

**General Services Committee Meeting  
Tuesday 14th September 2021  
Anne French Room  
0930 hours**

**Mr B Kelly, Chairman**

**Ms A Burgess**

**Mr G McKinley**

**Mr S Roberts (joined 1030)**

**Mr R Jenkins**

**Ms K Jones, Chief Executive (CE) (left 1018)**

**Mrs L Baines, Committee Secretary**

**Ms S Ireland, Programme Manager (PM)**

**Mrs K Hatcher-Gaudion, Capital Projects Co-ordinator (CPC) (left 1105)**

**Mr R Phelan, Estates, Environment & Infrastructure Manager (EEIM) (left 1105)**

**Mr J Taylor, Harbour Master (left 1018)**

**Mrs E Maurice, Head of Finance (TREASURY)**

**Apologies: Mrs S Pengilly-Price, Head of Government Support**

**01/2021 Minutes from previous meeting for approval** – Draft minutes from 6<sup>th</sup> and 21<sup>st</sup> July and special 12<sup>th</sup> August GSC meeting tabled and **approved**.

**CE OFFICE**

**02/2021 Matters Arising**

**Road Resurfacing** – included in Capital Projects report. Waiting on Guernsey engineer to access roads. Ronez quote should be received by end of September.

**AEL** – proceeding, EEIM to take forward and progress.

**EEIM**

**Ambulance Review** – Independent review secured – 30<sup>th</sup> September and 1<sup>st</sup> October for on island visits with stakeholders. Report will be drafted and come back to Committee with recommendations – to be presented to GSC by the Association of Ambulance Chief Executives (AACE).

**Death in service cover/ on call allowance** – The Committee were advised that there is no ‘death in service’ however, the States insurance would cover a similar aspect. Fire Chief and Clinical Support Officer to be notified of this cover. Regarding the on-call allowance, the Committee were advised that it was previously agreed that there would be no allowance when brought in line with the States Fire Service. Head of Finance advised that the Ambulance Budget has mirrored 2021 for 2022, as definite figures are not known as of yet.

**The Chairman stated that he would bring a report to Committee for consideration regarding introducing an on-call allowance for the Ambulance Service only.**

**BK**

**Old Steam Crane** – this is the responsibility of the States of Guernsey, members requested a definitive response re timeframe for removal to be provided. Programme Manager to deal.

**PM**

### **03/2021 Harbour & Fisheries**

**3.1 Harbour Report** – report from Harbour Master tabled and **noted**.

**Harbour crane storage** – Croxton Electrical has been contacted regarding the JT cable. Measurements and suitability of the site for storage still to be checked. **Noted**.

**Water Taxi** – The Committee agreed for invitation to tender to be advertised immediately, not to lengthen the process by putting out for expressions of interest first. This process to also be used for the Moorings contract, and for a set timeframe and price to be looked at.

**Harbour Users Group** – It was noted that the actions are underway.

**Pontoon** – The Committee discussed if the current pontoon will suffice for the 2022 season. It was agreed for a civil engineer to investigate at low water and report. **EEIM and Harbour Master to organise.**

**EEIM/HARBOUR MASTER**

Finance Committee were keen that this project is taken forward for replacing in 2022. The RNLI are due to visit next week with a design engineer to look at scoping out the proposal. **Harbour Master to pursue scoping for a replacement structure, Harbour Master to circulate figures to members.**

**HARBOUR MASTER**

**MV Trinity** – The Committee noted the following table which outlined when the Trinity was unable to berth due to weather conditions:

<b>Day</b>	<b>Date - 2021</b>	<b>Reason</b>
Wednesday	20 <sup>th</sup> Jan	Master aborted due to weather
Tuesday	9 <sup>th</sup> Feb	Master aborted due to weather
Wednesday	10 <sup>th</sup> Feb	Master aborted due to weather
Wednesday	21 <sup>st</sup> Apr	Master aborted due to weather
Tuesday	22 <sup>nd</sup> Jun	Master aborted due to weather
Tuesday	06 <sup>th</sup> Jul	Master aborted due to weather
Wednesday	07 <sup>th</sup> Jul	Master aborted due to weather
Tuesday	24 <sup>th</sup> Aug	Master aborted due to weather
Wednesday	01 <sup>st</sup> Sep	Master aborted due to weather

It was noted that if the boat did succeed in unloading in the same week where there were delays, this is not a failing. The situation continues to be monitored.

