

General Services Committee Meeting
Tuesday 16th October 2018
Anne French Room
0915 hours

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

Mrs K A Hatcher-Gaudion, Treasurer
Mrs S Pengilley-Price, Executive Officer
Mr A Bray, Technical Services Officer

Apologies: Mrs L Baines, Minute Secretary

In Attendance: Chief Executive for item 64.3; Community Youth Officer, Ms C Thomas for item 64.2 (Butes Centre); Harbour Master and Assistant Harbour Master for items 66.1 and 66.2.

64/2018 Matters Arising

64.1 Resignation of Deputy Chairman

Further to the resignation of Mr Barnes as a Member of the States of Alderney, the Committee expressed their thanks to Mr Barnes for all his support and assistance with Committee business in the role of Deputy Chairman and wished him well for the future.

64.1.1 Deputy Chairman

With the position of Deputy Chairman being vacant the members resolved that a replacement be appointed for the remaining two months of business. Mr McKinley was proposed by Mr Roberts and seconded by Mr Dean, as there were no other proposals for the role, **Mr McKinley was duly appointed as the Deputy Chairman.**

64.2 Reports from Working Groups

- **CEWG – Approval of co-opted Member.** Report from Treasury dated 11.10.2018 tabled and considered.
Committee resolved unanimously to approve the appointment of Mr A Barnes as a co-opted member onto the Connaught Extension Working Group and for him to continue to chair the Group as the General Services Representative for an interim period until the establishment of a full Project Board is considered and approved.
- **Butes Centre** – An open discussion was held as to the future use of the building and requirements of current users. Many practical points were raised and considered.
Committee resolved for this matter to be placed back on the agenda for the next meeting for further detailed discussion.

AGENDA ITEM

- **Island Hall Kitchen** – Project ongoing. **Noted.**

64.3 Nunnery

Letter from the Alderney Wildlife Trust (AWT) dated 16.10.2018 regarding the Committee's proposal that the larger flat at the Nunnery, which is currently unoccupied, should be let to a private tenant to generate income was tabled and considered. The AWT raised a number of issues including the management of the site and insurance. The alternative use of the flat as part of the hostel accommodation would yield an annual income of between £5,880 and £8,820. A residential let would yield an estimated £7,200 per annum.

The Committee also considered the wider discussion about governance and the original intention behind the 2016 business plan produced by AWT. They noted that the original 'pitch'

to the Policy and Finance Committee of the States of Alderney had been strongly focussed on the development of the ABO. They also noted that a fundamental objective is to develop a use which can make the building more sustainable and their continuing recognition that the ABO contributes not only to the building's sustainability but also the island economy. Finally the Committee viewed the inclusion of a residential tenant in the larger flat as a helpful way of having a presence around the year which would help preserve the fabric of the building.

Committee resolved unanimously to:

1. **Advertise a residential tenancy for the occupation of the larger flat for a one year period with one month notice period;**
2. **Take the necessary steps to replace the current Nunnery lease with an operating licence for the ABO/Field Centre; and**
3. **Retain overall responsibility for the building within the States of Alderney, advised by the Covenant Group.**

65/2018 Technical Services Officer Report – Report from Technical Services Officer dated October 2018 tabled and noted.

Braye Common – Noted that AEL have advised re trenching works to commence along the Lower Road (Rue de Beaumont) from 29th October which will eventually extend across the Braye Common parking area.

Car Park at rear of the Court – Advice from the Structural Engineer noted.

Committee resolved to submit a planning application for the removal of (part) of the wall and noted that precedent had been set with previous works carried out for Police access.

66/2018 Harbour and Fisheries

66.1 Harbour Summer Report - July to September – Report from the Harbour Master tabled and noted. It was also noted that certain infrastructure works need attention such as improvements to the pontoon.

The Committee resolved to bring the project forward to 2019 from 2020 in the Five Year Capital programme to enable the improvements to be made to the pontoon.

66.2 Harbour Charges - Paper entitled Reducing the Harbour Deficit from the Assistant Harbour Master tabled and considered.

