

**General Services Committee Meeting
Tuesday 13th April 2021
Anne French Room
0930 hours**

**Mr B Kelly, Chairman
Ms A Burgess
Mr G McKinley
Mr S Roberts
Mr R Jenkins**

**Mrs S Pengilly-Price, Head of Government Support
Mrs L Baines, Committee Secretary
Ms S Ireland, Programme Manager (PM)
Mrs E O'Toole, Finance Manager
Mrs K Hatcher-Gaudion, Capital Projects Co-ordinator
(CPC) (left 1055)
Mr R Phelan, Estates, Environment & Infrastructure
Manager (EEIM) (left 1125)
Mr J Taylor, Harbour Master (joined 1010 left 1045)**

Apologies: Ms K Jones, Chief Executive

In Attendance:

01/2021 Minutes from previous meeting for approval – Draft minutes from March GSC meeting tabled and approved.

CE OFFICE

02/2021 Matters Arising

2.1 Water Filtration Plant – it was noted that quotes were being obtained regarding improvements to the plant.

Old Slaughter House and other States Properties – The Committee agreed for a valuation report to be completed by a Chartered Surveyor, on the following States properties – Whitegates; Old Connaught; Old Fire Station and the Old Slaughter House. Once the valuations are received, a separate Whitegates meeting is to be arranged to discuss further. **Noted.**

PM

03/2021 Capital Projects Status Report – Report incorporated within each of the Estates, Environment and Infrastructure, Harbour and Water reports as requested. **Noted.**

04/2020 Harbour & Fisheries Report – Report from Harbour Master dated April 2021 tabled and considered.

Old Harbour Crane – Expressions of Interest - As requested expressions of Interest were invited for the purchase of the old crane. This was advertised both on and off island and an advert has also been placed in the Crane Trader publication. From the local advert/notice –one expression of interest has been received who is arranging for an engineer to visit and value the crane. A UK firm has also expressed an interest which was received yesterday. When a firm offer is received in writing, it will be brought back to the Committee for consideration and decision at the **June meeting.**

Old Harbour Crane – Log of Crane Breakdown’s - As requested by the Committee the Log of crane breakdowns for the last five years were tabled and noted.

Cause	Weather		Ship tech		Crane out of service		
	Instances	Total delay	Instances	Total delay	Instances	Total delay	Ships missed
2016	3	6 days	0	0	0	0	
2017	3	3 days	0	0	1	2 days	0
2018	3	6 days	2	2 days	0	0	0
2019	2	4 days	6	10 days	2	6 days	1
2020	13	16 days	5	6 days	1	4 days	2
Totals:	24		13		4		3

It was advised that the high numbers for Ship tech in 2019 and weather in 2020 were due to the crossover of vessels from the Valiant to the Trinity.

From the evidence supplied within the log of crane breakdowns, the General Services Committee resolved to no longer look at options for a backup crane (Mr Roberts against).

Harbour Crane Storage - The new crane will need to be moved from the quay to a proposed area at Fort Grosnez to ascertain as to whether it will fit. For this to happen the existing roof will need to be removed, and some work done to allow the outriggers of the crane to be lowered when the crane is stationary. Measurements to be taken before removing the roof – Harbour Master, EEIM and Programme Manager to deal and report back to next meeting.

HARBOUR MASTER/EEIM/PM

Harbour Crane - Sand Grab - As requested by Committee prices for a new grab are being sourced. A quote from Verstegen for a new grab has been received below: -
For a 2.5 m3 Grab (same capacity as the old grab) - £20465.68 (23850.00 Euros). It was noted that this does not include delivery.

Currently there are no second hand grabs of this specification available on the market at the moment, however, this is being monitored.

The General Services Committee agreed for the Harbour Master to liaise with Alderney Shipping regarding potential contacts for a ‘nearly new’ replacement.

HARBOUR MASTER

Harbour Vessels - The Committee requested an ‘inventory’ of harbour’s vessels, their use and condition. The Harbour team is currently waiting on the availability of Mike Harris (Guernsey Harbour’s) to carry out an accredited condition survey of the vessels. Once this has been received, the Committee can then determine which vessels to keep. Noted.

Water Taxi Service - From the EOI (Expression of Interest) / Tender process two potential operators have been identified. They have adopted pricing mechanisms for the service that are different from the model used previously. The Harbour team is working with the Treasury department to assess the budgetary impact and auditability of this process. When this assessment has been carried out it is anticipated that the service will be awarded to one of the operators. A temporary service has been put into place to ensure the island can make the most out of the ‘Bailiwick Bubble’ vessel traffic.

The General Services Committee resolved to hold an adjourned GSC meeting to discuss this issue on Friday 16th April at 12 noon at the Harbour Office.

