

General Services Committee Meeting
Tuesday 11th May 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 K Hatcher-Gaudion, Capital Projects Co-ordinator (CPC)
Mr R Phelan, Estates, Environment & Infrastructure Manager (EEIM)
Mr J Taylor, Harbour Master (left 0955)

Apologies: Ms K Jones, Chief Executive; Mrs E O'Toole, Finance Manager

In Attendance:

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

CE OFFICE

02/2021 Matters Arising

Fort Doyle – Request for financial assistance for maintenance - The Committee were advised that this was being discussed at the Finance Committee meeting this afternoon. **Noted.**

03/2021 Harbour & Fisheries

3.1 Harbour Report - Report from Harbour Master dated May 2021 tabled and considered.

Alderney Shipping – The regular vessel MV Trinity has carried out the scheduled lifeline cargo service – however there have been delays to this service due to high winds, and adverse weather. **Noted.**

Harbour Crane Storage - Programme Manager has received quotes for the removal of the shed roof. It was noted that this work will commence in 2/3 weeks' time. Once this has been completed and the area made safe, the crane will be moved to site to test its suitability due to the ramp and cattle grid. **Noted.**

Non Bailiwick vessels – Category 2 travel - It is proposed that from 14th May, vessels departing from a Category 2 country or region will be able to enter Braye Harbour. For the protection of the island community, a plan has been put in place to ensure the harbour can manage this process. A local welcome team has been recruited and will be trained in time to carry out this function. It was noted that communications have been led by the States of Guernsey External relations team which has been sent to all marinas on the south coast. **Noted.**

Coast Watch – Alderney – The Harbour Master has contacted the UK National Coastwatch Institution to enquire about their training and selection process.

The Committee agreed for a similar system to be put in place on island (modified accordingly to suit Alderney) with expressions of interest to be advertised. This assistance would be from 10pm to 8am. Harbour Master to look at a rota system that will assist the harbour watch team.

HARBOUR MASTER

Fisheries – Update - Royal Navy ships had been sent to the waters around Jersey, by the UK government, to "monitor the situation" where approx. 60 French and Jersey boats were protesting over Brexit fishing rights. French authorities also sent two navy vessels to stay in French waters and be nearby for the fishermen's safety. There is a dispute over the Bay of Granville fisheries agreement ending and a licensing process being put in its place.

This agreement does not include Guernsey, Alderney or Sark, intelligence suggests that the current dispute will not affect Alderney's landings in France. This primarily is due to the strong relationship between Alderney's fishing fleet and the local port. **Noted.**

Alderney Coastguard & RNLI – A tow was established for a 100 tonne foreign vessel on Saturday 8th May which had lost navigation equipment and steering. **Noted.**

3.2 Harbour Capital Projects Report – Report dated May 2021 tabled and considered.

The General Services Committee resolved to note the May 2021 Harbour Office Capital Projects Report.

3.3 Shipping Regulations – Tonnage & SOLAS – FOR RATIFICATION – Report from Chief Executive Office dated 6th May 2021 tabled and considered.

The Committee noted that these regulations, which will have effect throughout the Bailiwick of Guernsey once made, implement the International Convention for the Safety of Life at Sea, 1974 (SOLAS) Chapter V (Safety of Navigation). Most of the SOLAS Convention applies to large commercial ships, but parts of Chapter V also apply to small, privately owned pleasure craft and fishing vessels. The Tonnage Convention regulations are uncontroversial regulations, which update some references in the main Merchant Shipping (Tonnage) (Bailiwick of Guernsey) Regulations, 2009 and make the reference to the Tonnage convention itself ambulatory ("as amended from time to time").

The General Services Committee resolved to ratify the approval of:

- **The Merchant Shipping (Tonnage) (Amendment) (Bailiwick of Guernsey) Regulations, 2021**
- **The Merchant Shipping (Safety of Navigation) (Bailiwick of Guernsey) Regulations, 2021**
- **SOLAS CHAPTER V REGULATIONS**

3.4 Notes from the Harbour Users Group – Notes tabled and **noted.**

The Chairman expressed his gratitude for the attendance at the Harbour Users Group meeting. Mr McKinley and Mr Roberts requested to be invited to the next meeting.

