

**Estates and Services Committee  
Anne French Room  
Tuesday 12<sup>th</sup> March 2013  
0915**

Mr L Jean, Chairman  
Mr I Tugby  
Mr R Berry  
Mr C Rowley

Mr R Burke, Chief Executive  
Mrs K A Hatcher-Gaudion, Treasurer  
Mrs E O'Toole, Minute Secretary

**Apologies: Ms J Turner, States Engineer & Mr M Gaudion, Harbour Master  
In attendance: Mr N Shaw, Deputy Harbour Master (for item 19/2013 only)**

17/2013 **Minutes of the previous meeting** of 12<sup>th</sup> February 2013 tabled and **approved**.

18/2013 **Matters Arising**

**18.1 St Anne's Church** The Chief Executive advised that the specialist subcontractor is willing to undertake the works at height (on the tower) however a contract is not in place yet. The Chairman expressed concern from the Church of the length of time it is taking for works to get started and the Committee agreed that if works could not commence in the near future the contract should be awarded to an alternative contractor. The Chief Executive was requested to discuss the matter with the States Engineer.

**CE/ENGINEER**

**18.2 Water Lane - CONFIDENTIAL ITEM** – See Confidential Annexure.

**18.3 Steel Sections from Mannez** Paper from the States Engineer dated 4<sup>th</sup> March 2013 tabled and considered. Members stated that the condition of the steels were unclear from the photographs circulated and queried if additional rental of the steels had been paid as the original agreement was for temporary loan of the steel for 6 months which expired in August 2012. The Treasurer confirmed that only the initial 6 months agreed rental has been received.

**The Committee requested the Chief Executive to instruct the States Engineer to negotiate a better offer for the steels in the region of £5k or arrange for it to be returned to the Island at the contractor's expense as per the agreement.**

**CE/ENGINEER**

**18.4 Connaught Square update** Paper from the States Engineer dated 6<sup>th</sup> March 2013 tabled and discussed. Members were not in favour of the proposal to fill the tanks with cement/loose mix concrete as this would impede any future problems with drainage. The Chairman stated that the matter needs to be resolved and requested the Chief Executive and Mr Tugby to meet with the States Engineer and the Superintendent of Works to determine a solution and a fully costed programme of works to fill the hole with loose gravel, once all necessary drainage works have been carried out.

**CE/IT/ENGINEER/SUPERINTENDENT**

**18.5 Tidal Swimming Pool** The Chief Executive advised that he had not received any further information on the proposal. **Noted**.

09:45am Deputy Harbour Master joined the meeting

19/2013 **Harbour and Fisheries**

**19.1 Monthly Report** for February 2013 tabled and the following items noted:

- Pilot Boat – The works on the new engines for the pilot boat has been completed and it is currently undergoing sea trials.
- Inner Harbour Ladders – The installation of the new ladders and hand rails have been completed. The Chairman commended the works carried out.
- Harbour Office – The old building has now been demolished and harbour operations has moved to the temporary premises.
- Moorings – Annual diving for inspection, removal and relaying of all deep water moorings are underway with works scheduled for completion by Easter.
- Dingy pontoon – Maintenance works are underway and anticipated to be completed by Easter weekend.

- **Kobelco Crawler Crane** – An offer from the highest bidder for the old crane was accepted. It is in the process of being stripped into smaller pieces for shipment to the UK.

It was noted that further interest had been received to purchase other equipment no longer in use by the harbour.

**19.2 Marine Fuel Facilities in Inner Harbour** The Deputy Harbour Master advised that the proposal is currently with the States of Guernsey Health and Safety Executive for their comment. A further report to be given at the next meeting.

#### **AGENDA ITEM/HARBOUR MASTER**

**19.3 Grounding Platform – Inner Harbour** Letter from Mr F Herival dated 23<sup>rd</sup> February 2013 tabled and discussed. The Deputy Harbour Master stated that it would a great facility for the harbour however would require input from an engineer of the various options available. It was noted that there is currently no provision in the budget for such a proposal. **Noted.**

**19. Any other business relating to Harbour and Fisheries** None.

*09:55am Deputy Harbour Master left the meeting*

#### **18/2013 Matters Arising (continue)**

**18.6 Trials Biking Event 2013** Paper from the Chief Executive's Office dated 5<sup>th</sup> March 2013 tabled and considered. A map of the proposed areas the 2013 Trials Biking event is proposed to take place was table and discussed. New areas identified included:

- York Hill
- Crabby Bay
- Fort Tourgis: an area on top of the Fort (south-west corner) and along the foreshore to Clonque Bay
- Roselle battery to Mount Hale battery, along the foreshore. It was noted that part of this is on privately owned land.

