



OFFICIAL REPORT

OF THE

STATES OF THE

ISLAND OF ALDERNEY

HANSARD

The Court House, Alderney, Wednesday, 23rd June 2021

*All published Official Reports can be found on the
official States of Alderney website www.alderney.gov.gg*

Volume 9, No. 7

Present:

Mr William Tate, President

Members

Mr Bill Abel

Ms Annie Burgess

Mr Ian Carter

Mr Kevin Gentle

Mr Christian Harris

Mr Rhys Jenkins

Mr Boyd Kelly

Mr Graham McKinley, OBE

Mr Steve Roberts

Mr Alexander Snowdon

The Greffier of the Court

Mr David Knight

Business transacted

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States of Alderney

*The States met at 2.30 p.m. in the presence of
Lieutenant G T Workman RN (Rtd), a representative of
His Excellency the Lieutenant-Governor of the Bailiwick of Guernsey*

[THE PRESIDENT *in the Chair*]

PRAYERS

The Greffier

ROLL CALL

The Greffier

His Excellency the Lieutenant-Governor unable to attend the Meeting

The President: Well, the keen-eyed amongst us will have noticed that sitting to my right is Mr Workman, who, as we all know, is His Excellency's representative in Alderney, so it will therefore come as no surprise if I tell you that, regrettably, His Excellency and Lady Corder have not been able to arrive on the Island in time for this afternoon's Meeting.

Now, we have been nervously looking at the weather forecasts during the earlier part of this week, but we were supremely confident that with the weather forecast as it was they would have arrived on schedule at 1.20, but if we have learnt anything over the last year and a half, it is that things can change very quickly, and unfortunately they were advised that the aircraft was required for another purpose, and as a consequence of which, it is now scheduled to leave at three, but that again is by no means clear. However, as we have an investiture at 5.30 this afternoon by His Excellency, then they are going to move heaven and earth to get him here in time for that.

So it is a great shame that he was not able to attend, but it is always a pleasure to see Mr Workman.

Convenor's Report of the People's Meeting held on 23rd June 2021

The President: So I think now, having given that explanation, we can move forward to the business of the day, and I think we can start, Mr Harris, because you were the Convenor of the People's Meeting, by telling us who was present at that meeting.

Mr Harris: Thank you, sir, fellow Members.

The Convenor was myself. I was assisted by the Chief Executive and the Finance Manager. There were six States Members in attendance excluding the Convenor. The President himself was in attendance. There were five members of the public, four members of the press, and apologies were received from Ms Burgess, Mr Roberts and Mr Snowdon. Thank you.

The President: Thank you, Mr Harris.

Billet d'État for Wednesday, 23rd June 2021

I. Emergency Powers (Coronavirus) (General Provision) (Bailiwick of Guernsey) (No.6) Regulations, 2021 – Not annulled

Item I.

The States of Alderney is asked not to annul "The Emergency Powers (Coronavirus) (General Provision) (Bailiwick of Guernsey) (No.6) Regulations, 2021".

The President: Mr Greffier, Item I, please.

30 **The Greffier:** Item I, sir, is the Emergency Powers (Coronavirus) (General Provision) (Bailiwick of Guernsey) (No.6) Regulations, 2021. The States of Alderney is asked not to annul the Emergency Powers (Coronavirus) (General Provision) (Bailiwick of Guernsey) (No.6) Regulations, 2021. Proposed by Mr Abel, seconded by Mr Snowdon.

35 **The President:** Thank you very much indeed.
Mr Harris, did any member of the community want to speak about this Item?

40 **Mr Harris:** There was a question from a member of the public, and it was advised that testing facilities are in place at the Harbour and the Airport, as per the current requirements for testing on arrival from the UK.
Thank you.

The President: Thank you very much indeed.
Mr Abel.

45 **Mr Abel:** Thank you, sir.
Mr President, colleagues, these Regulations are emergency Regulations made by the Civil Contingencies Authority under Part 3 of the Civil Contingencies (Bailiwick of Guernsey) Law, 2012. They are made on the occurrence of an emergency, within the meaning of the Law in the Bailiwick, arising from the urgent need to prevent, control and mitigate the spread of the virus
50 Severe Acute Respiratory Syndrome Coronavirus 2 and the disease caused thereby, COVID-19. These Regulations revoke and re-enact, with minor modifications, regulations previously made by the Civil Contingencies Authority in respect of the coronavirus pandemic and came into force on 21st May 2021 and shall have temporary effect only in accordance with the provisions of section 16 of the Law.

55 For Part I of these Regulations, screening, assessment and powers to detain, these regulations generally apply when access to the Bailiwick is restricted and isolation and testing is a requirement of persons travelling to the Bailiwick.

Regulation 4 gives effect to Schedule 2 as regards critical worker status, testing and isolation.

60 Regulation 5 gives effect to Schedule 2 with respect to Categories 2 and 3 countries and regions in testing and isolation. This Part also provides that a person 12 years or over who chooses not to take the test on arrival will have to isolate for 21 days, or a person who does undergo these tests on arrival will have to self-isolate until receipt of a negative result for the day 13 test.

65 Part II: 'Miscellaneous and final'. Regulation 18 sets out modifications to be made to the mental health legislation and procedures for the Mental Health Review Tribunal.

Regulation 19 provides deemed variance for Employment Permits, and modifications to population management law.

For further details on these items, these are covered in the supporting documents forming part of the Billet and on the Government .gg website.

70 Mr President, I would like to propose that the States of Alderney is asked not to annul the Emergency Powers (Coronavirus) (General Provision) (Bailiwick of Guernsey) (No.6) Regulations, 2021.

Thank you.

75 **The President:** Thank you, Mr Abel.
Mr Snowdon.

Mr Snowdon: Happy to second, sir, and reserve my right to speak, if that is okay.
Thank you.

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The President: Yes, thank you. Would anybody like to speak on this Item?

Mr Snowdon: Nothing further to add, thank you.

85 **The President:** Mr Roberts.

Mr Roberts: I would just like to support all the work that this team is doing.

The President: Thank you very much indeed.

90 Well, that being the case, I am assuming then we can say that this passes.
Thank you very much indeed.

**II. Emergency Powers (Coronavirus) (Vaccine) (Limitation of Liability) (No.6)
(Bailiwick of Guernsey) Regulations, 2021 –
Not annulled**

Item II.

The States of Alderney is asked not to annul "The Emergency Powers (Coronavirus) (Vaccine) (Limitation of Liability) (No.6) (Bailiwick of Guernsey) (Regulations, 2021".

95 **The Greffier:** Item II then, Mr President, Emergency Powers (Coronavirus) (Vaccine) (Limitation of Liability) (No.6) (Bailiwick of Guernsey) Regulations, 2021. The States of Alderney is asked not to annul these emergency powers, namely the Emergency Powers (Coronavirus) (Vaccine) (Limitation of Liability) (No.6) (Bailiwick of Guernsey) Regulations, 2021. They are proposed by Mr Abel, seconded by Mr Snowdon.

The President: Thank you very much indeed.
Mr Harris, anything from the People's Meeting?

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Mr Harris: Yes, thank you, sir, colleagues.

It was confirmed that these Regulations cover up to 21st June where new Regulations will be introduced, which will be No. 7. These will cover up to 1st July. The next set of Regulations will be reviewed and approved by the CCA this week. Thank you.

105 **The President:** Thank you very much indeed.
Mr Abel.

Mr Abel: Thank you, Mr President.

110 Mr President and colleagues, these Regulations are emergency Regulations made by the Civil Contingencies Authority under Part 3 of the Civil Contingencies (Bailiwick of Guernsey) Law, 2012.

115 These Regulations revoke and replace the Emergency Powers (Coronavirus) (Vaccine) (Limitation of Liability) (No.5) (Bailiwick of Guernsey) Regulations, 2021. These Regulations came into force on 21st May and shall have temporary effect only in accordance with the provisions of section 16 of the Law. These Regulations apply where a vaccine against coronavirus has been temporarily authorised and will limit the aggregate amount of damages and cost that may be awarded.

Further details are covered in the supporting documents forming part of the Billet and on the Guernsey gov.gg website.

