



## **BILLET D'ETAT FOR 23-07-2008**

**Date: 22nd July, 2008**

Members of the States:

I have the honour to inform you that a Meeting of the States will be held at 5:30pm on Wednesday 23rd July 2008 in the Island Hall. This will be preceded by the People's Meeting, which will be held on Wednesday 16th July 2008 at 7:00pm in the Island Hall.

Sir Norman Browse

President

### **Item 1 Alderney Potable Water Project - Phase One - Installation of Raw Water Rising Main & Three Collection Pumping Stations**

The following letter has been received from Mr Walden, Chairman General Services Committee:-

"Over the last few years the potable water supplies to the Island have been subject to continuous restrictions brought about by below seasonal rainfalls, inadequate raw water collection plus gradually failing infrastructure giving rise to increased leakage. In addition to the water shortage, a series of potable water quality failures in recent times has emphasised the limitations of the decaying water system which has suffered a lack of capital funding for the urgently needed upgrades.

The States of Alderney has undertaken a detailed review of the water collection and treatment aspect of the infrastructure and formulated a course of remedial action to improve both quality and quantity of supply. In November 2005 a feasibility study was commissioned from water services consultants Mott MacDonald to review the water infrastructure. This was followed by further reports in March and November 2006. This study and outcome was later verified by the Alderney Water Board (AWB) retained consultant who provided additional ideas on supplementary water collection. The outcome of the whole review process was to identify both a short and long term strategy. Short term gains have been made with improvements to the chlorination and monitoring system following the General Services Committee (GSC) resolution at the meeting of 22nd of Aug 2006. The current objective is to improve the Collection and Filtration of Raw Water and combine this with a resilient Potable Water Distribution and Storage system. This work will be, by operational necessity, phased as follows:

Phase One A new twin 180mm pipe rising main 2.5km long, between Bonne Terre catchment and Battery Quarry reservoir & treatment plant, with three Collection Pumping Stations.

Phase Two Centralised Filtration facility at Battery Quarry reservoir

Phase Three New Potable Water Storage facility located at the Trigale site.

Phase Four Replacement of ageing Distribution Network and installation of zone metering with revision of Water Board business model.

A target completion of Phases One and Two by end 2009 will improve both the water quality and quantity enabling restrictions to be lifted. Phase Three will follow on when funding permits. Phases One to Three were resolved by the GSC at the meeting of the 14th of December 2006. Phase Four will be a rolling programme funded by Water Board revenue. The revision of the Water Board operational procedures will be ongoing with the aim that that revenue will meet the new water scheme's operational expenditure. The improvement to AWB is enhanced with strengthening relationships with Guernsey Water. The completion of the phase strategy will provide a secure and resilient water infrastructure which will meet the long term needs of the island community.

The strategy of the Potable Water Scheme primarily looks at quantity and quality of potable water. Having implemented short term quality measures, phase one will primarily address the long term quantity objective.

This submission covers Phase One of the work and entails trenching for, and installation of, a dual 180mm HPPE underground pipe system between the existing Bonne Terre catchment and the main storage reservoir at Battery Quarry. This installation will run some 2.5 Kilometres across the Island and will involve several road and rail crossings. The project has been divided into four sections (A-D) which have varying degrees of complexity. There are many existing services along the route, and whilst not technically difficult the work will face some challenges. Included in the scheme are three new collection and pumping installations to be installed in section B and early measurements suggest conservatively that the raw water uplift will be in the order of 1.5 Million gallons per month. The raw water is currently subject to quality analysis and data collection.

Value engineering best practice has been used and an agreement has been made with Guernsey Water to enable AWB to procure all pipes and materials under a joint purchasing arrangement with the Midland Water buying consortium which translates into a materials saving of 40%. Similarly, the catchment pump stations will be sourced with the Guernsey States Works who hold a distribution agreement with the equipment manufacturer. The trenching opportunity is to be shared with Alderney Electricity Ltd (AEL) which wishes to lay cables along 80% of the route. The cost contribution is a £47,000 offset. The engineering support and supervision of the work will be by a qualified engineer employed specifically for the water capital projects. The immediate benefit of stage one is:

- 1) Improved resilience (The ability of the Island to withstand a shock such as drought).
- 2) Relaxation of current restrictions.
- 3) Reduction in Longis Common Borehole pumping, which it is hoped, will enable regeneration of the Longis conservation area and nature reserve.
- 4) Foundation of Phase Two.

