to be removed and Little Bay management say they have to move him will there be any legal implications for government having offered Mr. Edwards the house once?

Answer: When you say dispose of the property--

Mr. Joseph Farrell

Assuming government decide to sell it just for argument sake, just for argument sake and 5 years from now Mr. Edwards decide or MDC management or Little Bay developers decide that they want to move him again and comes to government and say to you, you have to give me a house will there be any obligation on government to provide that house again having offered him once?

Answer: The short answer to that would basically be yes. Mr. Edwards currently has interest in the property he is on and that was why the arrangements were made for relocation to the site that has been constructed. I think, I haven't received instructions to the contrary that is still the intention that he takes up occupation of that premises and that would now leave the property in Little Bay to be open for other use but should that premises that has been constructed be otherwise divested or sold by the government then the obligation to find alternative accommodation for Mr. Murphy should he be required to move from where he is will still exist.

Dr. Samuel Joseph

It was answered but some just clarity, so the current legal position that the fact that Mr. Edwards hasn't moved your answer is that awaiting instructions that from government or from Cabinet the original agreement in some sense still applies?

Answer: The original arrangement still applies.

Mr. Claude Hogan

I have no problem with that answer Mr. Chair. I'm very clear.

Mr. Joseph Farrell

Thank you very much Madam AG is there anything you want to tell us, anything you think we should know, any legal thing that would arise; is there anything you want to tell us?

Answer: No there is nothing at this point but I'm available if there are any further questions.

Mr. Joseph Farrell

Thank you very much. You are aware that we can come back to you through written submissions if we so desire for any clarification we may need. Thank you very much. Have a good day. We are moving on. We are getting on fairly well. We have questions for the PSs. We have present with us we have 3 PSs present, former, former and present and we are going to call 3 PSs at the same time because it's related. Mrs. Gerald former PS, Mrs. Daphne Cassell and Mrs. Eulyn Greaves. Good morning ladies, Madam, Mrs. Everything, good morning welcome. You are aware of the function of the PAC. I don't have to tell you as senior public officers. We are an oversight committee as I mentioned earlier on and we're basically on a fact finding mission to ensure that government get value for money and that we bring some matters to closure and that certain incidences does not occur again. That's really what we're doing and you're aware that having completed the process the PAC is obliged to submit a report to Parliament. That report would outline any recommendations throughout any findings from the inquiry and any recommendations that need to be implemented. That's basically it. So we're asking that you be open, transparent and give us the relevant facts. If I find that we are going out of the question I may decide to pull you back in. We have present with Honourable Hogan, Joseph myself and the Clerk who has been our right hand person. Once again welcome. You are aware why we're here and the matter at hand is to look at a house that was constructed to one Alfred Edwards and from the Auditor's report which we work from that the house has been sitting for some time. I want to also remind you that PAC does not discuss policies. Government policies are government

policies all we are concerned about is the implementation of those policies. We don't raise policies in our meetings because government have the right to make their policies and all we have to do is to ensure that when the policy was given and the implementing actors acted in implementing these policies but in fact by doing that government, in this case government had forego any revenue they would have earn, whether there is any litigation against government if the policy wasn't carried out in the way it should have been and that is why we're here. So with those few words we want to open. We have questions for you and you can determine who can ask or we can direct questions to us because some of you may be a little more familiar with the subject matter than others. The Ministry of Agriculture is responsible for effecting the occupancy of the house in Davy Hill, that's a fact. Members may wish to establish what steps were taken to achieve this and in this case I will ask can you tell the committee whether or not the house built in Davy Hill for Mr. Edwards is occupied by Mr. Edwards? I'll ask the current PS.

Answer: Good morning Mr. Chairman and Honourable Members of the PAC. I preface my response with a statement that says the critical test of the decency of any society ancient or modern is the values it places upon the most vulnerable members and there is none more vulnerable than children. The property that is situated in Davy Hill is occupied by a member of the household of Mr. Alfred Edwards, his daughter Laverne Ryner and his 2 grandchildren occupy the house. It's a 3 bedroom house, that is 1020 square feet.

Mr. Joseph Farrell

Madam PS do you know if the house is presently occupied by Mr. Edwards?

Answer: I have no information to indicate that Mr. Edwards is an occupant in the said house. What I can confirm is that the house is occupied by members of his household.