It was noted that the Committee had approved the closure of roads and tracks being used during the event at the last meeting.

**RESOLVED unanimously:**

- To agree to suspend the regulation in place in respect of vehicular access from Fort Quesnard to Fort Houmet Herbe & that area/section to be closed to the public for the duration of the event;**
- Not to permit the use the area on top of Fort Tourgis for safety reasons; and**
- The reinstatement of the tracks, following the event, to be the responsibility of the event organisers.**

**Chief Executive to deal.**

**CE**

#### **18.7 Any other matters arising from the minutes**

- **Judges Pond** – Mr Berry advised that he will have a meeting with the States Engineer and the Superintendent of Works on the 18<sup>th</sup> March, regarding further drainage at Judges Pond. **Noted.**
- **Performing Arts Festival** – The Chief Executive advised that a request had been received for the harbour dues and passenger dues to be waived during the Performing Arts Festival. It was noted that this would not significantly impact the Harbour income. **Unanimously approved. Chief Executive to deal.**

**CE**

#### **20/2013 General Works (including Agriculture)**

**20.1 Superintendent of Works Report** for period 1<sup>st</sup> February to 1<sup>st</sup> March 2013 tabled and **noted.** The Chairman advised that he has been receiving reports from the public that the States Works Department (SWD) is working efficiently and asked the Chief Executive to pass on the gratitude of the Committee.

**CE**

**Victoria Street Pavements** – Emails from the States Engineer dated 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> February 2013, letter and Comments Form from two members of the public dated 27<sup>th</sup> February 2013 tabled and discussed. Mr Berry reported on the accident where a member of the public tripped and fell over the paving bricks outside Shirley's Dress Shop on Wednesday 27<sup>th</sup> February. He advised that he had received reports of the condition of the pavements in Victoria Street and undertook a survey and identified certain areas requiring attention which he brought to the attention of the States Engineer on Tuesday 26<sup>th</sup> February. SWD were informed and advised

that works will be carried out on Wednesday afternoon, 27<sup>th</sup> February, when shops are half day closing and therefore less pedestrian traffic.

Mr Berry stated that he understands works on the pavements being carried out when less people are likely to use it however raised concern if another accident were to take place later in the week or over the weekend and works are not scheduled until the following Wednesday.

**Noted.**

The Chairman thanked Mr Berry for his work on the matter.

Sergeants Lane – The Chairman and Mr Berry advised that they received complaints regarding the condition of the road in Sergeants Lane and have been to inspect it and believe minimal works are required to fix the road. SWD was requested to investigate and repair the road if possible.

**ENGINEERING/SWD**

La Vallee/ Route de Picaterre junction Mr Berry advised that he continues to receive complaints for members of the public regarding the lack of visibility when turning right across oncoming traffic from La Vallee into Route de Picaterre as well as the speed which vehicles travel through the junction when coming from La Vallee. In October 2012 the Committee turned down a request to reinstate the stop line.

**RESOLVED unanimously to approve the reinstatement of the stop line at the bottom of La Vallee and Route de Picaterre junction.**

**ENGINEERING/SWD**

Waste Meeting minutes of the 21<sup>st</sup> February 2013 tabled and **noted**.

**20.2 Vehicle and Plant Replacement Programme 2013** Paper from the Superintendent of Works dated 4<sup>th</sup> March 2013 tabled and considered.

**RESOLVED unanimously to approve in principle the changed priorities and the associated anticipated reduction in expenditure in 2013. The subsequent business case and quotations for each replacement will be submitted on an individual basis.**

Shredder – Members discussed the situation with the green waste shredder. The Chairman stated that the public should be encouraged to self compost and be allowed to have controlled bonfires of garden waste. The Chief Executive advised that this was discussed by the Committee last year in order to reduce the green waste 'pile-up' at the Impot.

Mr Tugby reminded the Committee that he knew of a qualified person willing to determine if the shredder could be fixed however wished for it to be moved from its current location at the Butes to Mr Tugby's yard at La Corvee.

