

**FAIRFIELD, LA RUE DES LANDES, ST. PETER: PURCHASE**

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**Lodged au Greffe on 29th January 2002  
by the Harbours and Airport Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

150

2002

P.18

Price code: B

## PROPOSITION

### THE STATES are asked to decide whether they are of opinion -

- (a) to approve the purchase of the property known as Fairfield and a portion of the adjacent garden, La Rue des Landes, St. Peter, shown hatched on Drawing No. 1717/01/37 from Mr. Daniel Gayet and Mrs. Jill Gayet (n Davis) for £210,000 (two hundred and ten thousand pounds), with each party to be responsible for its respective legal fees;
- (b) to authorise the Attorney General and the Greffier of the States to pass on behalf of the Public any contract it may be necessary to pass in connection with the said property and any interest therein; and
- (c) to authorise the payment or discharge of any expenses incurred in connection with the purchase of the property and any interest therein from the Planning and Environment Committee's Vote of Credit C0904 "Acquisition of Land - Major Reserve".

### HARBOURS AND AIRPORT COMMITTEE

- Notes:
- 1. The Planning and Environment Committee supports the Proposition, subject to the Harbours and Airport Committee making a repayment to the Vote of Credit C0904 "Acquisition of Land - Major Reserve" in the sum of £60,000 prior to 1st January 2003. This repayment recognises earlier receipts from the sale of assets within the administration of Harbours and Airport Committee, which have been credited to the Vote of Credit C0904 "Acquisition of Land - Major Reserve".
  - 2. The Finance and Economics Committee's comments are to follow.

## Report

In December 1971, the States approved a report entitled "Jersey Airport Runway Development" and agreed that certain properties be acquired as they became available on the basis of "willing buyer willing seller". These properties would be demolished to remove obstacles to aeronautical safety.

The property known as "Fairfield" is a detached three-bedroomed bungalow situated on a plot of 0.6 vergée at the northern end of La Rue des Landes close to the Airport runway. Its proximity to the runway prejudices the integrity of both the two per cent Approach and the 1:7 Transitional Surfaces to runway 27 and should be demolished.

The Harbours and Airport Committee has proposed to the owners of Fairfield, Mr. and Mrs. Gayet that, in order to avoid the loss of a unit of accommodation and a home in an area which they would ideally wish to continue to live, they could construct a dwelling to the south of the present property in their own garden. This would be facilitated by the acquisition and demolition by the Committee of the existing property, which is an obstacle to aeronautical safety. Mr. and Mrs. Gayet have willingly agreed and the Department of Property Services has co-ordinated the necessary arrangements.

Following protracted discussions, agreement has been secured for the Harbours and Airport Committee, on behalf of the Public, to acquire the house and the northern portion of the garden totalling 321 square metres/ 0.18 vergée, as shown hatched on Drawing No. 1717/01/37, for the sum of £210,000 (two hundred and ten thousand pounds) subject to contract, with each party to bear their respective legal fees. This sum, to be payable upon completion of the purchase, is representative of the existing Open Market Value of Fairfield less a sum to reflect retention of part of the site as a building plot. Allowances have been made within this sum to reflect legal fees, professional costs, planning fees and all other miscellaneous charges incurred by Mr. and Mrs. Gayet in connection with this transaction.

As the construction of the new property proceeds, Mr. and Mrs. Gayet will remain in occupation of Fairfield under the terms of a licence agreement at a nominal rent of £1 per annum and for a maximum period of 12 months. Once the vendors have been relocated to the new dwelling, the Harbours and Airports Committee will arrange, at its own expense, for the property to be demolished. Once cleared, the site will be offered back to Mr. and Mrs. Gayet on a licence agreement, to permit its use as an open recreational area or a garden.

Plans showing the construction of a new single-storey split-level property with garage beneath have recently been approved by the Planning and Environment Committee and compliance with Planning Permit 12672/C shall be a condition of the purchase contract. The necessary funding to meet the acquisition costs will be met from the Vote of Credit C0904 "Acquisition of Land- Major Reserve".

The Harbours and Airport Committee wishes to purchase the property in order to fulfil its safety obligations and will demolish the property once Mr. and Mrs. Gayet have moved into the new dwelling.

There are no additional manpower implications, but there will be additional financial implications for the States in removing the existing property, which is currently an obstacle to aviation safety. It should be noted that negotiations to acquire the land concerned commenced in 1997 prior to any directive that the purchase price would be met by the Harbours and Airport Committee.