Mr. Joseph Farrell

I'm still determining based on the evidence so far Mr. Alfred Edwards was the person for whom the property was built hence the question is again is he presently occupying that house. It could be occupied by other people. It has nothing to do with us because we're really not asking what is happening now. Historical data we looking at and we really will appreciate that and the question is, is he presently occupying the house?

Answer: In an attempt to assist the PAC I can make reference to the fact that it appears as if Mr. Murphy Edwards is still occupying the property that is at the junction of Carrs Bay and that is as much that I can attest to where I see him in my passing on the road.

Mr. Joseph Farrell

So there is no evidence as PS there is no evidence that Mr. Edwards is the owner of that property

because maybe you can own and don't live in. is there any evidence that Mr. Edwards is the owner of that premises?

Answer: From the legal position presented by the Honourable Attorney General I understand that Mr. Edwards has some interest in the property at the junction of Carr's Bay. I also know that no transfer documents were executed and as a result the property that is now occupied by the daughter of Mr. Alfred Edwards and his grandchildren remains in Crown ownership.

Mr. Joseph Farrell

I just want for the records based on the arrangements and what we've been hearing so far this morning the primary or the principle person in the whole transaction is Mr. Edwards. You are free to take what you want to take, that is not our interest right now. Mr. Edwards was the principle person in the negotiations taking place so I want a yes or no answer. Is Mr. Edwards presently living in the house in Davy Hill presently?

Answer: I am afraid sir I am not in a position to answer that question with a yes or no.

Dr. Samuel Joseph

Just for clarity so not yes or no but as far as you're aware there's not documents that has gone through MATLHE to indicate there has been some legal transfer of the property to Mr. Edwards

from your position are there any documents executed in MATHLE to transfer ownership to Mr.

Edwards?

Answer: The land transfer documents it is my understanding that the Honourable Minister of Agriculture, trade, lands, housing and the environment at the time in 2017 around September thereabout would have written to Mr. Alfred Edwards indicating that the property is completed and I believe that would have been his second notice because I believe there is evidence with MATLHE that indicates that the Permanent Secretary at the time would have written to Mr. Edwards to indicate that the house was ready for occupation. Having said that my most current correspondence that I am aware of is that which was written by the Honourable Minister of Agriculture, lands and housing at the time sending Mr. Edwards the document for his execution. Mr. Edwards has not to date provided a response. I have no evidence of the file to suggest that he has provided a response.

Mr. Joseph Farrell

A follow up please, what documents did we send and what time again did we?

Answer: I believe that the draft agreement to which other witnesses to this inquiry alluded to made reference to the terms and conditions which government would have taken the decision to build a house at the site in Davy Hill. The land transfer documents would have been shared along with a copy of that agreement and I believe the document itself speaks to the survey plan and all the relevant documents which would have been necessary to complete what we now understand is an agreement which was in principle.

Mr. Claude Hogan

I would say is more than principle because the AG has outlined that the course of conduct which suggest that there is an agreement. I have one question though for each of the 3 Permanent Secretaries. Thank you all for coming. What attempts well I imagine the current PS does not have to answer maybe this is for the other 2, well she just give an answer, on this question. What attempts were made to have the house occupied as originally intended?

Mrs. Gerald: As AG would have said before there would have been a process of negotiation and during that process of negotiation there were several steps that had to be taken that sort of indicated that Mr. Edwards would have eventually had controlled of the property after the house was constructed. It began with him in the negotiated agreement he had to for example accept the piece of land that the Ministry was going to be constructed the house on. There is evidence that says that we would have signed to agree. Even as it pertains to the construction of the house again it was part of the negotiation he had to identify a clerk of works on his behalf who would have been his representative as the house was being constructed. The correspondence back and forth with his lawyer he would have provided that information as to who was his clerk of works. So there were several steps in the agreement, there were several things that both of us were supposed to do and we executed all of these along the way and in terms of the transfer when we got—it's a process that lasted when we got involved was December 2012 same time as the AG. The process was with other parties before we got involved. When the Ministry of Agriculture I should say, when the Ministry of Agriculture got involved it would be been December 2012 and this process of negotiation took several months between the Ministry and Counsel and Mr. Edwards and the AG's Chambers and so in terms of the agreement we would have shared several drafts of the agreement and in September 2014 the Ministry would have sent to Counsel and to Mr. Edwards the 3 copies of the agreement which was supposed to begin the process of facilitating the transfer of land and there was no response from Mr. Edwards nor his Counsel on that.