Phase one of the Water Projects will be undertaken by the AWB with the trenching and reinstatement work undertaken by a contractor selected by tender. Expressions of interest were sought within the island and six sets of tender documents were issued to five on island and one UK specialist contractor for the civil engineering work required for the installation of the new rising main from Bonne Terre to Battery Quarry.

Selection and scoring criteria were agreed and tabulated prior to the tender documents return deadline. At the special meeting of the GSC at 16:30 on 18th June 2008, the five returned tenders were opened.

Tenders were initially checked for arithmetical accuracy and detail. Those deemed acceptable for further consideration were carried forward and evaluated against the pre-defined criteria.

Post arithmetical check the tender figures in numerical order are:

Total £ 105,530.00

Total £ 169,413.94

Total £ 271,624.90

Total £ 297,991.37

Total £ 316,961.97

The weighting of the criteria within the scoring table was formulated to account for non financial factors within this project. Each factor was weighted for relevance and each tenderer scored on each criterion within the table. The highest score indicated the optimum tenderer once all relevant criteria are taken into account. After due and comprehensive value appraisal, the lowest tender was rejected as not meeting the specification requirements.

This tender process revealed that I.C.Tugby was the optimum choice when all factors were considered. I.C Tugby met all the technical and commercial requirements and scored the highest. The tenderer has worked for the States regularly and this tender is considered the optimum.

The total project costs are:

Civil engineering works £155,000

Purchase of materials - Pumping stations, Pipes, Mechanical & Electrical £137,000

States/AWB labour costs £ 44,000

Contingency £ 40,000

Battery Quarry enhancement of electrical supply £ 20,000

AEL Offset contribution £ -47,000

Total Project Cost including AEL offset contribution is: £349,000

In 2007 the States of Alderney carried out a capital prioritisation exercise, which was subsequently approved at the States meeting held on 23rd May 2007. The Water Board capital works was one of the six "priority A" projects approved at that time. Three of the other A listed projects are well underway or nearing completion at this stage, and from a timing aspect it is crucial that the next capital project should proceed in order to ensure a rolling program of capital works.

The lifecycle of this project is coincident with a period of increasing world prices and rising inflation. Any delay in Phase One will inevitably lead to increased cost.

The Water Board has insufficient financial reserves to fund this project and it is therefore proposed to fund from the Alderney Capital Account. As mentioned earlier in the report the Water Board has suffered from under investment over several decades and as a result now has to rectify the problem. As a direct consequence of under investment the reserves were previously higher, which in turn led to several years when rates were not increased. This is now being addressed and over the last two years water rates have been increased by 10% per annum, with approved increases this year of between 10% and 43%, and up to 120% on sundry charges. However, these increases are purely to reduce the deficit on operating costs, and will not contribute to the capital reserves. The above recommendations were approved at the Policy and Finance Committee meeting held on 23rd June 2008.

I would be grateful if you would place this matter before the States with appropriate propositions.

Mr. W. Walden  
Chairman"

The States is asked to resolve, after consideration of the above report from the Chairman of the General Services Committee, and subject to approval by the Guernsey States of Deliberation to:-

- 1) Approve Phase 1 of the Potable Water project as detailed in the above report.
- 2) Accept the tender from IC Tugby in the sum of £169,413.94 for civil engineering work required for the installation of new rising main from Bonne Terre to Battery Quarry.
- 3) Approve total expenditure of up to £349,000.000 (including the above tender) to implement Phase One of the Potable Water Scheme.
- 4) Approve funding the project from the Alderney Capital Account.

## **Item II The Sewerage (Alderney) (Amendment) Law, 2008**

The following letter has been received from Mr Willmott, Chairman Policy and Finance Committee:-

"The Sewerage (Alderney) Law, 1970 was introduced prior to a planned expansion of the main drainage system on the island.

Section 1 of the Law dealt with the vesting of public sewers in the States of Alderney, and Section 2 places the responsibility for construction, repair and upkeep of public sewers on the States.

Section 3 provided for the payment to the States by the owner of any property, on connection to the public sewer, of a sum equal to the annual rateable value of that property. This has since been increased to a factor of six times the rateable value and is in effect a one-off contribution towards the upkeep of the island's sewerage system. The actual cost in labour and materials of making a connection is payable in addition to the charge payable by virtue of the Law.