The Committee resolved to approve:

- i. **The increase in local mooring fees by 10%, with effect from 1st January 2019;**
- ii. **The increase in boat storage charges to 100% from 50% of the appropriate local outer mooring charge with effect from 1st January 2019;**
- iii. **For these recommendations to be tabled at Policy and Finance for approval prior to this item being placed on the Billet D'Etat for formal resolution by the full States; and**
- iv. **To consider the remaining charges and proposals at a subsequent meeting of the Committee.**

67/2018 Recreation, Welfare and Environment

67.1 CONFIDENTIAL ITEM - Connaught Care Home Extension - See Confidential Annexure.

67.2 CONFIDENTIAL ITEM – Request from AHA re the future of the Harbour House – See Confidential Annexure.

68/2018 Roads and Transport

68.1 Alderney Police Update – Sgt James Taylor in attendance. Sgt Taylor gave an update of Police activity on Island. It was noted that 107 occurrences had been reported of which 35 were crime related of which only 6 were still under investigation – noted that this is equal to a 52% detection rate which is currently double that of the UK rate. Noted that extra activities over the holiday period had been organised by the Police to engage with the Youth of the island and

prevent anti-social behaviour. Noted that 190 fixed penalty tickets had been issued with 16 being rescinded, it was recommended that parking fee charges should be reviewed with a view to increasing the fine to prevent a perceived abuse of parking. Noted.

68.2 Victoria Street Parking – Report from Steve Roberts dated 06.10.2018 tabled and considered. The Police advised that the whole contraflow of Victoria Street and the High Street should initially be investigated as a separate issue, prior to any further parking areas being considered in the area.

The Committee resolved that, subject to landowner's permission, that provision for extra parking to be permitted outside the Farm Shop be considered.

68.3 Victoria Street Closure during Alderney Week

Views on this matter from the Police point of view were noted. It was considered that there were more reports of this initiative being a success rather than a failure possibly due to the barriers not being 'policed' on a more frequent basis. **Noted that the Committee would be mindful to repeat this practise in 2019 over the Alderney Week period.**

68.4 Butes Traffic Circulation and Car Parking – Report from Mr P Ogier, States of Guernsey, re traffic flow in the area and proposed parking layout and various plans and criteria tabled and considered.

Committee raised safety concerns with regards the various proposed schemes and wished to seek further professional advice before reaching a decision. Noted that any amendments to the current parking/traffic scheme would need to be carried out at the applicants expense. Technical Services Officer to deal.

TSO

69/2018 Breakwater and Fort Grosnez Deputy Barry Brehaut, President Committee *for* Environment and Infrastructure; Graeme Falla, Head of Project Services and Richard Nash, Director of Environment Services joined the meeting for this item only. Operational update dated 16/10/2018 and Breakwater Aims for the year and 2019 tabled and considered. The works necessary to repair damage caused by Storm Eleanor, to:

- a 50 meter outer coping section
- Inner coping; and
- The Bullnose

i.e a full season of maintenance works were all completed including the dive contract of no less than 12 weeks. The Committee were pleased to note that a positive response has been obtained to submissions to the States of Guernsey Minor Capital process for an increase in funding for a five year programme of works and biannual survey. It was reported that the detailed results of the sonar survey are being awaited and the Committee were pleased to note that additional funding is being sought for a programme of works over several years for the restoration works to the veneering of the outer face of the Breakwater – stripped off in 2011. The Committee *for* Environment and Infrastructure expressed confidence that these applications for finance would be treated as a priority, and that the resources will be available in 2019 to commence work on a strategic review of options for the future maintenance of the Breakwater as a joint project between the islands.

Fort Grosnez – It was noted that work regarding improvements to the welfare facilities has progressed at the Fort. The Committee stressed the importance of the garage currently housing a large piece of contractors' plant at the entrance of the Fort, being cleared and made available for States use and that this work was considered as urgent, to be addressed before the onset of the bad winter weather. It was noted that there was a large amount of 'scrap' to be disposed of from the Fort which would require breaking down. To assist progress with this matter States Works would provide a skip to contain such scrap material for onward disposal as part of a scrap

amnesty. Noted that discussions were ongoing with the contractors as to a plan of work to clear the site and to confirm which areas of the Fort the contractors would retain for which a market rent would be charged. **Noted**

70/2018 Any Other Business

70.1 General Services Items for Future Action - Item deferred to November meeting.

71/2018 For Information & Noting

The following report was tabled and noted:

- GA data

Meeting Closed: 2:15pm

Signed: Norma Paris

Date: 25th October 2018