Mr. Joseph Farrell

Mr. Hogan may I just follow through on this here. There are 2 processes involved here. Mr. Edwards actually signed off to the settlement package or is it that the settlement package was part of the transfer agreement or is there a settlement package and then a transfer document, just enlighten?

Mrs. Gerald: Just to go back a bit Cabinet directed back in 2012 that discussions be held -- prior to the Ministry coming involved there would have been an impasse between Mr. Edwards and the Montserrat Development Corporation. Cabinet became involved after that and GOM negotiated with Counsel and Mr. Edwards. There were 2 options that were given so that needs to be made clear. The 2 options were to pay for the area occupied described as block 14/2 parcel 37 which is 4449 square feet that was the area at the entrance to Little Bay or construct a dwelling house to the maximum value of \$300,000 in exchange for any interest he might have acquired in the said property. So that is the basis on which we progressed. I'm not sure if I'm answering the question.

Mr. Joseph Farrell

Yes but I just want a little more clarity from you. The settlement agreement, was here a settlement agreement separate and apart from the transfer document that went to Cabinet because

I understand that in order for him to own the property Cabinet has to approve the transfer.

Could

you tell us anything about the settlement agreement and what the contents of that agreement was?

Mrs. Gerald: I can. There was a settlement agreement between Government of Montserrat and Mr. Alfred Murphy Edwards. In that agreement in terms of up front it said that Mr. Edwards currently occupies the property in Carrs Bay. The vacant possession of which is required by the Government of Monserrat for the purposes of Little Bay development. Recognizing that Mr. Edwards had some interest the government have entered into settlement negotiations for the purposes of securing vacant possession of the said property and the parties having successfully completed settlement negotiations in relation to said property now seek to formalize the settlement position having decided to enter into this agreement. So there was a draft settlement agreement that we were all working with at that time.

Mr. Joseph Farrell

Was that settlement agreement sent to Mr. Edwards' attorney and did he in anyway sign off to

that settlement agreement, do you know?

Mrs. Gerald: The settlement agreement there would have been a period of negotiations. Yes it would have been shared with Mr. Edwards' attorney and there would have been a period of exchanges and backwards and forwards between the Ministry and the attorney and there are elements of the settlement agreement that would have been signed off on ahead of the fine tuning. I alluded to that first, for example it said that Mr. Edwards would have seen and approved the plans for the dwelling house. So we would have had to go through that process to make sure he had seen and approved that process. That he would select a representative that would monitor the construction, that was done. So there are a number of things that had to happen like before it was actually signed.

Mr. Joseph Farrell

Do you know if there is a signed copy anywhere about?

Mrs. Gerald: Not that I'm aware of.

Mr. Claude Hogan

Can I hear from PS Cassell on the same question? The question was what attempts were made?

Mrs. Cassell: So in terms of the term I would have had with the Ministry the keys for the said property was still available at the Ministry and the settled agreement as was alluded to Mr. Murphy representing and for his household the settlement agreement had not been signed off so that there could not have been occupation by himself and his household. What I can indicate though is that that matter remained pending for some time and with the roadworks that

needed to be completed and progressed by the Ministry of communication, works and labor the then Minister of MATLHE wrote to Mr. Edwards to refresh the situation that he agreement was still outstanding and we sent the agreement, the topographical information and the transfer documentation that was done in April 2017.

Dr. Samuel Joseph

Just a follow up because I'm trying to tie what's being said to something Mr. Murphy said this morning as part of the resettlement package because – It was said he had some interest in the property and does his interest also include that he has a shop there was part of the negotiation at any point mentioned and what would happen if he moves and to his shop that he operates there. Was it just interest in the land or was there part of the discussion with his shop, let's call it Murphy's shop?

Mrs. Gerald: In reference to the shop I cannot speak to. I can speak to the fact that the site at Davy Hill was not the only site that the Ministry held negotiations with Mr. Murphy and his Counsel on. There was more than one site that was looked at before there was an agreement on the site at the top of Garlin Hill. As I said the Ministry got involved in December 2012 after there was a little bit of difficulty experienced between MDC and Mr. Edwards prior.