It was noted that a further meeting with the Harbour Master, the Chairman and Alderney Shipping is organised for Friday 14th May. **Noted.**

3.5 Any Other Business – Harbour

IMO Audit in Guernsey – Scheduled for September. The Harbour Master is meeting with the Guernsey Harbour Master on a weekly basis. Further update for July meeting.

JULY AGENDA ITEM

Breakwater

The Committee were advised that a Health & Safety notice had been served on the Breakwater crane, and a second visit is due this Friday to re assess. **Noted.**

04/2021 Estates Environment & Infrastructure incl Water Board

4.1 SWD Capital Projects Report – Report dated May 2021 tabled and considered.

Road Resurfacing - Continuing conversations with States of Guernsey, who are including Alderney in the road conditioning surveys (subject to agreed costs and timeframe), when organising a tender for suitably qualified contractors. The survey will identify road priorities, depreciation of assets and future planning of investment.

Ronez have advised that the old asphalt plant near the Arsenal on Alderney is not suitable for use or repair. The question has been asked regarding disposal, asbestos and recoup of any costs.

The Committee agreed for a further update at the next meeting, and requested for the old Ronez plant to be removed as it is no longer repairable. Programme Manager to contact land owner for permission for Ronez to dismantle and remove the plant.

PM

The General Services Committee resolved to request clarification from P&F regarding the status of the pending Airport Runway Rehabilitation works.

GSC CHAIRMAN

Coastal Defences / Sea Defences - There is a further delay to interim works at Corblets wall, the contractor has advised that they will be able to undertake the works in the coming weeks following the Water Board project.

Sewage – A property situated at Les Rochers has requested a foul water connection to the main drain in Longis Road. In order to access the drain from the property a new 110mm foul water pipe would have to be laid through the centre of Longis Cemetery at a distance of 157 metres. The estimated costs of the works is £8.5k and will only serve one property.

The General Services Committee resolved that they are not happy for disturbance of the nearby cemetery, and that the resident be advised accordingly.

The General Services Committee resolved:-

- 1. To note the May States Works Capital Project Report;**
- 2. To approve preliminary costs of £20k in respect of the road resurfacing capital project; and**
- 3. That they are not happy for disturbance of the nearby cemetery regarding the Les Rochers sewage request, and that the resident be advised accordingly.**

CPC

4.2 Water Board Capital Projects Report – Report dated May 2021 tabled and considered.

Standby Filtration Plant – Phase 14 - Project no longer considered as a priority for two main reasons, legislation changes to drinking water levels and current plant performing well and no concerns that it is near end of serviceable life. 60 new lumens (membranes) have been ordered for the current plant which is sufficient to renew one of the two units entirely and should not require replacing for 7 years, thereby giving the current plant additional capacity.

Housing for the filtration plant – it was advised that the EEIM is awaiting on quotes – **proposal to be brought to the September GSC meeting.**

EEIM

PFOS - The UK Drinking Water Inspectorate (DWI) has now published new drinking water guideline values for both PFOS and PFOA. The EEIM is awaiting advice from 'ARCADIS' who are employed by the States of Guernsey to assist and advise on how best to manage the situation.

AGENDA ITEM

The General Services Committee resolved to note the May 2021 Water Board Capital Projects Report.

4.3 Sewerage Network – Island Wide – Report from EEIM dated April 2021 tabled and considered.

The Committee were advised that given the lack of data on environmental damage that the existing sewerage system may be causing, efforts should be made to undertake research to establish the extent of discharging raw untreated, unscreened water in the sea. There is undoubtedly non-biodegradable material entering the sea, but it is not known how much and should undertake monitoring, prior to investigating screening options.

The proposed 'Improving our environment / plastic free campaign' should be continued and expanded to the commercial sector such as hospitality, care homes, hospital, school, offices, retail outlets where notices can be put in their toilets/bathrooms/kitchens. It was noted that the Plastic Working Group is still current, and do meet to discuss these issues.

