

**REPLY BY THE PRESIDENT OF  
THE STATES' TRADING SUPERVISORY BOARD  
TO QUESTIONS ASKED PURSUANT TO RULE 14 OF THE  
RULES OF PROCEDURE BY DEPUTY NEIL INDER**

**Question 1**

What percentage of the Island's electricity is used by the PEH?

**Answer**

In the reporting year 2021/22<sup>1</sup>, electricity consumption by the PEH represented approximately 2% of total electricity supplied into the Guernsey grid by Guernsey Electricity (GEL).

**Question 2**

What will the predicted percentage of Island electricity use once the Phase 2 of the PEH is completed?

**Answer**

Phase 2 of the hospital modernisation programme is expected to increase the electricity consumption at the PEH to approximately 3% of total electricity supplied into the Guernsey grid by GEL. This prediction is based on the new electrical loads being installed. The exact consumption will depend on the usage profiles of those new loads. In future, it is anticipated that further electrification of the energy demand at the site as part of its Future Energy Programme could increase this proportion significantly. The new cables and substation being provided at the site (see my response to Question 3) make adequate provision for this.

**Question 3**

What is the route for any new power supply to the PEH?

**Answer**

In answering this question, it is important to acknowledge that the purpose of the new electricity infrastructure that is being provided is not solely to serve the PEH. The hospital modernisation project has come at an opportune time from the perspective of developing the Island's critical power infrastructure. GEL has long recognised the need to boost power supplies in the south-east of the Island as the demand for electricity continues to grow with the energy transition away from fossil fuels. The additional power requirements arising from the hospital development itself have only reinforced the need for an investment in bulk power capacity into the area. The hospital development has become both the catalyst and the enabler for GEL to progress this important investment.

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<sup>1</sup> GEL financial year-ending 30<sup>th</sup> September 2022

The project includes: a new substation at the PEH; a bulk supply point (BSP) adjacent to the new substation, involving two large power transformers; and, two high voltage cables to supply the new transformers. This will provide a power network 'hub' to support not only the hospital's increasing electricity demands, but also those of all Islanders and businesses in the surrounding areas. Whilst the new substation will be located at the PEH site, not all its capacity will be used by the PEH. The residual capacity will be used to enhance supplies in the area. Furthermore, the installation of this new power hub will help to release some capacity within the St Peter Port areas, enabling the energy transition to progress in other areas beyond the south-east.

The new high voltage cables and bulk power supply point are akin to a new motorway link that enables the efficient delivery of power to this new hub. As the energy transition progresses, it provides a foundation for further ongoing investment in the local distribution grid that will continue to be required to connect this hub to the surrounding area, its residents and its businesses.

The new high voltage cable to the PEH will run from two existing points in the GEL network: the substations at Barkers Quarry and Le Murier. They will be run alongside one another for the majority of the route, which passes through the areas around Victoria Avenue, the Coutanchez, Les Ozouets, the Rohais and Le Foulon. They will run through a combination of public and privately owned land, approximately 70% of which is agricultural.

#### **Question 4**

What will be the cost [approximate] for any new cable and sub-station(s) to the PEH?

#### **Answer**

The budget for the cabling, BSP and substation is £12.9million.

#### **Question 5**

Will any of the cabling be required to go over private land?

#### **Answer**

Yes. There are thirty-nine parcels of land which the cable route will pass through. Of these, twenty-nine are privately owned and the rest are owned by the States of Guernsey. Public highways will only be used where absolutely necessary in order to minimise cost and disruption.

#### **Question 6**

What powers does the GEL or the States acting on the Assets behalf, to compulsory purchase land for electricity cables?

#### **Answer**

GEL does not have any statutory powers to undertake compulsory purchase of land for electricity cables. However, there are provisions within the Electricity Law, 2001<sup>2</sup>, that enable an electricity licensee to install, operate and maintain electricity cables and equipment on any land needed for generating, conveying or supplying electricity. The Law sets out a range of conditions that have to be met before exercising those provisions, which includes satisfying the Guernsey Competition & Regulatory Authority (GCRA) that it is not technically or economically feasible for the network to be established, operated or maintained in another way.

It is important to note that GEL has not historically sought to rely on these provisions of the Law and neither has it previously made a request to the GCRA to do so. Instead, the company's successful approach has been to negotiate mutually agreeable conveyances or wayleaves with 3<sup>rd</sup> party owners that enable it to make use of the land concerned.

As a result, the STSB has not previously had cause to investigate whether the statutory authority<sup>3</sup> of the States to undertake compulsory purchases of land could be utilised to do so on behalf of GEL.

### **Question 7**

What are the estimated costs for purchasing any land along the planned route?

### **Answer**

GEL has no plans to purchase any of the land parcels (or parts thereof). However, wayleaves permitting the installation and servicing of cables will be put in place on all land parcels in which cables are laid (excluding public highways). A budget of £250,000 has been set aside for this purpose. To date, GEL has advised that approximately one third of these wayleave agreements have been completed, with the remainder having been agreed in principle.

**Date of Receipt of the Question:** 24 May 2023

**Date of Reply:** 7 June 2023

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<sup>2</sup> [The Electricity \(Guernsey\) Law, 2001](#): Section 9 – Access to and Use of Land; and, Schedule 1 – The Code

<sup>3</sup> [The Compulsory Acquisition of Land \(Guernsey\) Law, 1949](#)