Dr. Samuel Joseph

Given the fact that as far as the Ministry knows or that we're gathering that Mr. Edwards had not occupied his house was there legal advice sought about how to resolve this situation?

Answer: Yes legal advice was sought because the request was then sent to the Ministry in early December very early December 2012 and we immediately requested the support of the Attorney General Chambers in starting the process.

Dr. Samuel Joseph

The current PS, in the current situation that he still has not occupied the house and was asked before if there was attempts to occupy the house. Was legal advice also sought on that matter?

Mrs. Greaves: Recognizing that my tenure with the Ministry started in January this matter came to my attention first just around that period and when we reviewed the file I would have alluded to a letter which was sent under the pen of the then Minister. I have now in my hand a copy of that letter and it's dated 19th April 2017. In terms of legal action taken or what the Ministry would have done since that time. The Ministry would have sought legal advice as early as April 2018 from the Honourable Attorney General's Chambers and we are working with the AG's Chambers to address the situation going forward and being able to advise Cabinet. I would also like to note that as it relates to what information and I would have had to undertake an extensive research on this matter and I would just like to note that it appears to have been a matter that is on the table since 2008 when the first Little Bay master plan was conceived by the then Minister. It also shows that again in 2012 the matter came to the fore.

In terms of arriving at figure of \$300,000 I believe that that information was informed by several valuations at least 4 of them and I believe that that would have fed into the action taken by the government.

Mr. Joseph Farrell

What we're getting at here, thanks very much, I certainly appreciate the depth of the information that we are getting. What we're getting at here though if a property is sitting for 3 and a half years unoccupied clearly there would have been some depreciation of the interior of course. What legal steps did the Ministry contemplated at that time to enforce the agreement if there was any that you could of, and it goes to 3 of you. Apart from writing was there any suggestion of legal steps to get Mr. Edwards to occupy the property? Was there any efforts at all by any one of you as PSs at any time in the process. I know you're current but still it doesn't exempt you from taking legal steps

Mrs. Greaves: I would have a first go having regard for the fact that I am currently the accounting officer and I would like to acknowledge the fact that the Ministry would have taken action in response to a housing need and recognizing the vulnerability of the children within the said household taken the decision to allow occupancy of the property from around December 2018. In terms of any legal action taken we are in discussions with the Chambers and I will be guided by the policy directive that comes out of our comprehensive review of the matter. We have engaged the then legal representative if nothing has changed based on the date of the correspondence I have in my possession a letter that is dated 11th February 2014 and it reads from the legal representative. Dear Mr. Edwards this is to confirm that you accepted the house built in accordance with the plans and I cause to deliver to you dated January 31st 2014 provided that it is a flat roof made out of concrete rather than a wood roof. It is important that you signify your agreement in writing by placing your signature at the bottom of this letter so that I can obtain the agreement of government in writing. I see that the letter was signed by the legal representative then and I also see that it was signed by a signature that suggest that it is Mr. Alfred Murphey Edwards. I have no specimen of his signature. I can only take it at the value of the paper. I also have instructions from Cabinet as it relates to what actions should be taken with respect to the agreement and the implementation thereof.

Mr. Joseph Farrell

Thank you. Mrs. Cassell?

Mrs. Cassell: During my tenure as PS no legal steps were initiated suffice it to say merely follow up with the legal counsel to ensure that the agreement was signed so that the property could be transferred to Mr. Edwards and his household and to allow the Little Bay development to progress.

Mrs. Gerald: During my time it so happen I guess I was at the start of the process in December 2012. It would have been a comprehensive negotiations very extensive between the Ministry, AG's Chambers and the legal counsel for Mr. Edwards and we did everything along the way to ensure that the process was

going to be completed. So it involved agreeing, there were different milestones to which had to be signed off before we got to even the point of signing off on the settlement agreement but we negotiated along the way, we did everything that we could to facilitate the process. I was transferred from the Ministry of Agriculture in March 2015.

Mrs. Greaves: Can I with your permission Mr. Chairman. Note that you made mention of the property sitting for 3 and a half years unoccupied and that was one of the considerations in respect of what was happening. The property was overgrown with acacia. There were signs of corrosion and we do understand that in terms of the property sitting there the chances for its rapid deterioration was a factor that had to be considered.

Mr. Joseph Farrell

Hence why the Auditor General flagged that as a concern. Mr. Hogan?