The General Services Committee resolved to note the report.

AGENDA ITEM

4.4 Sewerage Network – Mouriaux to Platte Saline (incl Petit Val) – Report from Programme Manager dated May 2021 tabled and considered.

It was noted that the history of this programme of works has been a stop-start nature and due to various reasons; including influence and co-ordination of other SoA and external party projects (i.e AEL trench sharing), change in States Members and Civil Staff, reprioritisation of projects and funds (i.e Pandemic) etc. These deliverable risk factors will always be there and may continue despite the programme being fully mapped out previously. The Committee discussed the option of completing the works in incremental steps, as a phased approach. It was noted that the individual properties will be responsible to connect themselves to the new drainage system, and that the emptying of cesspits is currently a loss making service to the States of Alderney.

The General Services Committee resolved to:

- 1. Note the report, and**
- 2. Requested a further report on the funding required for the completion of phase 1 to be tabled at the July meeting.**

PM

4.5 Whitegates – Report from Programme Manager dated April 2021 tabled and considered.

Whitegates originally consisted of four properties on the north side of the road and five properties plus separate Cottage on the south side. The north side properties were demolished in 2010 due to their inhabitable state and uneconomical to repair.

A report commissioned by States of Alderney in 2008, concluded with the opinion to demolish Units 1 to 8 Whitegates as being the most economical solution and also identifies Whitegates Cottage being in poor order and should be integrated into the redevelopment of the whole of Whitegates. Asbestos is also present in the remaining building, which was identified in a demolition asbestos report July 2013.

In relation to all of the States of Alderney property assets GSC are asked to consider an asset

management strategy and policy to aide management and decision making process as to whether buy, sell, keep or lease property assets (including buildings, forts, bunkers).
Any sale of any States of Alderney property assets will need approval from the Full States.

The General Services Committee resolved to:

- 1. Note the report; and**
- 2. Subject to the review of the financial rules, agreed for the sale of both the north and south plots as one lot by sealed intentional tenders, (Mr Roberts and Mr Jenkins against), excluding the cottage, and that this be recommended to the Policy & Finance Committee for consideration.**

PM/P&F

4.6 Slaughterhouse, Old Fire Station, Old Connaught – Report from Programme Manager dated May 2021 tabled and considered.

The Committee were advised that the Slaughterhouse at the Corvee is currently classified as additional mortuary space, and current inflation rate means value is now £39,748.82; the Old Connaught is unoccupied and has recently been made wind and water tight, but is not habitable due to various internal structures as well as aspects such as mould spores and legionella testing; and the Old Fire Station is also unoccupied and has recently been made wind and water tight.

In relation to all of the States of Alderney property assets GSC are asked to consider an asset management strategy and policy to aide management and decision making process as to whether buy, sell, keep or lease property assets (including buildings, forts, bunkers).

Any sale of any States of Alderney property assets will need approval from the Full States.

The General Services Committee resolved to:

- 1. Request Finance Committee to review the financial rules, and amended accordingly so that finances can be ring-fenced for certain projects;**
- 2. Recommend to P&F the sale of the Slaughterhouse to the applicant for £30k. Letter from CE Office to be sent to the applicant regarding the proposal; and**
- 3. Market the Old Fire Station and Old Connaught both as one lot and individually, for sealed tender bids (with a reserve) to include the developer's proposal, and timeframe of works.**

PM/P&F

4.7 BDCC Request – AY1374 – FOR RATIFICATION – Report from Chief Executive Office dated 6th May 2021 tabled and considered.

Further to the BDCC request that was approved at the April meeting, a new vehicle access across footpath was also requested.

The Committee advised via email that they were happy to approve the new vehicle access as requested.

The new vehicle route would provide adequate access for emergency services vehicles.

The General Services Committee resolved to ratify the approval (Ms Burgess abstained) of the new vehicle access across the footpath.