Since the introduction of Tax on Rateable Property, the reference in the Law to annual rateable value is no longer valid and it is proposed that Section 3 be replaced by a new Section 3 giving the States the power to prescribe by Ordinance the sum payable on connection.

The enclosed amendment Law has been prepared by the Law Officers to give effect to this proposal. If this amendment is accepted my Committee will return to the States following the registration of the amending Law with proposals for the charge to be set by Ordinance

I would be grateful if you would place this before the States with an appropriate proposition.

R.G. Willmott  
Chairman"

The States is asked to approve of "The Sewerage (Alderney) (Amendment) Law, 2008".

## **Item III The Housing (Exemptions) (Alderney) (No.3) Ordinance, 2008**

The following letter has been received from Miss Benfield, Chairman Building and Development Control Committee:-

"Mr Steven Syer wishes to change the use of part of the premises known as the Harbour Lights Hotel to accommodation for the manager of the Hotel. This will require an ordinance exempting him from the provisions of section 33 of the Building and Development Control (Alderney) Law, 2002. I attach, for this purpose, the proposed Housing (Exemptions) (Alderney) (No.3) Ordinance, 2008.

Members will note that exemption will apply only in relation to Mr Syer's application for planning permission for change of use of that part of the premises which will comprise accommodation for the manager and that this permission does not count towards the number of "C" permits for the time being prescribed for purposes of section 15 of the 2002 Law.

I would be grateful if the Housing (Exemptions) (Alderney) (No.3) Ordinance, 2008 is placed before the States when it next meets together with an appropriate proposition.

B Benfield  
Chairman"

The States is asked to approve of "The Housing (Exemptions) (Alderney) (No.3) Ordinance, 2008".

## **Item IV The Alderney eGambling (Amendment) Ordinance, 2008**

The following letter has been received from Mr Willmott, Chairman Policy and Finance Committee:-

"I attach a copy of the above. Clause 1(5), if the Ordinance is approved, inserts a new section 16(A) into the Alderney eGambling Ordinance, 2006. This provides a requirement for certain business associates (the details of which ones will be specified in regulations made by the Commission) who provide core services to licensees to hold an associate certificate.

Clause 1(7) clarifies the scope of the definition "business associate" by including "performance".

To balance the introduction of the requirement to be certificated the annual fee for an associate certificate will reduce from £30,000 to £10,000 (clause 1(3) (a)) and the need for commercial flexibility is recognised (the new section 16A(2)) by the deeming provision according certificated status to associates who apply for a certificate within 21 days of becoming an associate.

In order to equalise the certificate fee for all types of associates, including those hosting the equipment, the annual fee for a hosting certificate will rise from £5,000 to £10,000. (clause 1(3)(b)).

The opportunity has also been taken to ease administrative burdens so that monies deposited with the Commission but not exhausted can (with the licensee's concurrence) be applied to future use rather than being returned and re-deposited (clause 1(2), (4) and (6)).

The proposed commencement date for these changes is 1st October, 2008 thus giving those affected time to consider the new arrangements and the opportunity to plan their strategy for compliance. It also allows time for regulations to be made.

In accordance with agreed practice the Department for Culture, Media and Sport has been informed of the proposed changes and if the Minister is minded to offer any observations these will be brought to the attention of the Members.

I would be grateful if the Alderney eGambling (Amendment) Ordinance, 2008 is placed before the States when it next meets together with an appropriate proposition.

R G Willmott  
Chairman"

The States is asked to approve of "The Alderney eGambling (Amendment) Ordinance, 2008".

## **Item V The States of Alderney Election Procedure (Amendment) Ordinance, 2008**

The following letter has been received from Mr Willmott, Chairman Policy and Finance Committee:-

"I attach a copy of the States of Alderney Election Procedure (Amendment) Ordinance, 2008. If approved it will repeal the existing Schedule 2 of the States of Alderney Election Procedure Ordinance, 1987 and replace it with a new schedule more closely following the wording of section 33(3) of the Government of Alderney Law, 2004 in which the entitlement to be registered as an elector is set out.

I would be grateful if the Ordinance could be placed before the States when it next meets together with an appropriate proposition.

R G Willmott  
Chairman"

The States is asked to approve of "The States of Alderney Election Procedure (Amendment) Ordinance, 2008".