Mr. Claude Hogan

I'm being mindful that we're not having an inquiry into the occupation of the house but let me follow up the question that is before me. Does the Ministry have copies of these contracts and documents that we are referring to the settlement agreement, the land transfer, the survey plans; I imagine so but the question is here from the investigation by the Auditor General. Just for the record can you say if these items are in the possession of the Ministry?

Mrs. Greaves: One of the issues we recognized with this case is that this case was being managed by the Ministry of Finance, PIU and MATLHE with support from the Chambers. I believe that if a thorough review is undertaken that all of the documents under reference can be located to include working along with the legal representative. We have been, I have had several communications with the legal representative then and he has made available to me some of the information. These documents it is my understanding based on what I've seen on the file that they were shared and so they are available.

Mr. Joseph Farrell

Just a follow up Honourable Hogan to this question. PSs is there a filing system in the Ministry with dates and years on it? Is that still a practice in the Ministry?

Mrs. Gerald: Yes, it is.

Mrs. Cassell: Certainly.

Mrs. Greaves: That is the practice. Registry rules and regulations but recognizing this case spans several years and I am seeing information that suggest as early as 2008. It therefore means that and it is a very bulky subject matter. It reflects the state of the current file and I believe that there would have been closed files and I will also indicate that you would be aware that the Ministry would have been relocated at least 3 times and that is a factor in terms of our responsiveness currently to answer and to find all the information.

Mr. Claude Hogan

I am not following this line of discussion at all because the AG's Chambers has already indicated they have all the documents. The documents were provided by the Ministry and communicated to Mr. Murphy late as April 2017 and all we're seeking to confirm is that the line Ministry itself is still in possession of them, just for the record.

Mr. Joseph Farrell

Yes Mr. Hogan that's where I'm getting. Irrespective to how long and bulky the case is we make reference to closed files when case matter arise any time you can go back to closed files. So the point I'm raising here is whether in fact those documents may not be in current files but at least they might be present in some closed files and the committee may want to have a look at those documents. That's what we asking. Can we then have copies of those documents for our records because even if the files are closed they are still government property and they're still available at some point. It may take some time to search for them but because we would really want to see for our records those documents?

Mrs. Greaves: As the sitting accounting officer I have no objections in making available for audit purposes whatever information I have available. What I was trying to allude to is the fact that as you do the research you would realize that there are missing links. Based on conversation and this is verbal conversation with the legal representative then he has indicated that there is a signed agreement. Now as to whether or not there is a signed settled agreement that is what I have not been able to identify and so we're still researching the matter.

Mr. Joseph Farrell

What signed agreement did legal counsel alluded to when you spoke to him or what legal document signed?

Mrs. Greaves: I was given an invitation late yesterday evening and I have not been able to go to see the file that legal counsel is referring to. So I'm merely saying that he would have indicated to me that there is a signed agreement. I was given the opportunity by an invitation which I'm still to fulfil. I appreciate that this matter is a matter that spans a number of years and in trying to get all of the answers and in trying to get an understanding for yourself so that you can advise government appropriately it requires good research and the research that I am seeing so far there are some gaps that I would need to satisfy myself.

Mr. Joseph Farrell

In truth and in fact there is some signed document by Mr. Edwards?

Mrs. Greaves: I have seen a number of signed documents by Mr. Edwards. I would have presented to you with one. There are others. There are documents where Mr.

Edwards would have signed to name his representative who would serve as the clerk of works and there are correspondences from his legal representative which he would have affixed indicating Mr. Murphy's position on the matter. So there are things on the file with Mr. Murphy's what I believe to be his signature.

Mr. Joseph Farrell

Members I would therefore ask that the committee be supplied with copies of those documentations.

Dr. Samuel Joseph

On a different issue, after the house was built for the 3 and a half 4 years has there been any maintenance work done on the building and at what cost?

Mrs. Greaves: I recognize that we are doing this for lessons learnt and I recall that similarly there was some houses which were built and it is called PIU Davy Hill and they remained unoccupied for an extended period of time. This house was also built under PIU and remained unoccupied and the whole issue of maintenance what I am also mindful of is the draft settlement agreement speaks to a contractor liability period and based on my quick review of that agreement it is suggesting that the liability period would have been 6 months. So these are some of the considerations that we are minded to review as we continue our comprehensive assessment of this matter.