120 Mr President, I would like to propose that the States of Alderney is asked not to annul the Emergency Powers (Coronavirus) (Vaccine) (Limitation of Liability) (No.6) (Bailiwick of Guernsey) Regulations, 2021.

Thank you.

125 **The President:** Thank you.
Mr Snowdon.

Mr Snowdon: I am happy to second, sir, and nothing further to add.
Thank you.

130 **The President:** Thank you very much indeed.

Does anybody else wish to add anything on this Item? Then again, we can say that this Item is passed.

III. Audited Accounts 2020 – Proposition approved

Item III.

The States of Alderney is asked to approve:

(a) The States of Alderney 2020 Accounts, and

(b) The States of Alderney Water Board 2020 Financial Statements.

135 **The Greffier:** We can now move to Item III, please, Mr President, that is the Audited Accounts for 2020. The States of Alderney is asked to approve: (a) the States of Alderney 2020 Accounts; and (b) the States of Alderney Water Board 2020 Financial Statements. Proposed by Mr Abel, seconded by Mr Harris.

140 **The President:** Thank you.
People's Meeting, Mr Harris?

Mr Harris: Thank you, sir, colleagues.

145 The following comments were made on this Item. Coins in circulation: a comment was made that a note needs to be added to the accounts to make it clear that the coins in circulation relate solely to those under the old contracts. The person had raised it with the States' previous

auditor last year. The Convenor replies that he will speak to his colleagues to review what could be added to provide clarity in this regard.

150 Comment on the Economic Development Reserve Fund: a comment was made that other headings should be included under the admin/consultant costs heading, including the review of the financial relationship, transport strategy advice, and 'Fort Tourgis - due diligence/consultancy etc', as the actual consultancy costs were likely to be higher. It was advised that a review of the Economic Development Reserve Fund is currently being conducted.

155 Stamps and coins: it was queried why the profits could not be shown as individual figures instead of the combined figure together. It was advised that in recent years a new layout had been adopted for the accounts, however the comment was noted and it will be considered as part of any future changes to accounts presentation.

Ramsar: it was noted that this should be listed as a Government project, rather than a grant to the Alderney Wildlife Trust, as the funding was used to fulfil States obligations and the Alderney Wildlife Trust were not necessarily the only party receiving funding.

160 Thank you.

The President: Thank you, Mr Harris.
Mr Abel.

165 **Mr Abel:** Thank you.

Mr President, colleagues, the States of Alderney Accounts and the Financial Statements of the States of Alderney Water Board include breakdowns of the income and expenditure, comparisons to the revised budget and 2019 actual expenditures and also provide further details in terms of the accounts for 2020. These accounts have been audited by Grant Thornton, who report that in their opinion they are prepared in all material respect in the required accounting policies, and have not qualified their audit of the accounts.

170 Mr President, looking at the States of Alderney Revenue Account, in summary, although 2020 has not been an easy year due to the impact of the coronavirus pandemic, I am pleased to report there has been a surplus at year end of some £177,000. The Building and Development Control Committee overall shows net-cost increase of some £6,000 for the year in comparison with 2019. This was in part due to higher staff costs and less planning income due to the impact of the COVID-19 lockdown.

175 General Services Committee: this has continued to deliver the wide range of public services covered within its mandate. Overall, it shows a net cost decrease of some £64,000 for the year in comparison to 2019. Costs were well contained, with the exception of the Harbour, where costs increased by some £128,000 due to a significant loss in income due to lockdown travel restrictions and the closing of the Bailiwick borders in 2020 due to COVID-19.

180 Policy and Finance Committee overall shows net cost decrease of some £38,000 for the year in comparison to 2019. Overall costs were contained due to the pandemic restrictions, with the exception of increased staff cost. Grants overall decreased significantly by some £116,000, namely due to no allocations required for the Alderney Commission for Renewable Energy (ACRE) or for the Alderney Ambulance Service in 2020.

185 In terms of the total of the other income, overall this shows a net cost increase of some £33,000 for the year in comparison to 2019, mainly from increased property transfer duties offset by decreases in other operating incomes due to the pandemic.

190 The States of Alderney Capital Account: overall, the capital expenditure amounted to some £1.34 million, versus £1.23 million in 2019, an increase of some £306,000 with increased expenditure focusing on the Connaught extension. Sources of funding decreased by some £166,000 and were at some £1.25 million for 2020 due to reduced licensing fees from the Alderney Gambling Control Commission.

195 With regard to the Water Board, the Revenue Account is showing a surplus for the year of some £118,000, in comparison to a surplus for 2019 of some £34,000. The increase in income of

approximately £40,000 in relation to 2019 is a result of the 2020 increase in rates of some 5%. Expenditure of the year was £627,000, in comparison to £672,000 for the previous year. This is a reduction in cost of some £55,000 and achieved in light of the COVID pandemic requiring reprioritisation of workstreams and the identification of areas where savings could safely and appropriately be made. However, due to the nature of the services being provided by the Water Board, it should be noted that the COVID-19 had a relatively minor effect on the overall operations of the Water Board.

On the Capital Account for the Water Board, the General Reserve is healthy, at some £867,000. This represents the cumulative revenue surplus from previous years. A review of reserves and balance is being undertaken during 2021 and this should result in greater clarity on the rationale for the reserves and in future disclosures.

With regard to the States of Alderney Pension Scheme 1982, the deficit on the States of Alderney Public Employee Pension Scheme 1982, a defined benefits scheme, has been the largest liability of the States for several years. The value of the funds under management in the Scheme increased from £6.3 million at the end of 2019 to some £6.9 million at the end of 2020. At the end of 2020, the Actuarial Report shows that the pension scheme deficit has increased from some £5.4 million to £6.3 million at the end of 2020. Although the discount rate assumptions prescribed by accounting standards reflect a conservative approach, the funds' growth rates have historically done better, and if continuing, the overall deficit should decrease. However, further options to reduce the deficit are being considered by the trustees in 2021.

In conclusion, Mr President, the COVID-19 lockdown and related restrictions had a significant impact on the Island, and considering the difficulties faced in 2020, the achievement of a surplus of £177,000 reflects the efforts of staff to contain cost, the lower levels of grant application approvals, and increases in income, mainly from increased property sales. Capital expenditure was higher than in 2019, but well below the forecast for 2020, mainly due to delays to capital projects and purchases. Capital infrastructure projects will continue to be the focus in coming years.

The erosion of Alderney Gambling Control Commission income continues to be a concern, with the 2020 level of £1.25 million being some £166,000 below the 2019 level of some £1.41 million. Discussions continue with AGCC; however the market conditions toward the end of 2020 were not encouraging when considering the 2021 budget. At a recent meeting with the Alderney Gambling Control Commission, we are encouraged that our significant reputation is resulting in increased licence uptake, due to reputational impacts in other jurisdictions around the globe, and AGCC project that revenues in coming years may increase and reach past levels, which is encouraging.

Our fiscal union with Guernsey is now more valuable and important than ever and we are fortunate for the support of our businesses and the furlough and other schemes put in place during the lockdown and continuing COVID-19 restrictions. Staycation visits from new and old friends from the Bailiwick have been a significant impact on our economy in the last year, and they are to be thanked, and will always be welcome.

Challenges for 2021 are related to the continued COVID-19 pandemic and how the 'new normal' associated with an endemic COVID-19 situation continues to impact on the economy, travel to the Island, and the recovery of our tourism and other business in the second half of 2021, as the Bailiwick border restrictions are reduced.

Our focus for 2021 will continue to be on transport links, refurbishment of our runway, completion of the infrastructure projects, attracting families and businesses to the Island, and other economic development initiatives to offset reducing revenue and grow our economy.

All our staff are to be thanked for their hard work and resilience in facing and handling the difficulties imposed by the COVID-19 lockdown and restrictions. Without their efforts service levels for the community would have been severely limited. Our Treasury team are also to be thanked for their hard work over the year and in particularly preparing these accounts.

250 Mr President, this report is a summary of the Policy and Finance Committee Chairman's Report and further details are covered in the supporting documents and account documentation forming part of the Billet and on the States of Alderney website.