BDCC

4.8 Mainbrayce Request – New Café – Report from Chief Executive Office dated 6th May 2021 tabled and considered.

Mainbrayce is asking for a 'change-of-use' to their Mainbrayce premises in the inner harbour to allow for an upstairs café.

Within the current lease it states that:

2.(e) not to use the demised premises for any other purpose than the purpose of an establishment of a Ships Chandler and Marine Services Business, fuel service for boats and for persons using the Harbour of Alderney.

Therefore if the Committee agree to approve the change of use in principle, subject to BDCC approval; an amendment to the lease will be required to reflect this change.

The General Services Committee resolved to approve the change of use in principle, subject to BDCC approval; and that an amendment to the lease will be required to reflect this change.

BDCC/CE OFFICE

4.9 Alderney Gravel Co Land Rent & Royalties – Report from Chief Executive Office dated 6th May 2021 tabled and considered.

Alderney Gravel Co Ltd (the Company) currently hold a lease and gravel extraction agreement with the States of Alderney for the area of land at Platte Saline. This agreement expires on the 30th June 2021.

The General Services Committee resolved to approve the issue of a further lease for 1 year to Alderney Gravel Co Ltd, and for the Finance Committee to review the rent and royalty extraction rate for 2021.

CE OFFICE/FC

4.10 Alderney Museum – New Lease – Report from Chief Executive Office dated 6th May 2021 tabled and considered.

The Alderney Society currently holds a 25 year lease with the States of Alderney for the Museum and surrounding land. This lease expired on the 2nd April 2021.

The General Services Committee resolved to:-

- **Agree to granting a new Lease to the Alderney Society for the Museum and surrounding land; and**
- **That the rent be set at £25 per annum for a term of 20 years.**

CE OFFICE

4.11 Corblets Quarry Fishing Platforms Lease - Report from Chief Executive Office dated 6th May 2021 tabled and considered.

An applicant currently holds a lease with the States of Alderney for the area of land and fishing platforms at Corblets Quarry. This agreement expires on the 9th May 2021.

The General Services Committee resolved to:-

- **Approve the issue of a further lease to Mr Jonathon Gates; and**
- **For the Finance Committee to review the rent for the term of the lease/agreement.**

CE OFFICE/FC

4.12 Trinity House Store Lease – Report from Chief Executive Office dated 6th May 2021 tabled and considered.

An applicant currently holds a one year lease with the States of Alderney for the Trinity House Store for his fish business. This lease expires on the 31st May 2021.

The General Services Committee is asked to:-

- a) Agree to grant a new Lease to Mr McAllister for the Trinity House Store for his fish business;
- b) For the Finance Committee to set an appropriate rent for the Trinity House Store; and
- c) Consider any recommendations by the Harbourmaster in 12 months' time following his review.

CE OFFICE/FC

05/2021 Civil Weddings – States Permission – Draft application form tabled and approved.

The General Services Committee agreed the following policy:

- Licence Requests for Marriage Ceremonies on States Land are to be authorised by the Chief Executive Office as an operational matter.

CE OFFICE

06/2021 Any Other Business

Skate Park – The Committee were advised that a potential sound barrier would cost in the region of £8500 to install, however this may not resolve the issue, therefore further investigation is warranted. In the meantime additional action has been taken to reduce the potential disturbance. **Noted.**

Road Markings – it was requested for 'slow' road markings to be placed in Church Street outside the Pre Studio. **EEIM to deal.**

EEIM

Marina Update – The Committee agreed for a letter from GSC be sent to P&F requesting an update on the Marina development, and to include a potential meeting/presentation from the developers.

GSC CHAIRMAN

Route de Souffrance – The Committee noted a verbal update from Mr Roberts on the issue.

Mr Roberts advised that he is still in dialogue with the Law Officers and the Greffier, and that he is concerned if an accident was to happen in the specific area, that there would be issues with emergency services access.

Mr Kelly and Mr Jenkins declared an interest regarding the specific land issue. **Noted.**

Meeting Closed: 12.30pm

Signed: Boyd Kelly

Date: May 2021