Dr. Samuel Farrell

Just to clarify, I'm still not sure if money was spent on the current one. After the building was finished did the Ministry spend money to repair or to do any other works after \$300,000 was spent?

Mrs. Greaves: I am not in a position to and maybe my colleagues can assist me to provide an answer to that. What I can say to you no moneys have been expended since my taking this position. We have not spent any moneys on the property. Whatever clean up and maintenance that is ongoing is done to the best of my knowledge based on the occupant's input.

Mrs. Cassell: No money was spent during the period 2015 to 2017.

Mrs. Gerald: No moneys were spent from the period 2014 into early 2015 before I departed MATLHE.

Mr. Joseph Farrell

Follow up, occupants of government owned properties can only do repairs or extension with the authority of the parent Ministry. So you are saying that if anything was done you did not give authority to do that, that's what you're saying to us?

Mrs. Greaves: Mr. Chairman I'm indicating that to clear the site of acacia to make the house ready by cleaning all of the dust that would have accumulated over the 3 and a half years all of that would have been to the best of my knowledge done by the occupant. I am not aware that the tenant has made any significant adjustments to the property which would then require having to secure government's

consent before that action is taken. The house basically remains in the state; no additions, no major renovations.

Mr. Claude Hogan

Supplementary Mr. Chairman. Current PS are we aware that the legal department sees the intention for the original plan of building that house to relocate Mr. Edwards is still the original intention or does the Ministry have a separate intention notwithstanding the current occupancy?

Mrs. Greaves: The Ministry fully understands that the property in question was built for Mr. Alfred Murphy Edward and his household. The Ministry understands that based on government's policy that the composition of his household made it necessary for government to consider at the time a 3-bedroom house. The arrangement that is in place is an arrangement to respond to a housing need and based on advice we have the Ministry under the directions and the leadership of the current administrators would have taken an action to allow --

Mr. Joseph Farrell

May I interject if government took a decision to occupy this house at this time it's really not part of this investigation. Government may have taken a decision at this time to occupy the house and that's fine. That is not part of this present negotiation. It is to gather historical data and if somebody occupy it now that's fine, that's not in our purview at this moment. You're free to do that, that's fine with us. So don't lead us in that direction please.

Mrs. Greaves: I was merely pointed out Mr. Chairman that nothing done by the Ministry to date has in any way to the best of our knowledge compromise the position that government has taken with respect to this house.

Mr. Joseph Farrell

Anything you think that we should know. We can come back to you at any time. You see where we're getting, I hope but we may get back to you for further clarity. Anything you want to leave with us on any matter, not who is occupying. As a committee we would want to have from the Ministry, I reference the current PS, documents of the draft settlement, signed documents, the contract arrangement and any document that would have been signed off to by Mr. Edwards and any legal advice that you may have received. Is there anything else you want to add Mr. Hogan?

Mr. Claude Hogan

I think we're fine with the agreement, the land transfer, the survey plan and I think there are those documents that we can get and of course I see the line you're going Mr. Chairman with regard to signed documents, any signed documents by Mr. Murphy which would further substantiate the AG's position on there being an agreement by course of conduct so yes I'm happy for that.

Mr. Joseph Farrell

Thank you. We don't leave an open ended request in the PAC because we have a time schedule, we have an agenda and so today is the 24th April. Can we in 2 weeks time have, our next meeting is in 2 weeks time. Can we in 2 weeks. If we leave it open, we won't get anything. Can we have by the 8th May have the response from the Ministry.

Mrs. Greaves: Mr. Chairman I note the request and the Ministry will undertake to provide to you whatever documents we have in our possession that bears the signature of the legal representative and that he would have submitted as part of his responding to communications that was sent. As I indicated the signed agreement reportedly there is a signed agreement. I have not seen that but whatever we have that bears Mr. Murphy's signature I will undertake to provide.

Mr. Joseph Farrell

If the legal representative would oblige you by giving you a copy please press and have it for us please because seeing that you don't have one and he has one, please.

Mrs. Greaves: Whatever documents that I have and I am able to retrieve I will make available.

Mr. Joseph Farrell

Thank you very much for your time. I know you're glad to be out and see Mrs. Gerald and them.

Thank you very much. Members, witnesses, Members on the committee thank you very much for your time and effort we certainly appreciate you coming to us and sharing with us. We can get back or we will get back to you for written submissions if we need clarity on any matter which is the normal procedure. So once again thank you very much and do have a blessed day.