Mr President, in accordance with section 61(5) of the Government of Alderney Law, 2004, as amended, together with the mandate of the Policy and Finance Committee, I would like to propose that the States of Alderney is asked to approve the States of Alderney 2020 Accounts, and the States of Alderney Water Board 2020 Financial Statements.

Thank you.

The President: Thank you.

Mr Harris.

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Mr Harris: Thank you, sir, colleagues. I will reserve my right to speak, for the time being.

The President: Thank you. I am looking – does anybody wish to speak on this Item?

Mr Snowdon.

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Mr Snowdon: Thank you, Mr President – I thought I was going to go a bit later, but anyway.

Thank you to Mr Abel for that very detailed report and submitting this. A few observations I would just like to point out, if that is okay.

270 Looking at the Harbour 2020 costs, total costs were £454,000, income was £238,000, losses £216,000, and then if we note 2019, total income was £449,000, income was £361,000 with losses £88,000. I understand you are basically saying COVID has had an impact, which I accept, however, I think ... and I am not complaining, but we just need to take into consideration in 2020 we did have the free water taxi, free moorings and free boatlift, and there may be an estimate that this may have cost around £100,000 to do, which is a lot of money if that is the case. So I just think we have got to be cautious that if we do these things in the future to make sure they go through the Finance Committee so they can make a recommendation if it is going to change the budget going forward, and the impact.

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I also note – though it was not on here, but I thank Treasury for giving me the details about the 2020 – the pontoon maintenance was £8,300. Now, if that money has gone out on the pontoon for maintenance, I would have hoped whoever did the maintenance – and I am sure they did a very good job – that any issues with it would have been highlighted at the time. So I am just a little bit concerned the situation that we are currently in with the pontoon that maybe more money should have been spent, or a new pontoon, or a fixed pontoon or something that is floating should have maybe been worked out at that time, rather than the situation that we are in at the moment.

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Then I turn to the Old Connaught repairs, which is nearly £45,000. So my understanding is, I have not really asked for an update for quite some time about the Old Connaught, but I do understand the resolutions that have come out about it, the old General Services Committee – and Committees can change resolutions, absolutely. That is what you are there for, that is what we are elected to do. But my understanding was that Mr Dean, former States Member, and Ms Burgess were tasked to gather a working group to try and set up and explore a community hub for that facility. I do not know if that has actually got anywhere and if that is why the £45,000 was spent on that facility to look at moving that forward.

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I am just a little bit concerned that we may be ditching that property now, and I would like to just state a couple of reasons why I am concerned and why I would like the outcome of that community hub thing was an option or was not an option, because when we have places like the Alderney Mind Centre, which is providing a very good facility to the Island with a lot of people going there, and that is a fantastic amount of support, but my understanding is that property may be being sold in the near future. Can we start helping putting that place, Alderney Mind Centre, into somewhere with other community assets, potentially Health Connections or the

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Youth Commission? Should we be looking at the Connaught for actually using that asset for these different, important public stakeholder facilities that I think we as a States need to try and look after and encourage.

305 So that is what I would just like some further clarification on and that is why I am really asking why that money was spent if it was just going to be ditched a bit later on the property.

Now, other assets that I do not see in here is Whitegates, and I am concerned that there has not actually been any money – unless I have missed it – spent on Whitegates because it is not looking in a very good state at the moment at all. I have actually been given Whitegates housing for 2016. It is a scheme that has come up by the ... 2006, actually, sorry. A scheme that came up
310 from the General Services Committee where you have actually paid to provide housing out there. We have actually had the plans drawn up, I believe, to be built.

So we had discussions this morning with Economic Development who foresee potentially a housing crisis, which I think a lot of places are facing and it has been quite high-agenda in Guernsey and Jersey. But I think we need to actually be looking at what are we doing with these
315 properties and how are we trying to provide key worker property, how are we trying to provide homes for nurses and teachers that want to come to the Island. How are we trying to retain young people?

I welcome Mr Jenkins' proposals, but I think we do need to be looking at the key assets and that really needs to be taken into consideration about what money are we spending on those
320 key assets to try and help our economy and change those demographics that we seem to be talking in certain Committees, but then we need to make sure the other Committees understand that as well. So should we be using a bit more of the gambling money to put into trying to provide that key worker or young-people housing and sort out the housing crisis?

Another point I would also like to point out is that ... I am not quite sure on the timing of this,
325 so I might be able to get some help with this from Mr Abel who might be able to help me a little bit more, but you have got Guernsey who have created an Alderney cell and a Sark cell for hopefully getting a bit of financial support or joint venture opportunities. Now, we should be looking into how that fits into where we are headed with our policy regarding housing, potentially, and if there are joint venture schemes that we can do.

I move now on to the States Water Board accounts, and I thank Mr Abel for trying to clarify
330 the situation a little bit, but £861,000 is quite a lot of money in their reserves. So it would be interesting to see what the plan is going forward with the Alderney Water Board. It is good they have got the money so they can hopefully pay for infrastructure upgrades, but I do not know how far their reserves go to. Does it go up to a million pounds? Does it keep on going? Or should the money be used elsewhere, or even reduce the cost of the water rates?

It is good to see that the property transfer duty has done exceptionally well, which is fantastic, but then I think that does just highlight the issue that are we running out of houses to
340 sell as well and can people actually get those houses that need it. So I would just like to give a few observations that I think we probably need a bit more forward planning, we need to make sure that we put money into maintenance and repairs so it does not cost us further down the line, or devalue the asset, whatever that might be.

Another point I would just like to raise is the vehicle replacement programme and I am going
345 to raise this more on behalf of Mr Tugby and Mr Jean, if they were still around. What is this vehicle replacement programme? Are they being replaced every couple of years or are vehicles that do not really need replacing being replaced a bit too regularly? I would like some clarification on that. I understand maybe you cannot answer these questions at the time, but it is just observations that I brought up.

Thank you to Treasury for all of the hard work and support they give all the States Members
350 throughout the year – it is absolutely fantastic – and I would also like to say special thanks to Penny Oakman, who will be retiring after spending a tremendous amount of years on the States of Alderney helping in accounts and Treasury, and thank you for all of her guidance and support she offers us.

355 One final thank you is to the States of Guernsey government for supporting Alderney during the COVID crisis financially, and in other ways. I think that has brought us very well together. Thank you.

The President: Would anybody else like to speak?
Mr Harris.

360 **Mr Harris:** Thank you, sir.

Fellow colleagues, following Mr Abel's comprehensive report, I have very little to add, other than it should be noted that, simply put, these are the final audited accounts here today for approval by the States of Alderney. We are not here to discuss policy or how we spend the money, these are just here for approval. So any spending or discussion, we can really get to that during the Budget process in the relevant Committees. But I note Mr Snowdon's points, and they are of course relevant.

365 So finally, really, further to sentiments given by Mr Snowdon and Mr Abel, I also give enormous thanks to our Treasury Department, who have worked above and beyond the call of duty this year. They are a credit to the Civil Service and to the States of Alderney. So I thank them very much (**A Member:** Hear, hear.) for their hard work, and I will thank also Penny Oakman who will be riding off leisurely into the sunset come Friday at five o'clock. So thanks to her, and thanks to Treasury, and thank you all.

Thank you.

375 **The President:** Thank you, Mr Harris. Does anybody else wish to speak?
Then, Mr Abel, do you want to exercise your right of reply?

Mr Abel: Yes, please, if I may, Mr President.
Obviously Alex has raised a number of questions –

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The President: Mr Snowdon!

Mr Abel: Mr Snowdon has raised a number of observations and I think we have noted them all, and really cannot reply to them at the moment because it requires a little bit more work on those issues.

385 You have also raised some of those observations ... there are questions later on during the States Meeting and you have some further answers at that point in time.

I think the observations you made are relevant. They are items that the P&F Committee and the States of Alderney are already considering, and looking towards clear policies to deliver on some of those items. There has been discussion with regard to the accounts of the Water Board over the reserves, and certainly, as I mentioned there, it is the intention of the Finance Committee in conjunction with the Civil Service to review the levels of reserves that are in that account and how they are allocated for both current and future project work, and to set a level which makes sense over a longer period of time.