## Item VI Island Plan Update

The following letter has been received from Mr Willmott, Chairman of the Policy and Finance Committee:  
" In November 2006 Phase 1 of the Island Plan was presented to the States and was noted. The Plan summarised a list of recommended workstreams which were based on the more detailed recommendations of the Plan.

In May 2007 the Policy and Finance Committee, aware of the need to make the best use of scarce civil service resources, agreed priorities:-

(::) To continue with a review of the work permit system.

(::) To commission a Housing Needs Survey.

(::) To continue to investigate the possibility of a Housing Association.

(::) To task the Finance Advisory Group with reviewing the relationship with Guernsey.

(::) To task General Services Committee with a review of transport links and in particular to consider what the shape of a new shipping contract might be.

(::) To set up a working group to establish what the outline of a marina project might be

(::) To task General Services Committee with the development of an Environmental Charter along the lines outlined in the Island Plan.

A summary of the status of the Island Plan recommendations was published with the Billet in June 2007 and an update was given in the December 2007 Billet. Work continues on a broad number of fronts and this update consolidates not only the 2006 Island Plan but also introduces details of progress in other areas. These include Youth Services, which has been the subject of much work in the past eighteen months and recently culminated in a the highly successful outcome of the appointment of a full time Youth Officer, and progress on the upgrading of water supply and treatment.

The States is committed to providing as much information as possible about all of its activities and to consulting as widely as possible on major issues. It reminds residents that much useful information is contained in Committee minutes which are available on the States web site [www.alderney.gov.gg](http://www.alderney.gov.gg) and in the library.

ISLAND PLAN 2006 RECOMMENDATIONS	Status	Next Steps	Estimated Completion
1 Population and Immigration			
1.1 The Island should aim to maintain population at between current levels and 2,700	Noted		
1.2 A review of the work permit system should be undertaken	Revised policy regarding certain categories of applicants published June 2007	Review of effect of relaxation of rules before applying to further categories	December 2008
2 The Economy			
2.1 Building Industry			

2.1.1 A more rigorous review of work permits for visiting contractors should be carried out	Continuing		
2.1.2 The States should actively plan the timing of major contracts with local builders to avoid overheating the local building economy and to even out the flow of work	Finance Advisory Group has set up a process matching States priorities and availability of capital funds	On going	
2.2 eCommerce			
The States Tourism and Marketing Department should commission a series of case studies, for promotional purposes, of how new eCommerce businesses and remote home workers are successfully operating from Alderney	No action yet		
2.3 eGambling			
2.3.1 A plan for the use of Gambling Commission surpluses for capital projects should be debated and published as a matter of urgency	Rolling 4 year Capital Prioritisation Plan Published	Continuous review and update	
2.3.2 The Policy and Finance Committee should appoint at least one local commissioner, and preferably two, out of the four commissioners, if local expertise of the right kind proves to be available	One Island based Commissioner appointed February 2007	N/A	N/A
2.3.3 The States should as a matter of urgency agree its position and approach to new eGambling employment opportunities on Alderney and its plan for continued promotion of the industry.	Initiative to promote more jobs to be based in Alderney underway	Consultations with Guernsey ongoing.	

2.3.4 A review be undertaken of reporting lines between the Commission and the States.	Implemented. Regular States and Finance Advisory Group meetings held with the Commission.	N/A	N/A
2.4 Tourism			
2.4.1 An Economic Impact Assessment should be carried out before large tourist or other commercial developments are approved	No action yet.		
2.4.2 The viability of a marina project should be re-considered.	Working group established.	Public presentation of possible sites and plans July/August 2008.	2010/11
2.5 Alderney Electricity Ltd			
2.5.1 Dialogue between States and Board of AEL should be improved.	Regular meetings with Finance Advisory Group agreed.	Discussions underway.	
2.5.2 Regular meetings between the Commission for Renewable Energy, AEL and the States should take place to ensure there is a coordinated approach towards renewable energy sources and that the ramifications of any decisions are fully understood by all concerned	Regular meetings between ACRE, ARE and AEL and the Finance Advisory Group now held. Island Power Generation Strategy Group formed.	Development of future Island Power Generation Strategy with all parties.	Continuous
3 Housing			
3.1 "C" Permits			
The States should continue the review of the "C" Permit system	Initial proposals in passed by States in June 2007.	Law remains under review.	
3.2 "D" Permits			
.	Final Draft with Law Officers.	Drafting of Ordinance.	September 2008
The States should continue with consideration of "D" permits to allow sub division of properties	Part of ongoing Law Review.	Drafting of Ordinance.	December 2008



### 3.3 Taxation on second homes

It should initiate a study into how taxation of second homes, both at point of sale and annually, could be introduced.