Addendum – the adjourned meeting was cancelled due to the withdrawal of the tender process for 2021 by the Harbour Authority. The States of Alderney will now be operating the Water Taxi Service for 2021. Noted.

4.1 Channel Seaways – New Office – Report from CE Office/Channel Seaways dated 6th April 2021 tabled and considered.

The existing Alderney Shipping office space at the Harbour was intended to be a temporary facility. The building has been occupied much longer than the temporary intent.

The existing facility is beyond economic repair; is not located in an ideal position for customers; has no easy access to toilet/welfare facilities; and does not comply with accessibility guidelines.

To date the Harbour Authority have not received anything back from Channel Seaways/Alderney Shipping addressing the Committee's concerns regarding traffic management of the area. It must be noted that the States cannot advise the Company on how they plan to address this issue, as being a private company using States land, they must evidence that they have thought this through and have adequate control measures in place. Once this information has been received the proposal can be tabled to the Committee. Until this information is received the Harbour Master could not sufficiently advise or give the comfort that the Committee members seek.

The General Services Committee resolved to agree for a letter to be sent to Alderney Shipping regarding the request for traffic management solutions. Harbour Master also to investigate the possible use of a voluntary national coastal watch system as a helpful resource.

HARBOUR MASTER

4.2 AHA Request – Confidential Item – See Confidential Annexure

4.3 Harbour Capital Projects Report – Report dated April 2021 tabled and noted.

The General Services Committee resolved to note the April Harbour Office Project Status Report.

05/2020 Estates Environment & Infrastructure Report incl Water Board

5.1 Water Rates Challenge – Report from States Treasury dated 7th April 2021 tabled and considered. Further to agreeing the recommendations as per the report tabled at the March meeting of the Committee, an email was received from the applicant in response to appeal those decisions.

The General Services Committee resolved to approve (Ms Burgess abstained):-

- a) **A formal apology be sent to the applicant;**
- b) **A refund for all the charges above the minimum unmetered charge, £625.09, for the whole period backdated to 1st May 2019, less the cost for the installation of a water meter (£259.85), applied as a credit to the applicant's account; and**
- c) **Note that the Head of Finance has previously been asked to review the Law and ordinance to ensure that policy and legislation are aligned by 2022.**

TREASURY

5.2 AEL Digimap Data Sharing – Report from CE Office & EEIM dated April 2021 tabled and considered. In order to assist the Water Board with updating their records to a digital format, the EEIM had been asked by the General Services Committee to request the co-operation of Alderney Electricity Ltd. As AEL and the Water Board typically use the same route for their services, AEL were asked to provide

their infrastructure plans, locations, photographs, including those in States roads and any pertinent details that may assist States Works. **The General Services Committee resolved to (Mr Jenkins abstained) request that the Chief Executive's Office investigate the matter of an agreement further with the Law Officers.**

PM

5.3 SWD Capital Projects Report – Report dated April 2021 tabled and considered.

The following items were discussed under the report:

- Connaught Extension
- Fort Doyle Sewer
- Road resurfacing – contract looking at 2022 to combine works with Guernsey to save on mobilisation costs.
- Corblets Wall – interim wall repairs commencing this week, 1 month delay due to contractor machinery issue.
- Nunnery Carriage Store – works to commence in the next 2 weeks.

The General Services Committee resolved to:-

- 1. Note the April States Works Project Status Report, and**
- 2. That timing of removal of the Nunnery sun room is to be confirmed; and**
- 3. That the lease with the ABO (regarding the sunroom) will need amending through P&F.**

5.4 Water Board Capital Projects Report – Report dated April 2021 tabled and considered.

The General Services Committee resolved to:-

- 1. Note the April Water Board Project Status Report, and**
- 2. Approve capital grant funding of £25k for Water Board Phase 16 – Section E Little Street**

CPC

06/2021 Recreation, Welfare and Environment (including States Land & Properties)

6.1 Alderney Community Woodland Action Plan 2021 – Alderney Community Woodland Action Plan 2021 Report from AWT tabled and considered.

The action plan details work to be undertaken in 2021 within the Alderney Community Woodland by the Alderney Wildlife Trust. The proposed actions within the plan are set out to meet the aims and objectives as outlined by the 2019-2023 Alderney Community Woodland Management Plan, taking into consideration the recommendations made in the 2020 Annual Review. Before submission to the General Services Committee, the report was circulated with all relevant stakeholders (Alderney Electricity Ltd, Sure telecoms, Blanchards and Alderney Golf Club) for review.

The General Services Committee resolved to approve the Alderney Community Woodland Action Plan 2021.

CE OFFICE

6.2 Fort Doyle – Request for financial assistance for maintenance – Letter from Alderney Society dated 4th April 2021 tabled and considered.

