

General Services Committee Meeting
Tuesday 8th June 2021
Anne French Room
0930 hours

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

Ms K Jones, Chief Executive
Mrs S Pengilly-Price, Head of Government Support
Mrs E Maurice, Head of Finance
Ms S Ireland, Programme Manager (PM)
Mrs K Hatcher-Gaudion, Capital Projects Co-ordinator (CPC)
Mr R Phelan, Estates, Environment & Infrastructure Manager (EEIM)
Mr J Taylor, Harbour Master

Apologies: Mrs L Baines, Committee Secretary.

ACTIONS

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

CE OFFICE

02/2021 Matters Arising – Nothing to report

03/2021 Harbour & Fisheries

3.1 Harbour Report – Report from Harbour Master dated June 2021 tabled and considered.

- **Harbour Crane Storage** – Reported that the roof of the shed had now been removed and that the crane will be moved to site, to test its suitability, next week. Current storage of the crane on the Commercial quay was raised and advised that this was a temporary measure. **Noted.**
- **Old Harbour Crane** – Committee verbally advised that from the three interested companies one offer for the old crane had been received, which included the price of its removal from the island. **The Committee resolved by a majority (Mr Roberts abstained) to accept the offer of £85,000 and for the Harbour Master to deal.**

HARBOUR MASTER

- **Harbour Piling** – Committee advised that a proposal to replace the damaged pile had been received as a temporary fix, to enable the pontoon to be extended. Harbour Master and Manager of Estates, Environment and Infrastructure to investigate the proposal further and to revert to Committee by email. Noted that Mr Tugby had forwarded a proposal but the Committee were advised by the Harbour Master that there was a misunderstanding as to the issue however wished to register a note of thanks for his offer. Letter from Chairman to be sent to the RNLI re new proposals for a pontoon.

HARBOUR MASTER and EEIM

- **Non Bailiwick vessels – Category 2 travel** – update on the COVID testing regime and the numbers of vessels/tests carried out at the Harbour and subsequent effect on services. **Noted.**
- **Alderney Shipping Proposal** – Chairman advised that Mr Kay Mouat would be attending a meeting with the Harbour stakeholders to advise of proposals regarding moving the Alderney Shipping office, this matter will be brought to the July meeting of the Committee.

AGENDA ITEM

Alderney Coastguard & RNLI – Alderney Coastguard reported that they had to intercept 15 international / non-bailiwick vessels from entering Alderney. As the weather gets better over the coming months it is predicted that these numbers will increase.

A member of the public reported 2 swimmers in trouble at Longis Beach. RNLI were placed on standby and police notified. The swimmers were able to return ashore without assistance and refused medical treatment.

Alderney Coastguard received a false / fraudulent report from a private vessel of engine failure and an attempt was made to seek port of refuge. This was investigated and the vessel was refused entry.
Noted

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

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

Harbour Master left the meeting at 10am.

04/2021 Estates Environment & Infrastructure incl Water Board

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

- **Connaught extension** - Phase 2 near completion. Weather and supplies have caused some further delays. Phase 3 (Super Structure) tenders have been approved States of Guernsey, as part of funding agreement stipulation, and subsequently issued. Ongoing monitoring of potential severe risk of building material shortages. **Noted.**
- **Road Resurfacing** Awaiting update from States of Guernsey who are including Alderney in the road conditioning surveys (subject to agreed costs and timeframe). In the meantime a company has offered to provide a free quote for resurfacing of the identified roads and prioritise based on condition which will assist with future planning of investment.
- **Coastal Defences / Sea Defences** There is a further delay to interim works at Corblets wall, the contractor has advised that they unable to source enough cement for the concrete required. At present, there is a national shortage of the material.
- **Nunnery** Demolition of the Sun Room building is currently with the Law Officers. Demolition costs and quotes being obtained in the meantime. Any demolition works will be carried out in conjunction with archaeologist specialist visit to ensure appropriate removal. Phase 2 of the minor capital project as phase 1 is the carriage store.
- **Surfacing on Minor Roads** – Budget provision is allocated each year for the upgrade of minor roads (mainly dirt tracks), which is a separate minor project to the main road resurfacing. A quotation has been received and accepted for the first 2 roads in the 2021 programme, relating to the Airport backtracks and Clonque, with works scheduled to commence in the coming weeks. Further areas to be identified and costed in due course.
- **Sewage** - Longis Filtration Plant has had its annual clean and service where nine ton bags were filled with non-biodegradable items, such as wet wipes from the anaerobic chamber of the plant.

The General Services Committee resolved to note the June States Works Capital projects report.

4.2 St Anne's Church – Report from the Estates Environment & Infrastructure Manager dated 1st June 2021 tabled and considered. It was recommended that a thorough investigation needs to be undertaken to clearly outline what works were undertaken from the original Schedule of Works and what works were omitted.

Martin Ashley to be invited back to Alderney to undertake a high level survey of the internal areas of the asset and to discuss alternative solutions to overcome the omitted works. Following this visit, MAA to be requested to provide a Schedule of Works, to rectify the omitted works and the required internal remedial works. This would provide a detailed document to cost the works by.

It is also recommended that further investigation of the outstanding work and any new additional work is to be carried out to alleviate water ingress which will otherwise result in the continued deterioration of the internal fabric and decoration. To also drainage improvements such as reducing ground levels and rainwater goods alterations to the east.