.....Judith Baker.....

Committee Clerk

.....Joseph Farrell.....

**Chairman of the Public Accounts
Committee**

Appendix 3 – Written Submissions

Below are the written responses to questions which were posed to the Honourable Financial Secretary, Mr Colin Owen, after the hearing; due to the fact that he was unable to be at the hearing.

1. Did the Government benefit from the building while it remained unoccupied?
If not, for the benefit of the Committee, explain the effect of the building which remained unoccupied for years, on the public purse.

Response:

I am not aware of any financial benefit to the GOM during the period being unoccupied. I would estimate (this is a rough estimate as I have not carried out any detailed work on the matter), that rental of anything between \$1000 and \$1500 per month could have been collected for a building of a similar size on the open rental market. This would be significantly less for social housing.

2. Did the unoccupied building represent a loss to the Government of Montserrat and the country as a whole?

Response:

Please see my response above which answers the question.

3. The Carr's Bay area, where Mr Edwards lives is a gateway to Little Bay. Given that Mr Edwards has not moved, how is this likely to impact the public purse, as Government proceeds with the Development of Little Bay.

Response:

I am not aware how this could impact on the public purse.

MEMORANDUM

TO: Secretary
Public Accounts Committee

FROM: Permanent Secretary (Ag)
Ministry of Agriculture, Trade, Lands, Housing and the Environment

REF: ME 3/6

DATE: 17 January 2019
STATUS OF HOUSE - BLOCK/PARCEL 14/4/318

This confirms receipt of your letter dated 4 December 2018 and your request for "an update on the status of the house which was constructed for the purpose of relocating Alfred Murphy Edwards".

Please be informed of the following chronological events and facts:

1. A three-bedroom dwelling house was built on Block/Parcel 14/4/318 to facilitate the relocation of the household of Mr. Alfred Edwards from the Carr's Bay Junction.
2. The household of Mr. Alfred Edwards comprise his daughter Miss Laverne N. Ryner and her two minor children.
3. On 30th March, 2015, the then Permanent Secretary in the Ministry with responsibility for Lands and Housing, Mrs. Camille Thomas-Gerald, informed Mr. Alfred "Murphy" Edwards that the house was ready for occupation.
4. On 13 April 2018 Miss Laverne Ryner made application for social housing. In her application, she reported that she was living with her father at Carr's Bay.
5. By letter dated 1st November 2018, the Montserrat Utilities Limited was instructed to effect the provision of utility services to the said property at cost to Miss Lavern Ryner.
6. Miss Laverne N. Ryner has been granted approval to take occupation of the dwelling house and she has been living in the said dwelling since 13 December 2018.


.....
Eulyn J. Silcott- Greaves (Mrs.)

Enc.

EJSG/DPR/dpr

Appendix 4 – Written Communication

Brandt & Associates

ATTORNEYS-AT-LAW

David S. Brandt LL.B (HONS) U.W.I. LL.M (LOND) L.E.C
Dane Hamilton Q.C., LL.B (HONS) U.W.I

Chambers
#4 Farara Plaza
Brades, Montserrat, West Indies
Postal: P.O. Box 207, Brades, Montserrat

Our Ref:

Associate Firm
Hamilton and Associates
Wooding Court
No. 19 Church Street
St. John's, Antigua

Your Ref:

28 January 2014

Camille U C Thomas–Gerald
Permanent Secretary
Ministry of Agriculture, Lands, Housing and the Environment
Brades

Dear Mrs. Gerald,

Re: Relocation of Alfred “Murphy” Edwards

As I indicated to you orally in December 2013 my client is ready and willing to accept the area outlined in red on the plan you have sent me as the area on which he will be relocated.

It has been represented to me that the Government has agreed to build a structure for him at its own cost on the said area. However before that is done my client would like to see the plan and approve the same.

Further in the meantime while the structure is being built my client would like to remain in his dwelling and hereby undertake to move out as soon as the new structure is complete. The costs in this matter should be met by the Government.

May I hear from you at your earliest?

Yours very truly,



David S. Brandt

2/.....

