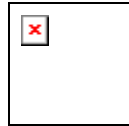


JERSEY AERO CLUB LEASE: LEASE OF LAND

**Lodged au Greffe on 3rd April 2001
by the Harbours and Airport Committee**



STATES OF JERSEY

STATES GREFFE

180

2001

P.56

Price code: A

PROPOSITION

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

- (a) to approve the leasing by the public to the Jersey Aero Club of an area of land situated to the south-east of the airfield, adjacent to l'Avenue de la Reine Elizabeth II, St Peter, measuring approximately 10,070 square metres and on which the Club has constructed a hangar and other facilities, for a period of 40 years from 1st January 2001 at an annual rent of £10,500, the rent to be reviewed in line with the Jersey Retail Price Index on 1st January 2006, and at five yearly intervals thereafter until 1st January 2036, and with each party to be responsible for its own legal costs;
- (b) to authorise the Attorney General and the Greffier of the States to pass the necessary contract on behalf of the public; and
- (c) to authorise the Treasurer of the States to receive the rent as it becomes due.

HARBOURS AND AIRPORT COMMITTEE

Note: The Finance and Economics Committee's comments are to follow.

REPORT

Background

The Jersey Aero Club has been a feature of the Airport since 1954. In 1963 it moved from previous premises to a location on the south-eastern boundary of the airfield, adjacent to l'Avenue de la Reine Elizabeth II. The club leased an area of land from the Harbours and Airport Committee on which it constructed a clubhouse, aircraft maintenance hangar and associated car park.

To the north of the club facilities is the path of the eastern taxiway for aircraft to enter or exit the Airport's runway. The surface of that taxiway is at the end of its planned life and has to be renewed. However, the internationally recognised criteria governing the minimum separation distance between runways and taxiways have been revised and the existing taxiway is closer than is now required and the taxiway is to be re-located some distance further south and will overrun the old Aero Club facilities. For safety reasons the Club could not operate from those premises and an alternative site further to the east was identified as suitable to construct a new facility.

Proposition P.20/2000 was adopted by the States on 7th March 2000 approving a funding package by which the Aero Club could construct new premises on the new site. Part of the package approved was that the Harbours and Airport Committee would let the land for a forty-year period at an annual rent of £10,500 to be reviewed every five years in line with the Jersey Retail Price Index.

The work is complete and the Club has constructed a new hangar incorporating a clubroom and offices, and some alterations to the car park. If the States confirms its previous decision it will secure the future of the Jersey Aero Club.

The financial implications are set out above and there are no manpower implications for the States.