The General Services Committee resolved unanimously to note the report, and to agree in principle, subject to discussions with Church Wardens, to continue with the necessary works to protect and improve the fabric and decoration of St. Anne's Church, and also to approve a prelim of £25,000 for minor external works which includes drainage improvements.

EEIM/CPC

4.3 Water Board Capital Projects Report – Report dated June 2021 tabled and considered.

Phase 16 - Little Street — Works have been completed and the road is now open.

Water Filtration Plant – Memcor Engineers are visiting mid-July to undertake an annual process audit, membrane module repairs, module autopsy service and to look into the process and costs associated with removing the plant from its container housing in preparation for the new proposed building is placed of the plant.

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

4.4 Alderney Electricity Limited (AEL) update – Chief Executives office gave a verbal update and advised that this matter was now with the Law Officers for an agreement to be drafted. **Noted.**

4.5 Landlord Consent for Planning – Letter from Mr P Clark, Waterscape Developments Limited plus supporting documentation tabled and considered. Noted confirmation from AEL that the statutory utility has no objection to the proposal.

The General Services Committee unanimously resolved as Landlords to give Waterscape Development Limited consent to submit a planning application for the Crusher Site property.

CE OFFICE

4.6 CONFIDENTIAL ITEM - Confidential letter tabled for consideration.

General Services Committee resolved to defer consideration of this item until this matter has been fully considered by the Policy and Finance Committee.

DEFER/Agenda Item

4.7 Alderney Cricket Club – Report from Chief Executives Office dated 8th June tabled for consideration. It was noted that the current 21 year lease expired on the 31st May 2021.

The General Services Committee resolved to approve the issue of a new lease to the Alderney Cricket Club and for this item to be forwarded to the Finance Committee to set a reasonable rent.

CE OFFICE/FC

4.8 Island Hall Kitchen – Oven Extractor – Report from Programme Manager on the history of the issue with the Island Hall kitchen refurbishment tabled and considered. The three options on how to proceed were tabled and noted.

The General Services Committee resolved that a meeting be arranged with all Island Hall stakeholders for views on the future usage of the facility. Chairman to lead on this with assistance from Programme Manager.

PM/CHAIRMAN

4.9 Alderney Boxing Club – Report from Estates Environment & Infrastructure Manager dated 1st June 2021 tabled and considered.

It was noted that the Alderney Amateur Boxing Club has requested additional internal decoration works to be carried to the premises in addition to the works that were carried out by States Works Department in 2020 to the value of circa £8k. The existing 21 year lease is due to expire in January 2022 and it was raised that this would be an ideal opportunity to amend the lease to clearly define who is responsible for costs associated with the internal decoration of the premises. It was estimated that the current internal decoration works requested could amount to £12k.

The General Services Committee noted the report and resolved by a majority (Mr Roberts abstained) to adjust the lease on its expiry to align with leases of other States properties in that the responsibility of costs for internal decoration works fall to the responsibility of the lessee, and in the meantime approved up to £12k as a minor capital project to cover the current works required.

CE OFFICE/EEIM

1055 hrs - Capital Projects Co-Ordinator and Estates Environmental & Infrastructure Manager left the meeting

05/2021 Civil Emergency Planning – Bailiwick Blue print document and Confidential July Project document tabled and **noted**.

06/2021 Grant applications

6.1 Grant Referrals Report from Treasury dated 11 May 2021 tabled and considered. It was noted that two cases for financial support had been referred to the Finance Committee by the General Services Committee and that these need to be considered in the context of the States grant scheme, which is owned by the Policy and Finance Committee, with the Finance committee being responsible for the financial review prior to recommendation for award.

The Finance Committee considered the Treasury report at its meeting on 11th May and forwarded its recommendations to the General Services Committee.

General Services Committee resolved unanimously to approve the Finance Committee recommendations and:-

- i. **confirm its agreement in principle and budget provision to continue to support the Alderney Bird Observatory to the middle of 2022; and confirm that meaningful discussions at officer level will continue with the ABO in respect of its longer term position (to include the implications for States support); and to request that the ABO submit a grant application so that the Finance Committee can make a recommendation for GSC in the context of the grant criteria.**

TREASURY

- ii. **The General Services Committee resolved unanimously to confirm that the new expenditure with regards the Alderney Society request will be met from the Environmental Grants budget in 2021 and in any subsequent year; and ensure that any future applications for grant support are referred to the Finance Committee for financial evaluation in the first instance so that the relevant criteria may be assessed.**

TREASURY

07/2021 Any Other Business

PSV Licences – Statutory Instrument Public Vehicle Regulations 1990 tabled for information. Committee were advised on the current number of taxi plates available and confirmed that they would approve an application for another person to carry out a taxi service. **Noted**.

Fort Albert Quay FM DAB aerial – Planning application referral re replacement of the current aerial with a DAB aerial in a revised location.

The Committee resolved by a majority (Ms Burgess abstained) to give landlords approval for the planning application process.

BDCC/CE OFFICE

Old Slaughterhouse – It was noted that a counter offer for the premises was being awaited.
The General Services Committee resolved by a majority (Mr Roberts against) for Ms Main to be contacted for a firm response and should nothing further be forthcoming to put the premises up for sealed tender with a minimum reserve.

CE OFFICE/PM

Marina – Mr McKinley advised of a meeting to be held with the proposed developers on Thursday 17th June at 2.30 via MicrosoftTeams. **Noted.**
/spp.

Meeting Closed: 11.40am

Signed: Boyd Kelly

Date: June 2021