Since 2014 the Alderney Society (AS) and the Alderney Wildlife Trust (AWT) volunteers - with initially some help from the SoA - have cleared several historically important sites of brambles, soil, bracken and other weeds and routinely maintained these sites. Some require more regular maintenance than

others, particularly the Fort Tourgis batteries with their associated amenity areas. This combined effort (AS & AWT) was five or more years ago after consultation with the States of Alderney.

The General Services Committee resolved to approve:

- **A grant of £3,000 (reviewed annually) to the Alderney Society for the general ground maintenance of several heritage and amenity sites on a routine basis to be carried out by private contractors, matched by a sum of £2000 from the Alderney Society; and**
- **A sum of up to £3,000 as a one-off contribution by the GSC/SoA, to assist in supporting the work proposed to be carried out at Doyle's Battery/Resistance Nest *Dohlenfeste* (Fort Doyle) if this work is not viable through States Works Department. In addition, for a request to be made to P&F to amend the nearly expired lease with the Boxing Club, deleting the grounds of the Fort, and preparing a new lease for the Alderney Society in relation to the grounds.**

FC/TREASURY

6.3 Nunnery Grounds Marriage Request – FOR RATIFICATION

A request had been received asking if the Nunnery grounds could be used for a marriage ceremony.

The General Services Committee resolved to ratify the approval for the use of the Nunnery grounds for the marriage ceremony.

CE OFFICE

6.4 Crusher Site Lease – Report from CE Office dated 7th April 2021 tabled and considered.

A letter has been received from Paul Clark/Waterscape Developments requesting to sublet certain units at the Crusher Site in buildings A (3 units) and B (2 units) to Pommier Renewables Limited.

The General Services Committee resolved to approve (Mr Kelly abstained) that consent be given for Mr Clark/Waterscape Developments to sublet 5 units in total at the Crusher Site to Pommier Renewables Limited.

CE OFFICE

6.5 Lease Update - Campsite – Report from CE Office dated April 2021 tabled and considered.

A meeting had recently been held with the current Campsite warden at the request of the Economic Development Committee, to ascertain plans for the future and whether any assistance or support would be required for the business this year in particular. The Campsite warden advised that they would be happy to run the campsite for a further two years but that they would like to withdraw after that period of time for personal reasons.

The General Services Committee resolved to approve a two year lease to be awarded to the current Campsite warden at a 50% reduction on rent for the first year (to be paid at the end of the season), with the rent to be reviewed at the end of this season for the following year on production of business accounts.

CE OFFICE/TREASURY

6.6 Adverse Interest – FOR RATIFICATION – Report from CE Office dated April 2021 tabled and noted.

In accordance with an agreement dated 7th April 1967 registered as an Adverse Interest, the property has to be offered in the first instance, to the States of Alderney.

The General Services Committee resolved to ratify the approval for the cancellation of the Adverse Interest registered against the property in its entirety.

6.7 Blanchards Land Lease Request – Report from CE Office dated April 2021 tabled and considered. Blanchard Building Supplies Ltd have requested to purchase or lease of a section of land. The land in question adjoins and sits east of their current outside sales area at their Blanchard outlet on Newtown Road.

The General Services Committee resolved to approve in principle the lease of a section of land (AY1950) to Alderney Gravel Co Ltd, trading as Blanchard, subject to BDCC approval.

BDCC

07/2021 Roads and Transport

7.1 BDCC Item – AY1374 – Report from Planning Officer dated April 2021 tabled and considered.

The Committee discussed the application to demolish an existing bungalow, erect two new dwellings and create new vehicle access across the pavement at Longis Road.

The General Services Committee resolved to approve (Ms Burgess abstained) the creation of pavement crossings to the two proposed off-road parking bays, subject to parking restrictions (yellow lines) for road safety.

BDCC

08/2021 Any Other Business

Alderney Bird Observatory Update – This item was withdrawn from the agenda, and to be transferred to the next Policy & Finance Committee. Noted.

Gas Safe Fitter – the Committee were advised that there is currently no registered qualified gas safe fitter on island. Under the current Bailiwick law a plumber does not need to be gas safe qualified, but competent to work on gas appliances. Other jurisdictions within the British Isles who have the same issue to be confirmed.

The General Services Committee agreed for the EEIM to contact all local plumbers to gain an idea of who would be interested in carrying out this service, and review possible options.

EEIM

Quay FM Store at Fort Albert – For Ratification – The General Services Committee resolved to ratify the approval for Quay FM to formally rent the store room at Fort Albert at a peppercorn rent.

CE OFFICE

Meeting Closed: 12.10pm

Signed: Boyd Kelly

Date: April 2021