395 I think that basically would cover some of the major issues, Mr Snowdon, but again, they will be taken forward and resolved.

Thank you.

The President: Thank you very much indeed.
400 Well, I think on this one, Mr Greffier, we will actually take the vote, please.

The Greffier: I think for clarity, sir, if we take the first matter, which was (a), the States of Alderney 2020 Accounts.

A vote was taken and the results were as follows:

FOR	AGAINST	ABSTAINED
Mr Abel	None	None
Ms Burgess		
Mr Carter		
Mr Gentle		
Mr Harris		
Mr Jenkins		
Mr Kelly		
Mr McKinley		
Mr Roberts		
Mr Snowdon		

405 **The Greffier:** Then, if we move to item (b), which was the States of Alderney Water Board 2020 Financial Statements.

A vote was taken and the results were as follows:

FOR	AGAINST	ABSTAINED
Mr Abel	None	None
Ms Burgess		
Mr Carter		
Mr Gentle		
Mr Harris		
Mr Jenkins		
Mr Kelly		
Mr McKinley		
Mr Roberts		
Mr Snowdon		

The Greffier: Both items, Mr President, are carried unanimously.

The President: Thank you very much indeed.

**IV. Registration of Buildings and Conservation Areas
under the Building and Development Control (Alderney) Law, 2002 –
Proposition carried**

Item IV.

The States is asked to take note of the list of properties appearing in the States Register of Historic Buildings.

410 **The President:** Item IV then, please.

The Greffier: That is the Registration of Buildings and Conservation Areas under the Building and Development Control (Alderney) Law, 2002. The States is asked to note the list of properties appearing in the States Register of Historic Buildings. This is proposed by Mr Gentle and seconded by Mr Carter.

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The President: I think there were no observations at the People's Meeting, Mr Harris?

Mr Harris: That is correct, sir. Thank you.

420 **The President:** Thank you.
Mr Gentle.

Mr Gentle: Mr President, sir, colleagues. This is a routine housekeeping measure. It is a requirement under the Building Development Control Law to keep a register of historic
425 buildings, ancient monuments and conservation areas, and every three years have that list published in the Billet d'État.

As states in the letter as attached to this Billet, it was last promulgated in 2016. Yes, I know it is five years ago, but the formal adoption of the Land Use Plan in 2018 moved the timescale goalpost to this year. This is a re-adoption of the existing Register, and myself and my fellow
430 Committee Members are now starting a full review of this current list to have in place a fully comprehensive one by the time that we start the Land Use Plan review.

So we readopt this as it stands today, and then look at bringing forward an updated list before the three years are up, which may well both include new things, but also have things removed. I put this before you today and ask that the States takes note of the list.
435 Thank you, sir.

The President: Thank you, Mr Gentle.
Mr Carter, anything to add?

440 **Mr Carter:** Nothing to add, other than commend you to take this forward.

The President: Thank you very much indeed. Would anybody like to speak on this Item?
Mr Snowden.

445 **Mr Snowden:** Thank you, sir – I will take this one slowly, I think.

I have just got a thing I should just declare, that property 10 High Street I actually own, which is on this list.

Right. In Monday's States of Committee Meeting, we were told that there was a new memorial site planned for Longis Common by Lord Pickles and his team, potentially further
450 burial sites on the Island, and Lord Pickles and Matthew Offord were working on releasing files. That takes me on to these points I would like to make and I thank you for dealing with the items with Lord Pickles and other parties.

Number one is that – and I thank Mr Gentle for finding this out – apparently in 2015 the States of Alderney debated and voted for the protection of Lager Sylt, and then in 2017 BDCC
455 actually approved for Lager Sylt to be added to the list that we have with us today. It seems, unfortunately, that due to administration errors – and I am sure Mr Gentle will hopefully highlight a little bit more when we close debate – it was not added to the list we have today. However, I am pleased that the States of Alderney and Mr Gentle have recognised this matter and will be hopefully adding forthwith the BDCC resolution.

460 Regarding the statements from Lord Pickles and co. that we are led to believe was made to the States of Alderney, I think it is probably essential that any other burial sites do have some sort of protection in, but I would really encourage those parties to submit it officially to the States of Alderney and the BDCC so we can deal with those issues if they do need to be addressed. I look forward to, hopefully, official engagement through the right channels.

465 Regarding on the top of page 1 on this list, where it says C/004, it says, 'Longis Common & surrounding area'. Personally, I think there really should be some sort of statement where that may, actually should say, 'Former or current burial cemetery of the slave workers on Longis Common', so it is identified officially on this list, because if we look at other items on the list, we have the War Memorial at Victoria Street, we have the Strangers Cemetery at Longis Common. I
470 personally think it probably should be titled on the list officially, rather than just in the 'Longis Common & surrounding area'.

I am aware that there have been concerns from parties regarding the runway extension and communication has already taken place with Guernsey – I just want to give that reassurance – that if a runway extension does happen, and that is *if* it does happen, and there may not be a runway extension, they will be making sure there is no encroachment on Lager Sylt.

I think those are all the points I wanted to raise regarding these items. Yes, I think that is all the points I wanted to raise, and hopefully Mr Gentle maybe adds a little bit more clarification to the points I have raised.

Thank you.

The President: Thank you. Anybody else?
Yes, Mr McKinley.

Mr McKinley: Mr President, fellow States Members, since the publication of the Marcus Roberts report in *The Alderney Press* and the article in *The Sunday Times* about eight weeks ago, there has been enormous interest, both in Alderney and globally, about what happened in Alderney during World War II.

My question concerns two very important sites on the Island, as Mr Snowdon has already mentioned: Lager Sylt and Longis Common. At a States Meeting on 18th March 2015, I asked ‘Has ... [Lager Sylt] been declared a site of historic significance?’ If it had been declared as such, then it should be registered in the Register of Historic Sites and Buildings held by the Greffier. The decision at the end of the debate was to register Lager Sylt as a historic site, so I ask the question once more: is Lager Sylt registered as a site of historic significance?

I am not proposing any building on this site. I am merely suggesting that if it needs to be tidied – it does need to be tidied – and it needs to be made readily accessible to visitors, and we have had quite a lot of complaints that they cannot get into it at all, and they do not really know what they are looking at. But there is one problem: the land is not owned by the States, it is owned privately by several members of the community. So what do we do? Should we be considering compulsory purchase by the States? There may be one further problem which Mr Snowdon has already mentioned, and that is to do with the extension of the runway to the south west. Obviously we do not want it to effect anything on Lager Sylt.

Now to Longis Common. There are mass graves there, there were mass graves there, and only one was partially exhumed by the Commonwealth War Graves Commission in the 1960s. Some local historians believe that all bodies were exhumed, but at a meeting with Rabbi Ginsberg and Mr Marcus Roberts some years ago, a number of Alderney residents who were in their late-teens, early-20s at that time, witnessed the exhumation and saw bodies being pushed back inside the designated area. So they had an area of about the size of half a tennis court, and anything that fell in from outside, that was being pushed back inside.

The President: Mr McKinley, as always, I hesitate to interrupt, but I think you are straying away from the proposition, which is simply to ask that this is noted. (**Mr McKinley:** Well, I –) That is the existing list, and that is the request.

Mr McKinley: I have got very little else to say.

The President: Thank you.

Mr McKinley: Can I just finish?

Well, I think that JTrails have asked for a memorial stone. We already have Hammond Memorial, but their request is specifically for the Jews, and the only thing I say it does not conflict with Roman archaeology and Jason Monaghan’s work, which this year will be taking part in the Nunnery. I am just asking that Longis Common should be designated as an area of historical significance – no building, no digging and no FAB link. Thank you, sir.

The President: Thank you. Would anybody else like to speak?

525 Mr Gentle, do you wish to exercise your right to reply?

Mr Gentle: Yes, sir, thank you.

Sir, colleagues. I hope I get all these in the right order; and I apologise now for a little bit of repetition, because Mr Snowdon has actually mentioned a couple of things I was going to say.