Discussion with Law Officers have taken place. Differential occupiers rates agreed.

Law Officers researching proposals.

December 2008

### 3.4 Shared Equity schemes

A review of shared equity schemes should be also be undertaken.

Being reviewed alongside housing association investigation. Discussions with Guernsey Housing Association continuing.

Green Paper to States on all housing association related matters.

Due to be presented to September 2008 States

### 3.5 Housing Needs survey

A housing needs survey should be carried out

Survey completed and published.

Forms part of housing association and housing policy deliberations. Used to assist BDCC in policy documents.

April 2009

### 3.6 Other housing assistance

Alternative ways in which C permit holders and key workers might be assisted with housing needs should be explored

No action yet.

### 3.7 Second Home Ownership

The States should have a better understanding of the second home situation and the pattern of ownership of Island properties. It is recommended that it gathers up-to-date data on second homes and considers changes that it might introduce to improve the availability of property ownership data

Completed as part of Housing Needs Survey.

### 4 States Income and Expenditures

#### 4.1 Funding and deficits

The Policy and Finance Committee should, as a matter of urgency, review all alternative options to funding the anticipated forthcoming deficits in order to avoid above inflationary rises in occupiers' rates. These options might include differential levels of occupiers' rates for non-residents and a pay-as-you-throw waste charging policy. As part of such a review it is also recommended that the States engage in discussions with Treasury and Resources in Guernsey.

Regular meetings with Treasury and Resources now held. Approval to differential occupiers' rates agreed by P&F. All fees and charges reviewed.

Draft Ordinance from Law Officers due as a matter of top priority and urgency in order to change rates for 2009.

December 2008

#### 4.2 States Pensions

It is recommended that all Members of Policy and Finance Committee (not just the fund Trustees) be briefed as a matter of urgency on the options facing the Fund and the cost implications of each. Following this it is recommended that they enter into early discussions with Guernsey

Fund deficit reduced.

Being considered by Trustees July 2008.

#### 4.3 Capital Expenditure

It is recommended that a subcommittee representing all committees be formed to oversee capital projects, that it is tasked with prioritising planned projects and that project management of these be separately contracted and funded by gambling money

Completed. Priorities agreed. Appointment of project manager agreed.

Annual rolling programme now in place.

#### 5 Transferred Services & Breakwater

##### 5.1 Reinstatement of joint advisory council

It is recommended that the equivalent to the arrangements for a joint advisory council proposed in 1995 be reinstated

No action yet.  
Meetings with relevant Guernsey Departments and ministers held on an ad hoc basis with P&F.

## 5.2 Health and Social Services

5.2.1. Need improved dialogue between Alderney States and Guernsey counterparts to bridge the gap between perceived need and services provided.

Meetings between States Rep and HSSD are developing but have so far failed to result in raising levels of Social Care.

5.2.2 Lack of Home Care Service

Funding was in Hospital budget allocation for 2007 but was a victim of cuts.

5.2.3 Redevelopment of Mignot Memorial Hospital

Rebuild completed successfully.  
Shortage of Residential Care beds for the future.  
New MMH has no increase in continuing care beds. States of Alderney are planning a new build of the Royal Connaught to include 16 new beds over 10 years.

5.2.4 Social Services  
Need for a debate about service levels

There has been a small improvement in liaison between the States Representative and the HSSD staff but this wider dialogue is still needed. There is still a lack of Social Work service to the Island New Youth Services Manager appointed June 2008 by Alderney States. Will become focus for Children's work on the Island and for improved liaison with HSSD, Youth Justice, Education etc.

### 5.3 Education

5.3.1 Need for Special needs teacher at St Annes School

SENCO now in post.

