

REPORT TO THE HOUSING MINISTER

PROPOSED LEASE OF LAND TO JERSEY ELECTRICITY Plc TO ALLOW FOR THE UPGRADING OF MAINS ELECTRICITY SUPPLY AT LE DOUET CLEMENT, ST BRELADE

Purpose

To recommend to the Minister for Treasury & Resources that the public enter into a lease agreement with the Jersey Electricity Plc (JE Plc) at Le Douet Clement, St Brelade.

Background

The Housing Department has embarked on a programme of heating replacements for a significant proportion of its social housing stock which will see, inter alia, all of the States owned social housing stock fossil fuel free by 2013.

The chosen solution which is being supported in part by funding from the fiscal stimulus programme is to install an night storage based electric heating and hot water system in each home which will run off of the JE Plc's Comfort Heating tariff.

However, the current supply of electricity to a number of sites is inadequate to cope with the increased demand necessitated by the switch of heating type and a programme of mains reinforcement is well advanced.

Phase 1 and 2 of these works were set out in MD-H-2011-0007 and MD-H-2011-0061 approved on 21st January 2011 and 10th June 2011 respectively. The continuation of the programme necessitates that an additional JE Plc substation be located in the old plant room at the rear of block 26-29 Le Douet Clement.

This will require the land on which the substation is to be built to be leased to the JE Plc for a period of 99 years in return for the consideration of one total payment of £990.

The JE Plc will require a way-leave agreement for the cables which is shown on the respective site plan annexed to this report.

These proposals are consistent with existing arrangements elsewhere and the standard lease form agreed between JE Plc, Housing Department, Jersey Property Holdings and Law Officers' Department in 2009.

Recommendation

That the Minister:-

1. Approve the lease of the specified pieces of land at Le Douet Clement, to the JE Plc for a period of 99 years for a total consideration of £990.00.
2. Request that the Treasury & Resources Minister approve the transactions in accordance with Standing Order 168, seek the approval of the States for the transaction and authorises the Greffier and Attorney General to sign the necessary contracts on behalf of the Public.

Report Prepared By: _____ 23rd August 2011
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