

**General Services Committee Meeting**  
**Anne French Room**  
**Friday 2<sup>nd</sup> March (27<sup>th</sup> February Meeting) 2018**  
**0915 hours**

Mrs N Paris, Chairman  
Mr A Barnes  
Mr M Dean  
Mr S Roberts  
Mr G McKinley

Mr A Bray, Technical Services Officer (from 11.50)  
Mrs K A Hatcher-Gaudion, Treasurer  
Mrs S Pengilley-Price, Executive Officer  
Mrs L Baines, Minute Secretary

Apologies:

In attendance: Mr M Gaudion, Harbour Master, for item 12/2018; Mr C Brock, Director of Business Development, for item 13.2

**09/2018 Matters Arising**

**9.1 Taxi Update**

Mr Dean advised the Committee that the report is complete, and he is in the process of organising a meeting with the CE Office. **Noted.**

**9.2 Scramble Track Update**

It was noted that the digger has been moved to the Arsenal, but the Scramble Track is still awaiting reinstatement by the contractor. Issue to be included within the Civic/Island Pride discussion for item 13.2. **Noted.**

**9.3 Skate Park Update**

Mrs Paris advised the Committee that she is to meet with both founders of the Skate Park to discuss its future. It was noted that the founders are not in favour of the equipment being dismantled. Mrs Paris to circulate meeting outcome via email to members. **Noted.**

**9.4 Environmental Health Legislation Update** – The Environmental Pollution (Guernsey) Law, 2004 tabled and noted.

The Committee agreed for an Air Quality Assessment to be carried out in Alderney – modifying the Guernsey Survey to suit Alderney. Survey to be distributed with March Water Rate accounts to householders. Final draft of ‘Alderney Survey’ to be circulated to members for information, prior to 16<sup>th</sup> March in order to include with accounts. Executive Officer to enquire if the States of Alderney can adopt the Guernsey Environmental Pollution Law. **Noted.**

**EO/TREASURY**

**9.5 Archaeological Code of Practice Update**

Mr Dean advised that he has met with Director of Business Development regarding his comments. It was noted that the final draft is in progress, and will be circulated to members once complete. **Noted.**

**DoBD**

**9.6 Braye Common Parking Update**

Mr Dean to meet with CE Office. The Committee agreed for the boundary to be marked using suitable material to replace the grass mounds. Area to be monitored, with a view to determine if parking restrictions are needed. The Committee queried if planning is required to replace the grass mounds – Mr Dean to enquire.

TSO/MD

**9.7 Planning Exemptions Update** – Correspondence from Planning Consultant to Mrs Paris tabled and **noted**.

**10/2018 Technical Services Officer Report** – Report from Technical Services Officer dated February 2018 tabled and **noted**.

**Nunnery** – See Confidential Annexure.

**11/2018 Roads and Transport**

**11.1 Traffic Policy** – Report from Mrs Paris tabled and **noted**.

The Committee agreed to place the final report on the April Billet for debate without resolution. Mrs Paris to circulate final report before submission. **Noted**.

NP/AB/BILLET ITEM

**11.2 Closing Victoria Street for Alderney Week**

Mrs Paris stated that this item needed a report with a recommendation for the Committee to consider.

It was noted that this is a trial for 2018 as a result from the Traffic Survey 2017.

**Consultation letter to stakeholders in Victoria Street to be sent within the next 2 weeks, letter to be circulated to members for information prior to release.**

**Mr Barnes to provide a report for the April meeting when the Police are in attendance. Noted.**

AB/NP

**11.3 Airport Track** – Quote tabled and **noted**.

**It was noted that this is an operational issue, and can be dealt with by the TSO. Area to be confirmed as States land with the Land Registry. TSO to deal, and include a 6 monthly maintenance contract with the contractor.**

TSO

**11.4 Police Liaison Update**

Mr Barnes advised on his meeting with Her Majesty Inspectorate Constabulary (HMIC) went well. They were clear that Alderney has its own Law and Court process, which should remain. A Senior Officer is to attend with Sgt Taylor when he meets the Committee on a quarterly basis. **Noted**.

*1000 Harbour Master joined meeting*

**12/2017 Harbour and Fisheries**

**12.1 Harbour Monthly Report** – Report from Harbour Master dated January 2018 tabled and **noted**.

It was noted that the Alderney Wildlife Trust have requested a vessel restriction of a 100m radius in Puffin Bay at Burhou to protect the site. Harbour Master to pursue, in consultation with effected parties.

HARBOUR MASTER

New boat hoist is in use, with training in progress. Sale of old hoist (via expressions of interest) to progress once new hoist fully operational. Noted.

Harbour Showers Vandalism – photo's tabled and noted.

It was noted that a compressor is in the process of being ordered for maintenance of the crane and boat hoist tyres.

**12.2 UK Maritime and Coastguard Agency (MCA) Visit Update** – It was noted that the MCA visit took place in Guernsey on Monday 29<sup>th</sup> January to Friday 2<sup>nd</sup> February. Mrs Paris, Mr McKinley and the Harbour Master joined the meeting via a conference call on the Friday 2<sup>nd</sup> February. It was noted that the implementation of the legislation will be completed by 2020. There has been positive feedback from this visit, and is an on-going process over the next couple of years. **Noted.**

### **12.3 Sea Bin Update**

**It was noted that the Sea Bin facility is not suitable for the inner harbour as it has limitations of 12" swell, 4 knots of tide and a 1.4m depth of water.**

**The Committee agreed for Dr Mel Broadhurst-Allen to pursue other alternatives. Mrs Paris to liaise with Dr Broadhurst-Allen. Noted.**

NP

*1020 Harbour Master left meeting*

## **13/2017 Recreation, Welfare and Environment (continued)**

**13.1 Butes Centre Report** – Report from Chief Executive's Office dated 22<sup>nd</sup> February 2018 tabled and **noted.**

It was noted that the States of Alderney own the building, which the Butes Centre Trust lease from the SoA. The States are responsible for the maintenance of the outside of the building, with the Trust being responsible for the interior. The Committee noted that many complaints have been received, which are the responsibility of the Trustees.