**Hill Climb Update** – The Committee noted that the Guernsey Kart & Motor Club (GKMC) cancelled the event following information from the Director of Operations at the Office of the Committee for Health & Social Care in Guernsey, that Alderney's already stretched medical and hospital services would not be able to cope if there was a significant incident. The MMH has been managing a Covid-19 outbreak which has impacted on patients and the staff team.

**The Committee agreed for a press release to be issued.**

**CE OFFICE**

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

**The General Services Committee resolved to note the September 2021 Harbour Capital Projects Report.**

**3.3 Suspended Cable at Fort Grosnez – FOR RATIFICATION** – Report from CE Office dated 8<sup>th</sup> September 2021 tabled and noted.

In respect of Fort Grosnez, its crane shed, and the test run for the new crane – the overhanging JT cable was confirmed as live.

JT's initial plan was to dig-up/trench the entrance to lay the new cable, they were asked to look at possible cheaper and quicker option to lay across the top, around the perimeter so no digging or disturbance to heritage build required.

JT then confirmed that the cable will most likely now be redundant in September.

Considering this, the General Services Committee were asked if they would be happy to wait till Sept/Oct before the test-run for the crane fit can be carried out.

**The General Services Committee resolved to ratify the approval that the work to remove/reconfigure the wire should go ahead immediately in order that the States can commence with ascertaining if the building is suitable to house the crane.**

**04/2021 Estates Environment & Infrastructure incl Water Board**

**4.1 GSC – Budget 2022 & Revised Budget 2021** – Report and draft budget from Capital Projects Co-ordinator dated September 2021 tabled and considered. The Committee noted that the Finance Committee had approved the draft budget at its meeting yesterday, pending any changes made by GSC. The Committee discussed the works in 2021 on the existing pontoon and agreed that these costs should be charged to minor capital, together with the civil engineer report mentioned above (3.1). The Committee noted the new pontoon is currently being scoped and discussions ongoing with the RNLI and the Economic Development Committee etc, with the main project anticipated in 2023, therefore additional preliminary costs only agreed for 2022 at £25k. The Committee noted that the Harbour Redevelopment Plan is being referred to P&F, therefore preliminary costs only of £30k included in 2021 at this stage for initial feasibility study/scoping etc, with no funding included in 2022. The Committee noted the road resurfacing program, included in 2022 at £500k, and requested that this project is not delayed any further due to the runway project. The Committee noted the Mouriaux to Platte Saline Phase 2 project is expected to commence in 2022, with phases 3 – 5 in subsequent years thereafter.

**The General Services Committee resolved to:-**

- 1. Note the report;**
- 2. Amend the draft budget to include a further amount of £25k in 2022 for the new pontoon preliminaries prior to the main project anticipated in 2023, approved the works carried out to the existing pontoon in 2021 to be charged to minor capital projects; noted that the Harbour Redevelopment Plan is subject to discussion at P&F and therefore remains at £30k for preliminaries in 2021, with no funding included in 2022 at this stage.**
- 3. Approve the revised GSC Capital Budget 2022, together with the Revised Budget 2021, incorporating the changes in 2 above, for onward consideration by the Policy & Finance Committee, and the States of Alderney, subject to any final changes prior to Billet submission.**

CPC

**4.2 SWD Capital Projects Report** – Report dated September 2021 tabled and considered.

Capital projects update:-

**Connaught Extension** – noted that additional funding as voted by SoA has received P&R approval.

**Nunnery Sunroom** – Noted that demolition works have been carried out, minor project approved at £10k included in revised budget.