5.3.2 Opportunities for training in Pre school provision

Cache Training to run in Alderney from Sept 2008 to July 2009

5.3.4 Deficit in Sport and Music at St Annes

Positive Discussions between P &F and Education Board about contributing to use of the planned Community and Sports Centre

### 5.3 Airport

An independent assessment should be carried out into the viability and cost of Alderney airport being separately managed

Completed

Presentation to Policy and Finance in June 2007  
Meeting with Guernsey July 2007.  
Inconclusive discussions with Guernsey in 2007.  
Revived in 2008 as part of Verweij and Partners (Tourgis developers) wish to see improved terminal facilities.  
Encouraging first meeting in July 2008

Proposals from Verweij and Partners awaited October 2008. Further joint meetings with Guernsey to follow

#### 5.4 Police

5.4.1 Too little communication between Alderney and Guernsey

Liaison between the local Police and the States has been greatly improved.  
The Police Survey of 2005 resulted in greater involvement of the public and thereafter the Police Public Consultation meetings since April 2007 have improved communications.

5.4.2 Problems caused by having Guernsey based officers on the Rota

There will shortly be 4 officers based in Alderney and none on a rota basis from Guernsey, thus reducing the problems caused by having officers without local knowledge.

#### 5.5 Breakwater

It is recommended that Alderney works with and supports Guernsey's Public Services Department:

- To continue with the existing maintenance of the superstructure
- To survey the substructure and carry out risk analysis studies on the structure

To be in a position to effect repairs to the Breakwater, in the event of a breach, without recourse to the States, for repairs up to a cost of £3m

One meeting held

Continue discussions. Alderney Representative Bill Walden now Member of Board of Public Services Department

## 6 Transport

Status

Next Steps

Estimated completion

A study should be undertaken to ascertain both the viability of the States either owning or leasing out a vessel to improve sea communications to the Island, and the viability of possible routes

GSC reviewing contract

Out to consultation on content of freight contract due for renewal in January 2010

Autumn 2009

## 7 Environment

### 7.1 Environmental Charter

The States should adopt an environmental charter and develop policy documents at both Committee and States level

Agreed to be actioned by GSC

December 2008

### 7.2 Sustainability Audit

A sustainability audit should be carried out in conjunction with the EU Star City project teams

No action yet

### 7.3 Sewage treatment

The States should commit to provide at least primary treatment of all sewage, preferably by reed bed or similar "natural" methods within the next five years.

No action yet

#### 7.4 Wildlife and Habitat Protection

The States should consider how it might facilitate:

AWT has introduced records centre.  
GSC to work with AWT

- The introduction of a comprehensive Wildlife Law,
- An environmental records centre
- The creation of management plans for key sites around Alderney
- Habitat and species action plans to ensure Alderney's biodiversity is maintained

#### 7.5 Land management

A review of non-developable States land should be carried out by the GSC to identify lands suitable for tenancy, or for management improvement by the Alderney Wildlife Trust or States Agricultural team under management plans, or simply for abandonment to natural succession

#### 8 Constitution

It is recommended the review of the Government of Alderney Law and existing Committee arrangements continues including: Consideration of an Executive Council made up of all States Members The holding of general elections every four years A review of the procedure for nominating Alderney representatives to the States of Guernsey	Review of Government of Alderney Law completed. Change to make up of Policy and Finance committee implemented January 2007.	Drafting of amendment Law from Law Officers	New Law December 2008
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The following additional updates are included by Committee.

Policy and Finance Committee

Youth Services

A full time youth worker, Lisa Oates, has been appointed. Her first task is to reopen the youth club. She plans to include the most disaffected youngsters and foster a sense of responsibility and involvement and to give our youngsters a voice and encourage a sense of self respect.

Fuel Poverty

Fuel price increases threaten to bring increased fuel poverty (described as where more than 10% of household income is accounted for by heating bills) to Alderney this winter. The States is acutely aware of this and is working with AEL and Age Concern to ascertain ways in which the impact of fuel bills on those less able to pay might be ameliorated.

Quay FM broadcasts

The States remains wholly supportive of the Quay FM proposals to broadcast all year round. It is very keen to try and find a legal way around the current impasse with OFCOM but is minded to "go it alone" if these discussions fail.

Legislation

*(i) Smoking ban in public places*

The enabling legislation to ban smoking in public places was passed for a second time at the April States meeting. Royal Assent is once again awaited. It remains the intention of the States to bring forward a Commencement Ordinance for smoking restrictions, once the primary legislation receives Royal Assent and after further public consultations.

*(ii) Pre-emption rights*

It is proposed to introduce legislation whereby unclaimed land vests in the States. The Law Officers are investigating.

*(iii) Harbour dues*

The law enabling further rises in harbour dues is being amended.