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MINISTRY OF AGRICULTURE, LANDS, HOUSING AND THE ENVIRONMENT

MINISTRY OF AGRICULTURE, LANDS, HOUSING AND THE ENVIRONMENT

P.O. Box 272

Brades

Montserrat

West Indies

Tel: (664)-491-2075

Fax: (664)-491-9275

E-Mail: malhe@gov.ms

March 30th, 2015

MATHLE 3/13/A

Mr. Alfred Edwards
Carr's Bay

Dear Mr. Edwards

Ref: Relocation of Mr Alfred Edwards (Three Bedroom House (Davy Hill))

In your correspondence to the Ministry dated 11 February 2014, you confirmed that you would accept the house being built following Government of Montserrat's approval of the change from wood roof to a flat roof made out of concrete. You would have been advised as to the progress on construction of the house in our letter dated September 16, 2014.

I am writing to advise that the house is now ready for your occupation and as a result you are therefore required to inform us in writing of your intended date for the move. We will cover an amount deemed reasonable for your relocation expenses. Upon completion of the relocation, we will transfer the properw as agreed.

We would be grateful to receive a response by 07 April, 2015, advising of your intention.

Thanks in advance for your kind cooperation.

Yours Sincerely,


Camille U C Thomas-Gerald (Mrs.)

Permanent Secretary



MINISTRY OF AGRICULTURE, TRADE, LANDS, HOUSING AND THE ENVIRONMENT

P.O. Box 272

Brades

Montserrat

West Indies

19

Tel^e. (664)-491-
2075/2546

Fax: (660)-491-9275

E-Mail: malhe@gov.ms

10 April 2017

April 2017

Ref: MATLHE 3/13/A ✓

Mr Alfred
Edwards Carr's
Bay/Davy Hill
Montserrat

Dear Mr Edwards,

RELOCATION OF MR ALFRED EDWARDS STATUS¹

Please be advised that the Government of Montserrat remains bound to the plan of action communicated with you over several correspondences and actions that have amounted to an Agreement for your relocation to a housing solution away from the Carr's Bay Junction. I am minded to tell you that it remains the plan, to be executed by the Government to Montserrat, to progress at that Carr's Bay Junction, certain road improvement works in the public interest.

This matter relates to the Property registered to the Crown and described as Part of Block Parcel 14/2/38. Following prolonged negotiations a solution was determined and executed, with your participation directly and through your own counsel, being a three-bedroom house at Davy Hill construction by the Government of Montserrat on your behalf (approved house plan attached). This Ministry responsible for Lands and Housing advised you by letter dated 30th March 2015 of the readiness of your new-build 3-bed house/property situated on and inclusive of Block 14/4 Parcel 315 in the St John's Registration section (map outline + approved house plan for the house constructed thereon attached for ease of reference).

It is useful to remind you that the Crown does not intend to reverse out of this arrangement, especially in relation to your proper Housing needs being satisfied as a father and home-maker. There will be no additional financing outside what was previously agreed; and only reasonable relocation costs are outstanding to be disbursed by the Ministry responsible for Housing and Lands. Three copies of the Agreement that will allow for the transfer of the Davy Hill property to you remain to be signed by you (copies enclosed for ease of reference).

Further, please note that the authorities are bound by law to restrict and prevent your encroachment and trespass on Crown properties outside the footprint of that Part of Block and Parcel 14/2/38 as previously communicated to you; and attached for ease of reference.

Certain road works are also scheduled for this area including clean-up activities by GOM workers and or NGO's. I cannot restrain Crown action and would urge you to take the appropriate action to relocate to the property to which you are entitled.

Please take full account of the matters set out in this letter that the Government of Montserrat remains bound to the plan for your full relocation from the Junction at Carr's Bay.

Please accept assurances of my highest consideration.

Sincerely yours



.....
Claude E S Hogan
Esq. Honourable
Minister
CESH/DW/dw

CC.

Honourable Attorney General
Honourable Financial Secretary
Permanent Secretary, MATLHE
Permanent Secretary, MCWL Commissioner of
Police

Attach(s):

- 1 — Copy Topographical outline of Block 14/4 Parcel 315 in the St John's Registration section;
- 1 — Copy Approved house plan for the 3-bed house constructed on Block 14/4 Parcel 315;
- 1 — Copy of footprint of that Part of Block and Parcel 14/2/38 in the St John's Registration Section.

This document is available at:

The Office of the Legislative Assembly

Brades

Montserrat

Tel: 664 491 2195

Email:

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