**The Committee agreed:**

- **To ask the Trustees for the caretaker to organise a deep clean of the Butes Centre to a standard that is acceptable to all stakeholders/users; and**
- **For measures to be taken to dissolve the Trust as a priority.**

NP/EO

**13.2 Civic/Island Pride Presentation** – Report from Mrs Paris dated 20<sup>th</sup> February 2018 tabled and **noted.**

Director of Business Development advised that a proposal will be placed at the next P&F meeting to approve funding for the Island Pride initiative. It was noted that GSC is the lead Committee to oversee the project, which could be over a 5 year period. Both the Business and Tourism sectors will benefit from this project. Areas of public and private concern to be included within the initiative.

**The Committee agreed that the following projects require action subject to SWD capability. List to be discussed further with TSO. Noted.**

- **Butes Centre**
- **Harbour Area – including derelict/dumped boats**
- **Scramble Track/Asbestos Tip**
- **Green Waste**
- **Dumps & Derelicts (Abandoned Vehicles)**
- **Derelict Properties**
- **Recycling Area**
- **Airport Track**
- **Dog Mess**

**The Committee approved for the name to be changed to Island Pride. Noted.**

**NP/TSO/DoBD**

**13.4 Waste Processing Arrangements** – Report from Technical Services Officer dated 27<sup>th</sup> February 2018 tabled and noted.

**The Committee agreed to:**

- **Note the issue and implications arising from the new waste process facility;**
- **Liase with the States of Guernsey to confirm revised costs and assess opportunity for negotiation;**
- **Advise P&F Committee of the implications for the 2019 budget cycle including the potential capital cost of new containers if required; and**
- **Request a further paper from the Technical Services Officer on the feasibility of a waste separation plant on island to enable alternative waste disposal solutions to be considered in future.**

**TSO**

#### **14/2018 Any Other Business**

**Longis Road Collapsed Wall** - Concerns were raised regarding the length of time the stones from the collapsed wall have been in Longis road.

**Weather Conditions** – the Chairman requested to write a letter of thanks to everyone who worked so hard in last week's blizzards – for publication in the Journal.

**NP**

*1100 Mark Bristow & Donald Hughes joined meeting*

**15/2018 Meeting with AHA** – AHA Quarter 4 Report 2017, Waiting List, and Management Accounts for 2017 tabled and **noted**.

##### **15.1 Update on AHA at present including number on Waiting List**

It was noted that the waiting list is very flexible, with not a huge pressing demand for housing that is being offered. Currently there are 6 people on the list. There are three potential plots by the school for further development if required. **Noted.**

The interiors of 2 dwellings at Coastguards will be completed by June 2018. Butes House is gradually being upgraded.

##### **15.2 Whitegates**

AHA stated that the Whitegates site is not ideal for social housing, as is set out in the current Land Use Plan. To refurbish the existing buildings and layout would not prove value for money. To demolish the site and rebuild, is not beneficial as the site is facing onto the main highway, and there are severe planning restrictions for redevelopment in accordance to the current Land Use Plan. There are no future tenants for that site, as the priority site for redevelopment would be the three plots by the School.

The site could be split into two plots for high value, low intensity dwellings, and sold on the open property market.

It was noted that the AHA had requested that the social housing zoning on Whitegates be removed at the 2006 Land Use Plan, however, this had not been done. This zoning could be removed in 5 years' time at the next review of the Land Use Plan.

AHA advised that they wish to give back Whitegates to the States of Alderney at no cost. The Committee stated that this decision would have to be placed to the Policy & Finance Committee for approval. **Noted.**

**The Committee agreed for Guernsey Property Services to commission a survey on Whitegates, as part of the Asset Management capital budget. P&F to be kept informed.**

#### **15.4 Future of Harbour House – Overall Harbour Plan**

Harbour House is damp and is in desperate need for upgrading/rebuilding. However, the area is included within the LUP Harbour Development. AHA requires clarification from the States as to the plans for the Harbour, and whether they can make remedial repairs or look at relocating the current tenants at Harbour House to other suitable accommodation.

#### **15.5 Provision of Key Worker Housing on behalf of SoA**

It was noted that Guernsey Housing Association manage the States of Guernsey Key Worker Housing, with the SoG paying rent whether properties are occupied or not. This way there are no risks to the Guernsey Housing Association. AHA stated that they could do this for the States of Alderney, where the SoA build further Key Worker Housing, and AHA manage the properties. Possibility to discuss this option at a later date. **Noted.**

#### **15.6 Update on Partial Ownership Scheme**

There is currently only one occupant who has used the partial ownership scheme for a flat at the Butes development. **Noted.**

AHA invited the Committee to view the work at Coastguards once one of the properties are available to view. Mr Bristow to email the CE Office to arrange a visit. **Noted.**

It was noted that AHA have permission to develop 6 units at Platte Saline.

The Committee congratulated the AHA Board on their standards of housing that is being renovated/built for tenants.

#### **16/2017 For Information & Noting**

**The following reports were tabled and noted:**

- **Resolutions of Previous Meeting – as circulated via email**
- **GA Data**

**Meeting closed: 12.30pm**

**DATE OF NEXT MEETING: 27<sup>th</sup> March 2018**

**Signed: Norma Paris**

**Date: 5<sup>th</sup> March 2018**