**Mouriaux/Petit Val/Platte Saline – Phase 2** – Noted that PM to be appointed to carry out concept works and fully scope and provide costings. Agreed that the £130k approved by GSC in 2019 for the Fort Doyle Screening project, is combined with this stage of the project together with any unspent prelims, in order to progress the project.

**Jubilee Home Roof** – Has now been inspected, report and costings awaited, until then the extent of the works, and funding required, are unknown. Budget adjustment to be made if received prior to Billet deadline.

**The General Services Committee resolved to:**

- 1. Note the September SWD Capital Projects & General Works Report;**
- 2. Approve combining the capital funding approved in 2019 of £130k for Fort Doyle Screening Unit into the main Mouriaux to Platte Saline Sewer – Phase 2 capital project.**

**EEIM/CPC**

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

**Capital projects update – Simons Place – Phase 21** – This project has been reprioritised as the next project in the distribution improvements programme and has now been costed at £45k, due to commence in October. Agreed to fund by capital grant.

**The General Services Committee resolved to:-**

- 1. Note the September Water Board Capital Projects & General Works Report; and**
- 2. Approve capital grant funding of £45k for Water Board Phase 21 at Simons Place.**

**EEIM/CPC**

**4.4 Water Board Capital Programme – Budget 2022 & Revised Budget 2021** – Report and draft budget from Capital Projects Co-ordinator dated September 2021 tabled and noted. The Committee noted that the Water Board continues with a successful delivery of the ongoing capital programme of distribution improvements throughout the Island, grant funded by SoA. In addition, the Water Board funds some projects from its own reserves which in 2021 and 2022 includes the full replacement of the membranes at Battery Quarry. The next stage in the Improvements at Battery Quarry (Phase 14) includes the new plant building to accommodate the existing plant and consolidate stores, offices, welfare facilities etc, as a major project grant funded by SoA.

The Committee also noted the Finance Committee had approved the draft budget at its meeting yesterday, pending any changes by GSC. It had however requested that with effect from Budget 2023 the Water Board carry out a review of the capital grant funding mechanism, now that the Board holds higher reserves, in order to work towards the Board becoming self-sufficient.

**The General Services Committee resolved to:-**

- 1. Note the report;**
- 2. Include £150k in 2022 major projects for the Improvements to Battery Quarry (Phase 14) for the new plant building, grant funded by SoA;** **CPC**
- 3. Approve the revised Water Board Capital Budget 2022, together with 2021 Revised Budget incorporating the changes made in 2 above, for onward consideration by the Policy & Finance Committee, and the States of Alderney.** **CPC**
- 4. Approve a review of the capital grant funding mechanism, with effect from Budget 2023.** **Treasury**

#### **4.5 The Connaught Extension Update**

The Committee noted that the policy letter has now been approved by the States of Guernsey Policy & Resources Committee.

#### **4.6 Alderney Emergency Plan Update**

It was requested for an update for the October meeting. Noted.

PM

#### **4.7 La Ville Hawker's Licence (Food Dude) – FOR RATIFICATION** – Report from CE Office dated 8<sup>th</sup> September 2021 tabled and considered.

La Ville Hotel sought General Services permission to use the following areas for their food truck (Food Dude);

- 1) Braye Common Car Park
- 2) Butes
- 3) Carpark area by gun emplacement at Fort Albert
- 4) Raz Causeway Car Park (landside of tank wall)
- 5) Clonque Car Park for 'La Ville Sunsets'

They have also been asked to provide catering services for the Hill Climb Event – this would involve siting the Food Dude in the "paddock" area of each days racing for participants and spectators.