530 In March 2015, the States of Alderney agreed to protect Lager Sylt by resolving to direct BDCC to undertake the measures necessary to seek such legal protection. It is a site of great suffering for many, and part of Alderney's history which must not be allowed to be forgotten. The Island then entered into the Land Use Plan process. In December 2017, BDCC agreed to have Lager Sylt added to the list in front of us today, the list we are being asked to note, as
535 conservation area number 8, and resolve to instruct, as Mr McKinley says, the Greffier to add it to the list. Unfortunately, it would appear that the resolution was wrongly worded, as it has nothing to do with the Greffier. The list is held and maintained by the Chief Executive's Office, and it transpires that for whatever reason, be it technical, administrative oversight, whatever, back then it was not dealt with. It is protected as a protected zone, but does not have specific
540 protection in terms of a conservation area.

I noticed this myself when doing the homework to get this Item to the Billet. So BDCC on 10th June at their policy meeting resolved for Lager Sylt and surrounded areas to be added to the historic buildings, ancient monuments and conservation areas list by the Chief Executive's Office as C/008, and the Chief Executive's Office have started the necessary consultation process
545 to put this right. I am not sure if compulsory purchase will be necessary, but the consultation is starting to take place.

The Building Development Control Law, 2002, Part VII, section 46 gives BDCC the power to designate an area as a conservation area as long as they abide by section 48 with reference to consultation, and the desire to seek conservation status can be sought without reference to the
550 full States under the terms of BDCC's mandate. Once registered for conservation, the area is automatically fully afforded additional protection under sections 8 and 9 of the Law.

Going forward, as part of a Land Use Plan review, we need to look at adopting a slightly different approach and investigate a possible rewriting of sections of the Law. Conservation areas tend to be in a built environment and protect the surface of the site but not necessarily
555 the subsurface. We do not have SSSIs here, 'Sites of special scientific interest', where we can have designation added on an area. An SSSI can protect the habitat, the geology, the archaeology, and generally anything underground and is a conservation designation. So we will be discussing more suitable methods of protection and how to incorporate SSSIs here in BDCC.

Picking up a couple of things that Mr Snowdon has said, I believe that all former and current
560 sites are protected presently, but I understand the concern shown by yourself on behalf of the public and I can only say that as long as I am on the States that any information needing acting on in the future will be acted upon as sensitively as possible.

As Mr Snowdon has mentioned, C/005 on the list is the Strangers Cemetery, and the War Memorial in Victoria Street is B/003. So at the next BDCC policy meeting, we will look to update
565 the list with specific titles for areas such as this. I think this only just reinforces the need for SSSIs. I am unaware of any other potential sites, they are unknown to me, but once again we on BDCC will deal with these at the appropriate time in the correct manner if needed.

Mr Snowdon mentioned the runway. I had an idea this question might have been coming up, so I sought some advice from the Civil Service a couple of days ago, and I am informed that they
570 see no impact whatsoever on Lager Sylt and the surrounding area, but any environmental impact assessment, as part of any feasibility study, will clarify this.

Section 51 of the Law is entitled 'Control of excavations' and says:

The States may by Ordinance make provision for controlling (by way of licensing or otherwise) the use of any machinery, equipment or appliance for the purpose of detecting or excavating below the surface of the land any building or object of special historic –

– I think that is the bit that matters:

– architectural, traditional, artistic or archaeological interest.

575 Finally, we are in the world’s spotlight. Everything we do will be scrutinised, so we must ensure that every step we take here is correct, but, more importantly, sensitive. We have to protect our important heritage.

Thank you, sir.

580 **The President:** Thank you very much indeed.

Mr Greffier, even though this is only to note, do we need to take a vote on this, yes?

The Greffier: We can take a vote, sir, but it is merely to note the item.

585 **The President:** Yes. So are all the Members agreed, then, that this will be noted?

Thank you very much indeed.

V. Questions and Reports – Seven questions for verbal reply

Item V

Five questions from Mr Alex Snowdon for the Chairman of the Policy and Finance Committee:

(1) Could the Chairman explain any updates regarding the potential longer runway extension, public presentation?

(2) Has P&F received any further developments about Marina and Tourgis projects?

(3) Could the Chairman explain if the States is receiving a ‘good deal’ regarding coins and stamps contract?

(4) With a potential housing crisis, should the States of Alderney be selling off public property or instead use AGCC money to help create key worker, social housing, business hubs, and tourism offering rather than selling off public property cheap?

(5) As the rep on the CCA could you explain the vaccination record certificates being issued by the States of Guernsey government?

Two questions from Mr Alexander Snowdon for the Chairman of the General Services Committee:

(1) Could the chairman explain why the General Services Committee (GSC) wishes to sell off publicly owned family silver? Is the committee taking into account future social housing, key worker property for nurses and teachers, and the need to retain our young people? What are the committee’s plans before selling off key States of Alderney properties?

(2) Could the chairman outline the issues around the pontoon and why there was no action taken before the failings, should there be a full review into Harbour management?

The Greffier: In that case, Mr President, Item V is Questions and Reports. Mr Snowdon has submitted two sets of Questions with the appropriate notice, the first of which is Mr Snowdon has questioned to the Chairman of the Policy and Finance Committee, and then questions from Mr Snowdon again for the Chairman of the General Services Committee.

590

The President: Thank you.

Update on runway extension and public consultation

The President: Mr Snowdon, would you like to ask your first question?

Mr Snowdon: Thank you, President. This is to Mr Abel.

595

Could the Chairman explain any updates regarding the potential longer runway, please, and any public presentation?

Thank you.

The President: Mr Abel.

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Mr Abel: Thank you, Mr President, Mr Snowdon.

Just with regard to that, just as a point just to note, to remind everybody that the reason for the extension of the runway is basically to allow Aurigny to utilise a single fleet in providing services, not only to Guernsey, but also to Alderney. To be able to do that, obviously the runway that we currently have needs to be lengthened to accommodate the ATR, and that is the focus of the study that is being done.

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The basis for that is that they project that the costs of running the ATR service through Alderney will reduce, with the impact of that really being minimising the cost to the States of Guernsey in terms of the current PSO. One would hope there would be a reduction in flights' cost, but listening to the radio this morning with Mr Bezuidenhout from Aurigny, he ducked that one, if I understand, Mr President. It is not an easy question, obviously.

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Just with regard to the feasibility study, I think most of the community are now aware of that feasibility study, and also the fact that it is there to ... I think it was published but maybe also was reiterated this morning on the radio that that study should be completed within the next two months, by September. At the point that study is completed, we anticipate that there will be a full briefing to the States and also to the community here on that, but also previously we had actually asked the States of Guernsey, and the STSB, who are in control of the study that is happening on the runway, we asked them if they would give us a presentation on what they were proposing for the study and what the outcomes were to be for that. To date, sadly, they have not been able to do that, but I know the Civil Service is in discussions with Colin Le Ray from Guernsey States to come and provide a briefing to the States of Alderney and to the community. That is still to be co-ordinated. It is projected that that feedback should be during mid-July or late-July at the latest.

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I think the other thing that everybody will be comfortable with as an outcome for the runway extension that if it proves viable for that to be done it will certainly, as many Members here, and also the public have said, future-proof the Island's air transport links, not only to Guernsey, but the wider Channel Islands and obviously the mainland.

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So to us, it is certainly a major advantage if that project is viable, and obviously we need to do the most we can to support and assist the States of Guernsey to assess that viability.

630 Thank you, Mr President.

The President: Thank you.
Mr Snowdon.

635 **Mr Snowdon:** Thank you, President, and thank you, Mr Abel, for answering that very detailed.

Just touching on the public presentation, hopefully we agree that it would be good if Aurigny could come over and give that public presentation, and also for the public, to show the options between carrying on with smaller planes and what potentially bigger planes are the quality of the service. So it would be quite useful for Aurigny to come and tell the public, maybe after that feasibility study is finished. Would he agree? *(Laughter)*

640 Thank you.

The President: Would you agree, Mr Abel?

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Mr Abel: I would have to agree on that, Mr President! *(Laughter)* Obviously we would do.

If I may just clarify, obviously the extra question on whether they will compare it to the smaller options, one would hope that is there, but it is possibly not the main terms of reference for the runway extension. It is to compare the Dorniers' current PSO with an ATR option, as I understand.