Spending Review of Harbour and States Works Department

As part of the 2009 budget round it is proposed to undertake a fundamental spending review on the harbour and States Works Department

Development of Fort Tourgis

The option agreement for the sale of Fort Tourgis has been signed with Verweij and Partners. The next step is for detailed plans to be submitted. Once plans are passed, completion is contractually required



shortly thereafter. It is hoped that work will start in the summer of 2009.

#### Territorial Seas

The extension of Alderney's territorial seas to twelve miles may have great significance when tidal energy comes on stream. The States is actively engaged in discussions with Guernsey and the UK to extend the territorial seas subject to satisfactory agreement being reached on issues such as the Hurd deep and fishery agreements.

#### General Services Committee

##### Vallee Sewer

Work began in September last year to renew the 1.1km of existing sewer that carries the bulk of sewage from the town. The original sewer was undersized and has been replaced with a large diameter concrete pipe from the Island Hall to the outfall at Fort Doyle. The opportunity was taken to lay a new watermain and AEL high voltage cabling in the trench for the most of the length. The work is now complete, with only finally tidying along the route to be undertaken. The project was completed on budget despite difficulties constructing the outfall in the tidal zone, extreme rainfall over the winter period, and excessive groundwater at the Ormer House junction.

##### Court House

Decades of neglect had resulted in water entering the Courthouse structure from all directions. The resulting structural and internal damage has been addressed and full measures taken to waterproof and protect the building from top to bottom. This resulted in a complete redecoration both inside and out. Court staff and the public were very co-operative in working and living through the disruption. The works are now complete and the building is to be handed back to the States in July. The Police Station has been similarly repaired, but internal redecoration works have been omitted to allow the police to make alterations to suit their operational needs for the foreseeable future. This police work will be to the rear and interior of the building and is expected to commence later this year.

##### Commercial Quay

Works began on the construction of the Quay in early May and is now well underway on the east side of the lower berth. Much of the progress is below water or off-site and so is not visible - foundations have been laid along much of the east side, and preparatory excavations through the silt seabed down to rock have been made on both sides. The east upper ring beam is in place and the lower ring beam is about to be cast. These will connect the new quay wall and existing structure in a way that exerts minimum forces on the existing quay.

Off-site in Cornwall, precision moulds have been made and 11 ton concrete blocks are being poured to a 3mm accuracy (the thickness of a pound coin). The blocks will be shipped to site and columns of blocks constructed to 15m high, skewered with reinforcement drilled into the bedrock. The deck extension will then span between these blocks and the new upper ring beam.

In spite of the mammoth relocation exercise undertaken to clear the Crusher area for the construction, work on the quay itself is limited by the need to accommodate all shipping and boating movements, and the limited space available on the deck itself.

Close co-operation between the designers and contractor, and with harbour users and Harbour staff has resulted in a workable system so far. The work is due for completion in October 2009.

##### Water Supply and Treatment

The States of Alderney has undertaken a detailed review of the water collection and treatment aspect of the infrastructure and formulated a course of remedial action to improve both quality and quantity of supply. The outcome of the review process was to identify both a short and long term strategy. Short term gains have been made with improvements to the chlorination and monitoring system. The current objective is to improve the Collection and Filtration of Raw Water and combine this with a resilient Potable Water Distribution and Storage system. This work will be, by operational necessity, phased as

follows:

Phase One A new twin 180mm pipe rising main 2.5km long, between Bonne Terre catchment and Battery Quarry reservoir & treatment plant, with three Collection Pumping Stations. (A proposal to undertake Phase 1 of the programme of improvements to Alderney Water Board infrastructure is contained elsewhere in this Billet.)

Phase Two Centralised Filtration facility at Battery Quarry reservoir

Phase Three New Potable Water Storage facility located at the Trigale site.

Phase Four Replacement of ageing Distribution Network and installation of zone metering with revision of Water Board business model.

A target completion of Phases One and Two by end 2009 will improve both the water quality and quantity enabling restrictions to be lifted. Phase Three will follow on when funding permits. Phase Four will be a rolling programme funded by Water Board revenue.

Survey of States Housing

A thorough survey of all States Housing is to be carried out within the next two months. Its purpose is to identify the current condition of the properties and to indicate the projected cost of upgrading them to modern standards. This will be of use to the States, either when prioritising re-build and refurbishment works, or when considering the possible transfer of housing stock to a future