**The General Services Committee resolved to ratify the approval for La Ville's Hawkers Licence to cover the following areas of States land:**

- **Braye Common Car Park**
- **Butes**
- **Carpark area by gun emplacement at Fort Albert**
- **Raz Causeway Car Park (landside of tank wall)**
- **Clonque Car Park for 'La Ville Sunsets'**
- **Platte Saline car park for the Hill Climb Event**

#### **4.8 Health & Safety Signage at Odeon – FOR RATIFICATION** – Report from CE Office dated 8<sup>th</sup> September 2021 tabled and considered.

**The General Services Committee resolved to ratify the approval for health & safety signage at the Odeon. The Committee agreed for a letter of thanks to be written to the private landowners. Ms Burgess to deal.**

AB

#### **4.9 Hornsea Project Offshore Wind Farm Consultation – FOR RATIFICATION** - Report from CE Office dated 8<sup>th</sup> September 2021 and letter tabled and considered.

**The General Services Committee resolved to ratify the approval for the AWT to carry out the necessary work for the response to the Hornsea Project, but for a formal reply to be sent from the GSC Chairman.**

#### **4.10 Lease Assignment for Braye Beach Hotel – FOR RATIFICATION** – Report from CE Office dated 8<sup>th</sup> September 2021 tabled and considered.

Braye Beach Hotel is being sold to Hand Picked Hotels. As part of that process the current lease between Braye Beach Hotel Limited and the States of Alderney in respect of the area to the rear of the hotel will need to be reassigned.

**The General Services Committee resolved to ratify the approval for the lease assignment for the Braye Beach Hotel.**

#### **4.11 Dogs on Beaches – 2022 Season** – Letter from Mr Miller dated 4<sup>th</sup> July 2021 tabled and considered.

After further discussion, the Committee agreed for the current legislation to remain in place.

**Letter to be sent from the Chairman to Mr Miller to advise accordingly.**

**CE OFFICE**

**4.12 Island Hall Kitchen** – Report from EEIM dated 6<sup>th</sup> September 2021 tabled and considered. Works to install a new commercial kitchen at the Island Hall were completed in June 2019. However, since its completion, various issues have been raised about its functionality including that the Gas Hob to the cooker cannot be used due to extractor being a non-commercial type that does not meet Gas Safe legal operational standards.

The new Island Hall kitchen has been criticised by users as unusable, dangerous and poorly designed. At the June GSC meeting the Committee requested a meeting to be arranged with all Island Hall stakeholders for views on the future usage of the facility. At that meeting, various issues were discussed, and these have since been individually costed.

**The General Services Committee resolved to approve the additional remedial works of up to £6k from the capital budget.**

**EEIM**

#### **05/2021 Any Other Business**

**Summer Bus** – It was advised that the members had received an email from Mr Saunt regarding establishing a Petit Train Service (similar to that in Guernsey) for the summer seasons. The Committee agreed that this proposal falls under the Economic Development Committee mandate. **Ms Burgess to take the proposal to EDC for consideration.**

**AB**

**Moorings Car Park** – It was noted that the area was looking untidy with loose stones. **The Committee agreed for this to be rectified by States Works. PM to liaise with EEIM. Noted.**

**PM/EEIM**

**Old Vicarage Lease** – It was advised that members had received an email from Mr Mellor requesting to purchase the leasehold from the States of Alderney.

**Chairman to forward email to the Committee Secretary, to seek Law Officers advice regarding the request.**

**CE OFFICE**

**Update on Kiln Farm re Dairy Management Subsidy** – Mr Roberts and Ms Burgess to provide an update for the October GSC meeting. **Noted.**

**SR/AB**

**Urgent GSC Water Board Budget meeting - 20<sup>th</sup> September 2021 at 9am in the Anne French Room** – Diary invite to be sent to members and relevant civil service.

**CE OFFICE**

#### **06/2021 For Information & Noting**

**6.1 Airport Wildlife Hazard Management Audit** – report tabled for information and noting only. **Mr Roberts to liaise with Airport Manager regarding this issue. Noted.**

**SR**

**Meeting Closed: 11.35am**

**Signed: Boyd Kelly**

**Date: September 2021**