650 Thank you, Mr President, for your indulgence.

The President: Thank you.
Any further question arising out of Mr Abel's reply?

655 Mr Roberts.

Mr Roberts: Yes ... Mr Abel, do we have an insurance that repairs will be undertaken in the interim before a decision on a fit-for-purpose runway is possibly offered?

660 **The President:** Mr Abel.

Mr Abel: Mr Roberts, thank you.

With regard to that one, as you will recall, and I think a number of Members as well as some of the public will recall, Deputy Ferbrache, in his recent visit to the Island, indicated that the overall extension and refurbishment work may be extended for a further 12 months, so more ... plus-two years from the total completion of the extension and the refurbishment.

665 However there has been extensive discussion around whether the runway will continue to be fit for purpose over the next 12, 18, 24 months, and also the authorities in Guernsey, with regard to the Airport, are coming to repair, if not arrived already I think, to come and refurbish some of the areas of the runway.

670 So in terms of an assurance that it will be completed within the original schedule, at the current time the indication there is it will not be completed in the originally indicated timelines, which was that the contract would be awarded mid/late-year this year, and then also that the work on the refurbishment of the runway would commence in the second quarter of next year, the spring of next year, and we are still hopeful that that still may be possible, but there is a lot of work to do with regard to the feasibility study they are doing, and to pass that through the States of Deliberation in Guernsey and to be funded for that.

675 So even though one would like to be hopeful, it is very difficult to ensure that the original timelines will be in place for the original £12.2 million that was authorised by the States of Deliberation in Guernsey.

680 Thank you, Mr President.

The President: Thank you, Mr Abel.
Does anybody else have a question? Mr Jenkins.

685 **Mr Jenkins:** Could the Chairman just clarify, please, that their feasibility study will include other aspects of the Airport, such as the Terminal Fire Service and things like that?

The President: Mr Abel.

690 **Mr Abel:** Mr President, Mr Jenkins, thank you.

In terms of that, having just spoken to the Civil Service in the last day to actually check that myself, because it is a very pertinent question, the feedback I got is that there is a comprehensive package for not only the runway, but also the apron areas, the Airport itself, security provisions and all of those things that make it an effective long-term solution for the Island. But it is a valid question, because I could not answer it this time yesterday, to be honest with you.

695 Thank you, Mr President.

The President: Thank you, Mr Abel.
700 No further questions?

Further developments regarding the Marina and Tourgis projects

The President: Then would you like to move on to Question number (2), Mr Snowdon?

Mr Snowdon: Thank you, President.
Have P&F received any further developments about the Marina and Tourgis projects?
705 Thank you.

The President: Mr Abel.

Mr Abel: Thank you, Mr Snowdon, Mr President.

710 With regard to the Marina now, P&F had a meeting with Braye Harbour Developments, the current developer of the Marina project, this last week. It is obvious from that discussion that there needs to be further alignment between the States of Alderney and the developer itself. With the coronavirus lockdown in the early part of this year, communications were not as good as they should have been and there is a little bit of misunderstanding, misalignment with regard to taking that project forward.

715 The Policy & Finance Committee will be discussing this at tomorrow's meeting, and there should be some further clarification on that. But just as a reminder for the public, currently Braye Harbour Developments were granted an 18 months' exclusivity period from 1st October – let me get this right, because Graham had to remind me – 2020, and that will last through to the end of February 2022, Graham?
720

The President: Mr McKinley!

Mr Abel: Mr McKinley. I beg your pardon, sir – I will get it right one day.
725 There is no other feedback on that one; thank you, Mr President.

The President: Mr Snowdon.

730 **Mr Snowdon:** Yes, just to thank Mr Abel for that, but were there any updates about Tourgis, or is it may be dead in the water? I do not know, but thank you.

Mr Abel: I beg your pardon, Mr President, Mr Snowdon.

735 With regard to Tourgis, the Policy & Finance Committee had some discussion on that some little while ago, and in actual fact it decided, based on the higher priorities we have at the moment, that that would be put on hold for the time being.

Thank you.

The President: Thank you.
Does anybody else ...? No.

States' coins and stamps contract

740 **The President:** Next question, Mr Snowdon, please.

Mr Snowdon: Thank you.

Could the Chairman explain if the States is receiving a 'good deal' regarding coins and stamp contract?

745 Thank you.

The President: Mr Abel.

Mr Abel: Thank you, Mr President, Mr Snowdon.

750 With regard to the coins and stamps contracts, this has obviously been an area of discussion in P&F and in the Finance Committee, and with the Civil Service. With the follow-ups that we have had with the Civil Service, it is reported there – well, not reported, in actual fact – a competitive process has been followed with regard to the current coins contract. It was done on the basis of more than one overall tender, and the pricing and royalties have now been set and
755 have been effective for I think three or four years, Mr Harris? That is in place.

The President: I do not think you can ask Mr Harris questions.

Mr Abel: Sorry. As I understand, that has been in place for a period of time.

760 With regard to the stamps, the stamps are sold by Guernsey Post. We have a royalty from those stamps and it is anticipated that there will be further negotiations and discussions with Guernsey Post in the coming months.

Thank you.

765 **The President:** Mr Snowdon.

Mr Snowdon: Nothing further to ask, thank you.

The President: Does anybody else have a question?
770 Mr Roberts.

Mr Roberts: Yes, sir, please.

One of the coins ... I have been on the States for ... I am in my ninth year now, and like coins, new income streams have really to be explored by an external source. I know there has been

775 some very good work done locally, but why not coins? We are a jurisdiction of our own. Would he consider an external, unbiased look again at the coin potential?

The President: Mr Abel.

780 **Mr Abel:** Mr President, Mr Roberts, thank you for the question.

There is certainly, I think you can probably see one or two of the Members here nodding on this one. Certainly there has been a lot of work in this particular area, and going forward that is certainly something that this Committee and this States would like to understand and investigate further. So it is a good question and the answer would be yes we do wish to look at full alternatives when the contract comes due in 2023 ultimately.

785 Thank you.

The President: Thank you.

Public property sales and the potential housing crisis

The President: If there are no other questions, Mr Snowdon, number (4), please.

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Mr Snowdon: Thank you.

With a potential housing crisis, should the States of Alderney be selling off public property, or instead use AGCC money to help create key worker social housing, business hub and tourism offering, rather than selling off property cheap?

795 Thank you.

The President: Mr Abel.

Mr Abel: Mr President, Mr Snowdon, thank you for the question.

800 In terms of selling off the properties cheap, I do not think I have seen one of those as yet. I think really when I look back at some of the history, there was actually a resolution made, if I understand, in December 2018, where this particular area was discussed, and also it was resolved that a development company would be set up. This development company would have managed States' assets on an arm's-length basis. But it seems that it stayed in its resolution box and never came out.

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In terms of our own approach as this States, and also a potential housing crisis which is being recognised at the current time, the overall need for housing needs to be comprehensively evaluated to actually determine what crisis we have in what areas, and in which particular categories we need to investigate. Until that is done, we really cannot decide whether we are going to refurbish, sell or reutilise some of the other assets we have going forward. So there certainly is a lot of work to be done on that and a lot of discussion in house. But also, I think it is important there the States needs to have a clear set of policies for how to utilise, as well as sell and purchase assets, particularly with regard to the housing area that we are discussing at the moment.

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815 We find, as new Members coming in, we cannot find a policy box in some areas. We note several resolutions over many years, but there is no clear policy, in a number of areas, which defines, regulates and direct the States on its activities across the board. I think if you look at some of the areas we are considering, when it comes to funding or sales one of the problems we have, because this issue has not been dealt with for many years, and I think some of our States' assets are becoming historic by default in this case, because some of them are becoming

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derelict, some of them are requiring major repairs just to keep them watertight and safe, as per the Connaught more recently.

825 I think we have to look at, clearly, as I said with a policy for what we sell, what we repair, what we maintain, and then look at the sorts of funding for that, whether it would be from our own revenues generated by the Alderney Gambling Control Commission, or whether it is by sale of one asset to be able to purchase another asset, or looking at co-funding options or looking towards the Alderney ... trying to remember ... Capital Investment Fund that is there. Those options need to be assessed, reviewed and agreed on going forward, but this is a large packet of work and I think my colleague, Mr Kelly, will also add to this discussion as well.

