

**WRITTEN QUESTION TO THE MINISTER FOR INFRASTRUCTURE  
BY DEPUTY J. RENOUF OF ST. BRELADE  
QUESTION SUBMITTED ON MONDAY 10th MARCH 2025  
ANSWER TO BE TABLED ON MONDAY 17th MARCH 2025**

**Question**

“Further to his answer during questions without notice on [21st January 2025](#) regarding the work at St. Aubin’s Tunnel, will the Minister advise –

- (a) what work is expected to be undertaken for the £200,000 quoted;
- (b) the timeline for the completion of that work;
- (c) how he expects the Tunnel to be used once the works have been completed;
- (d) whether tenants have been secured;
- (e) whether rent paid by tenants is expected to rise as a result of the work; and
- (f) his long-term vision for the future of the Tunnel?”

**Answer**

- (a) The work proposed in the tunnels is exclusively to make them safe to use from a fire safety perspective. The focus is on improving fire alarms and emergency lighting where necessary, fire separation (including doors and fire screens), and ensuring safe escape routes. This is crucial for the safety of anyone using the tunnels. We currently have two design options that are being developed to provide more cost certainty. This will establish the most efficient design to make the tunnels safe for the existing tenants.
- (b) It is the intention that Jersey Property Holdings (“JPH”) will complete the work during 2025. However, the proposal will require planning permission, and the tunnels are a listed structure. Secondly, JPH is currently in negotiation with the property owners above the tunnels to agree to a perpetual rights of way contract. Both factors could delay the works beyond 2025. I have asked that the tenants are kept fully up to date with the status of the work as it progresses.
- (c) Currently, there are two commercial tenants –
  - St Aubin’s bike hire who use one tunnel for storage and a second tunnel as a workshop/store; and
  - Le Petit Train who use the main tunnel to store two trains and for a workshop area.

In addition, there are two voluntary organisations who use a tunnel each respectively as a rifle range, both of which have been in occupation for a considerable time –

- Jersey Air Rifle Club; and
- St Brelade’s Smallbore Rifle Club

The works of themselves should not have an impact in this respect.

- (d) The current tenants remain in occupation. Noting my previous understanding that tenants would have to vacate the Tunnels due to fire safety concerns, I have asked officers to ensure that all tenants have current lease agreements as we progress towards undertaking these fire safety works.
- (e) JPH are currently reviewing the rents. I have been clear that the rents must be fair to the commercial tenants and the voluntary organisations, recognising the differing basis on which they operate.
- (f) There are ongoing discussions regarding the future operation of the Tunnels, including the potential of occupying further tunnels. Any decision for the future of the tunnels will be taken following engagement and consultation with the existing tenants.