830 Thank you, Mr President. Thank you.

The President: Thank you.
Mr Snowdon.

835 **Mr Snowdon:** I thank Mr Abel for a very detailed answer – I appreciate it.
Just one question, from more of a personal view rather than a Committee view is do you think we should be setting up a development company or not?
Thank you.

840 **Mr Abel:** I think that is a fair question and it will obviously be put to P&F on the morrow as part of the discussion. It is an option. What it does, what it delivers, what its terms of reference will obviously have to be clear against the policies we wish to set. So there is a lot of work to get to that point, I think, but a good question.
Thank you, Mr President.

845 **The President:** Thank you.
Anybody else wish to ask about States' assets?

Explanation of vaccination record certificates

The President: Then your final question, Mr Snowdon, please, to Mr Abel.

850 **Mr Snowdon:** Thank you – nearly there!
As the rep on the CCA, could you explain the vaccination record certificates being issued by the States of Guernsey soon?
Thank you.

855 **The President:** Mr Abel.

Mr Abel: Mr President, Mr Snowdon, I would just like to point out, as the rep on the CCA, I actually cannot speak on this particular item. I am not allowed to in this case. However, if I refer to the information in the public domain to answer your question, you will see that on the gov.gg website, and also on a number of broadcasts on Quay FM that we have made as well, that the letter of certification, which is supposed to be a holographic document of some description, that will be issued to all people who have received their double jab some 12 days after that second vaccination, as I understand. It was projected that some 10,000 would be printed at the end of this last week and that those would be posted this week. So hopefully some of us, depending where we are on the scale or where we are on the list, some of those will see those.

865 Just for information as well, those people who are currently wanting to travel off the Island in the next few days, up until they receive their letter, they can go directly to the coronavirus

870 helpline and they will issue to each person a special letter which allows you to return obviously to the Bailiwick. It is not the holographic one, because that is a bit difficult to email, as far as I am aware, to say the least. But that is letters are now being provided. A number of people who asked me yesterday have already received those letters last night. They are now giving those people, not so much travel out, but hopefully to travel back in without major difficulties at the Airport, or when being met by the welcoming group.

Thank you, Mr President.

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The President: Thank you.

Mr Snowdon.

880 **Mr Snowdon:** Only to say thank you to Mr Abel, and would he agree everyone should listen at one o'clock on Friday to any updates from the CCA?

Thank you.

The President: I am sure you would!

885 **Mr Abel:** Absolutely! I think ... sorry, Mr President, to answer that question, if I may. Certainly one o'clock on Friday is a good time to listen because there is further clarification being provided by the CCA, as has been informed by their own press release that is going forward.

Thank you.

890 **The President:** Any more questions for Mr Abel on this one? No.

GSC plans for selling off the States' property

The President: Well then you now turn your questions to Mr Kelly.

Mr Snowdon: Thank you, President.

895 Could the Chairman explain why the General Services Committee wishes to sell off publicly owned family silver? Is the Committee taking into account future social housing, key worker property for nurses and teachers, and the need to retain our young people? What is the Committee's plan before selling off key States of Alderney property?

Thank you, Mr President.

900 **The President:** Mr Kelly.

Mr Kelly: Thank you, Mr President.

905 Colleagues, Mr Snowdon, the term 'family silver' is often used, so I will continue with the analogy. If you had silver that was tarnished, you would polish it. If you had silver that was broken, you would melt it down so you could make it into something more useful. In the cases of the four pieces of silver that GSC have been looking at, one Whitegates, has since 2008 been deemed not only uneconomical to repair by both a States-appointed surveyor and then subsequently in 2018 by one appointed by Alderney Housing Association need now latterly in a dangerous condition.

910 The second piece of silver, the old fire station, is a vacant site, the original building being partially demolished.

A further one, the old abattoir, is a single unit surrounded by other ruins with no parking, and finally we come to the grand old building that was the former Connaught Hotel, and latterly Care Home. This has been made wind- and watertight, as was identified earlier when we looked at

915 the finances, but unfortunately, due to earlier poor management, has become riddled with
mould spores, and as Members of General Services will confirm, because we have had at least
two tours, in a state of disrepair.

None of these properties are suitable for habitation, despite what some amateur surveyors
may think. It was my aim, when the matter was discussed at the GSC, to seek to ring-fence any
920 money raised from the sales, in order that further investigation could take place into the
problems faced by youngsters on the Island, essential workers wishing to move here for work,
some of whom are on relatively low salaries. As one of the Representatives in the States of
Guernsey who serves on the Committee of Health and Social Care, I am sure you will have read
the Joint Strategic Needs Assessment for People Over 50 that was published in 2018, in
925 particular where it refers to the lack of affordable rental property that was causing housing
problems for healthcare staff in Alderney.

So in answer to the question were the Committee taking into account future social housing, I
would answer we are taking to account a situation that was identified in 2017, reported the
following year, and, to be frank, not wishing to be overly critical, little being done by the States
930 since then.

One criticism often levelled at the States is that decisions are seldom made, and when they
are made, they are rarely actioned. I, and my supporting Members on GSC – and I say supporting
because two were against – wish to rectify that and I am pleased to be working with Messrs
Jenkins, Gentle and Ms Burgess on a housing needs survey in order to prioritise the needs. These
935 needs range from housing essential workers, sheltered housing for the aged, which is increasing,
and young people. We cannot make decisions until we have ascertained the need.

We all think there is a need for social housing, but we do not even identify what an essential
worker is. Mr Abel spoke earlier about a lack of policy. We have not got a policy that says ‘an
essential worker is’. Now, to me, an essential worker is a nurse, is a teacher, is a healthcare
940 worker, but if I have got two healthcare workers and I have got a couple of teachers, what is the
priority? There is not a policy for that. So that needs to be ascertained.

There was a survey conducted a few years ago, done without the assistance and co-operation
of the Housing Association, that was under par, and that needs to be taken into account again.
Finally, it may be that after discussion and research, States Members feel it appropriate to sell
945 some of the silver. They might not wish to sell it all, and money raised to polish what is left. As
Mr Snowdon is aware, any sale, even of the smallest of the properties, the matter has to be
agreed first of all by P&F and then has to go to States for full and open discussion, as it should
be.

Thank you, sir.

950 **The President:** Thank you, Mr Kelly.
Mr Snowdon.

Mr Snowdon: Thank you, President.

955 Would Mr Kelly actually agree with me that the family silver is being swapped for silver plate?
If we take in Whitegates, for example, 11 units could be put out there; social housing, or come
up with another scheme depending on planning. Would you agree we should be looking at the
need first, before selling off?

Thank you.

960 **The President:** Mr Kelly.

Mr Kelly: Thank you, Mr Snowdon.

965 Yes, I agree we should be looking at the need first, which is why I wish to have a housing
needs survey conducted, and which is why, under the guidance of Mr Jenkins, we are
co-operating with the Housing Association to get a need, yes.

The President: Thank you.
Ms Burgess.

970 **Ms Burgess:** Thank you.

Can I ask Mr Kelly, when in General Services and looking at these subjects, you mentioned briefly the term ring-fencing. Can I ask if when we were discussing potential sale of something like Whitegates, was it in line with the conversation that if something was done there could we ring-fence the money that was achieved by maybe a sale into a suitable area that would maybe address things like housing for young families. And can I ask if that was looked into and how far you have come with that?

Mr Kelly: Thank you, sir.

980 Yes, it was looked into. I think myself and the Treasury might be having a bit of a debate and argument about this, but that is my plan. To be frank, I cannot see any point in selling any of the family silver until we are in a position to make sure that we keep the money. I do not want the family silver to be sold and thus then ploughed into some other capital that is not connected with housing.

985 **Ms Burgess:** Thank you, Mr Kelly.

The President: Thank you.
Any other questions? Mr Gentle.

990 **Mr Gentle:** Sir, Mr Kelly, I think I have asked this question before. Does the Chairman of General Services agree that it might not be prudent to sell off those four items of family silver out at Whitegates until such time as they are actually taken out of social housing in the Land Use Plan?

Thank you.

995

The President: Mr Kelly.

Mr Kelly: In relation to Whitegates, there are a number of options to us. Seek to sell it: if we seek to sell it, we have to decide whether we wish to sell it with the current housing restrictions on, and therefore a purchaser would have to take the risk that the subsequent housing plan would allow it. The second one is to take it out as ... take it to a special enquirer to take it out. The third one is to make sure that we can retain the money before we make any of those decisions. I hope that answers your question.

1005 **A Member:** Thank you.

The President: Mr Roberts.

Mr Roberts: Yes, please, sir.

1010 Would the Chairman of GSC explore the possibility of letting a few young families gain a foothold on the housing ladder, a very difficult task in Alderney? With the freehold, with a long freehold, with Alderney retaining the freehold, and for the Alderney public and the people that really do own, determine that they are owned by the public?

1015 **The President:** Mr Kelly.

Mr Kelly: Yes, sir. I am not sure which way to answer that question.

1020 First of all, Mr Roberts is assuming that the greatest need is for the young people. With the greatest respect to Mr Jenkins, it probably is, but I want to be sure of that – we cannot assume it.

In relation to Whitegates in particular, that piece of silver needs to be melted down. It is absolutely *no* use for anyone to take possession of it.
I hope that answers your question.

1025 **The President:** Thank you.
Any other questions for Mr Kelly?

Pontoon issues and reviewing Harbour management

The President: Your final question, Mr Snowdon.

1030 **Mr Snowdon:** Thank you.
Could the Chairman outline the issues around the pontoon and why there was no action taken before the failings? Should there be a full review into Harbour management?
Thank you, Mr Kelly.

1035 **The President:** Mr Kelly.

Mr Kelly: Thank you, sir.
Colleagues, I would like to thank Mr Snowdon for this question because I genuinely believe I am aware of why he is asking it. He, like me, wants a complete picture to be available to the public, and I am grateful to you for asking the question.

1040 The current pontoon system, if I could just briefly go into a bit of the history, was designed to be used by small yacht tenders on a limited stay basis. It was never designed to take larger RIBS – rigid inflatable boats, for those who do not know what a RIB is – or commercial vessels. It was never intended or designed to enable larger passenger charter vessels to offload their passengers, contrary to what some people may think, or indeed expect.

1045 It was designed to be held by three piles, two landward side, and a third the seaward end. Unfortunately, the seaward pile has suffered deterioration, meaning it is not capable of taking the weight of the end of the existing pontoon structure. As colleagues will be aware, I was not in GSC last year, but from the minutes I am able to report the damage was known at the beginning of last year, the last season, and they were waiting for an engineer to come to the Island to fix,
1050 but apparently Covid restrictions did not allow that.

In the meantime it was decided that last year a shorter pontoon structure would suffice with support purely from the landward pile and some weights off the shorter pontoon structure. The minutes record that the engineer was unable to attend for further repairs. At the end of last year it was decided that the temporary system they had used last year would be put into place again
1055 this season. It was also recorded in the minutes that the RNLI were keen to work with the States of Alderney for a replacement pontoon system. The RNLI headquarters' interest is that they would like to replace the current Trent lifeboat, which can be moored on a swinging mooring, with a Shannon lifeboat which will need an alongside mooring.

1060 The current position: unfortunately, the two brackets that held the shortened pontoon onto the landward piles broke the week before last – very embarrassing. They have now been repaired and we are waiting for an engineer this week, and I believe, I am told, they are there as we speak, to visit at low-water springs, when the damaged section of the seaward pile will be visible to hopefully affect a repair, thus allowing the full pontoon layout to be put back. I am told – I rang before I came down here today – the engineer working on it is optimistic that by the

1065 weekend, certainly by Monday, the full pontoon system, the longer one with the short L, will be back in position. And that is my hope – I hope I have not jinxed it by saying that.

Prior to the damage being caused, the week before last, the General Services Committee had agreed that immediate discussions with the institute – with RNLI – would take place, driven by us, rather than waiting for the institute, whose employees are COVID-bound in the UK.

1070 Continuing with that, together with the Harbour Master and his assistant, I took part in a telephone conference call last week, when we were informed that the wave pattern analysis undertaken by a marine civil engineer on behalf of the institute prohibited their original idea. The wave pattern analysis said that to put a pontoon alongside the Quay that would house the new lifeboat was not practicable. That might explain why we have been having continuing
1075 damage to the pontoon system that we have got at the moment.

I have therefore asked the Harbour Office, as a matter of urgency, to research marine consorting civil engineers so that they can put together a scoping plan to ascertain the possible options we have for a permanent solution. This will be reported to and discussed at the next General Services Committee meeting.

1080 I would now like to take this opportunity to scotch a rumour that up to two years ago a maintenance contract for the pontoon was in place. I have enquired with the current Harbour Master, his predecessor and the Treasury, and can find no trace of a maintenance contract. Courtesy of the Treasury – I am grateful – I can report that since 2012 a total of £52,700-odd has been spent on repairs, including £10,000 – Mr Snowdon said, I think, earlier –£10,786 to date
1085 this year. Oh, no, you spoke about last year, didn't you? (**Mr Snowdon:** Last year ...) Yes. Well, so far this year it is £10,786.

In relation to your question, Mr Snowdon, regarding a full review, yes I do think one should be carried out, I do not have a doubt about it, however not because of the problems surrounding the pontoon, but because I believe that any public body should be the subject of
1090 occasional peer review. It does not matter whether it is the Harbour, the Water Board, we have one annually with the Treasury – it does not matter. They should be, occasionally, subject to a peer review. And I will be proposing to my colleagues at the next General Services' that such a review should be carried out by an independent harbour authority as soon as we can.

Finally, I would like to reassure everyone that I share concerns regarding the safety of marine users, small ferry passengers, and the crew of the lifeboat, and it is a pity that we are in the situation we are now. I would like to thank Tim Martel and his staff at Siteweld for giving up their weekend last weekend to carry out the repairs so far, and I promise that my colleagues and I will endeavour to ensure a lasting structure that will, if finances allow, permit not only small dinghies, but larger vessels such as the Little Ferry and commercially chartered boats to use it.
1095
1100 But that is going to be depending on the pennies and the pounds.

Thank you, sir; thank you, Mr Snowdon.

The President: Mr Snowdon.

1105 **Mr Snowdon:** Thank you, I would just like to thank Mr Kelly for that very detailed answer, and I appreciate that.

Hopefully we will not be talking about this next month, because it will be sorted, but would he agree that I think it just highlights that we need to have more forward thinking before failures happen and then it turns into a crisis and bad for the Island with Bailiwick relationships? So I
1110 think we can learn from this and hopefully you will agree that we are going to learn from this and take it forward so this does not happen again – fingers crossed.

Mr Kelly: Succinctly, sir, yes.

1115 **The President:** Thank you very much indeed, Mr Kelly.
Anybody else like to put a question to Mr Kelly? Mr Roberts.

Mr Roberts: Yes, please, sir.

1120 Considering the pontoon fiasco, the Quay cut off to the public, the crane fiasco, left out in the salt – it is still left out in the salt – salty rusting conditions, does this not frank the need for a full review and a commitment from yourself that there will be a review?

Thank you, sir.

1125 **Mr Kelly:** I am a little bit at a loss there, sir, because I am only one Member of a Committee of five, one of which is Mr Roberts, and as I have just said a few minutes ago, I will be putting to the next GSC a proposal that we get an independent review.

Mr Roberts: Good. Thank you.

1130 **Mr Kelly:** Will that answer your question, Mr Roberts?

Mr Roberts: Yes, it does, it is answered my question –

The President: Thank you very much indeed.

1135 **Mr Kelly:** Thank you, sir.

The President: Does anybody else want to ask Mr Kelly a question. No, thank you?

Well, I think, Mr Greffier, that brings us to the close of business, so if you would like to close the Meeting, please.

PRAYERS

The Greffier

The Assembly adjourned at 3.56 p.m.