**The Committee agreed for it to be investigated whether the green waste shredder could be fixed.**

**CE**

**20.3 Wood at Fort Albert** Paper from the States Engineer dated 4<sup>th</sup> March 2013 tabled and **noted**. The States Engineer advises in the paper that following the action from the Committee in 2012 to clear the wood stored at Fort Albert, a decision has now been made to move it to Essex farm and left in the care of the Alderney Wildlife Trust. AWT in turn have responsibility for the storage of the wood and collection of the wood by approved charities that provide wood for the elderly, with any excess wood used for community projects. **Noted.**

**20.4 Any other business relating to General Works** None.

## **21/2013 Recreation, Welfare and Environment (including States Land)**

**21.1 Fort Doyle – Beam and Roof repairs** Paper from the Engineering Assistant, Mr T Walley, dated 4<sup>th</sup> March 2013 tabled and considered. Two of the cast iron roof beams at Fort Doyle have failed due to age and water entering the structure through the external roof covering. The six remaining beams are also in danger of failing which would lead to the collapse of the roof.

It was noted that the Boxing Club, who leases the Fort, have been unable to use the main hall due to the internal supports system required to hold the weight of the roof while repairs remain outstanding.

The Chief Executive advised that there are currently no funds available or budgeted to undertake repair works or to replace the external roof. **Noted.**

The Chief Executive was requested to meet with the Engineering department to discuss achievable solutions and identify the funding for any potential works.

**CE/ENGINEERING**

**21.2 Bunker AY210** Paper from the Chief Executive's Office dated 7<sup>th</sup> March 2013 tabled and considered. The Braye Beach Hotel has expressed interest in renting the bunker opposite the First and Last restaurant for storage of bicycles and exercise equipment for the guests of the Hotel.

The bunker was currently available for rent however a number of goods are being stored in it therefore necessary notices would have to be served prior to the removal of these goods. **Noted.**

Members of the Business Development, Tourism and Marketing Committee advised that the future use of bunkers had been discussed at their recent meeting and the Committee wished to see better use being made of the bunkers, such as heritage displays etc. instead of serving as storage units. **Noted.**

**RESOLVED by a majority (Mr Rowley in favour of other uses for the bunker being explored) to approve the rental of bunker AY210 to the Braye Beach Hotel for storage purposes only, on a one year renewable lease at the appropriate bunker rental, currently £270 per annum.**

**Chief Executive's Office to deal.**

**CE OFFICE**

**21.3 Football Club – Training Pitch** Paper from the States Engineer dated 4<sup>th</sup> March 2013 tabled and considered. The Football Club have requested permission to create a training pitch to the south east of the clubhouse on States owned land to ease the pressure of use on the main pitch and would also enable the potential setting up of a 5-a-side league for all ages.

**RESOLVED unanimously to approve, as landlords, the Alderney Football Club to create a training pitch with lighting on States owned land south east of by the Football Club, including levelling the ground, removing the container and concrete bases and providing lighting from four poles, subject to relevant planning permissions. States Engineer to deal.**

**ENGINEER**

**21.4 Cliff Faces** Paper from the States Engineer dated 4<sup>th</sup> March 2013 tabled and discussed. The States Engineer advises in her paper that cliff faces in several places, including the rear of the power station, the Cutting, Mannez quarry, Corporation quarry, Battery quarry and the site at the east end of the Banquage, are potentially active and accordingly could drop material in places where falling material could cause damage.

Whilst the States insurers cover the effects of any damage caused by rock or soil fall, they are keen that we mitigate such damages in any way possible and the failure to do this may result in claims being refused. A brief communication from the insurers' Health and Safety advisor was circulated with the agendas for information.

The States Engineer further stated, in the paper tabled, that the States does not have a suitably qualified employee to undertake a full survey of the cliff faces, assessing cliff face stability and reporting the risk. High risk areas have been identified and the paper listed some options of mitigating such falls in future.

**Rear of AEL Power Station** The Chief Executive advised that the cliff face to the rear of the power station is not part of the lease with AEL therefore it is the States' responsibility to carry out necessary inspection, considering there had been a significant soil drop less than 6 months ago.

**The Chairman requested the Chief Executive arrange for a one off inspection of the cliff face around the AEL power station and subsequently determine if the lease with AEL could be amended to include this area.**

**CE**

**The Cutting** The Chairman queried what works could be done in an attempt to prevent further rock falls onto the road. Mr Tugby advised that any works of this nature, such as meshing, land ties etc, would be costly to undertake. **Noted.**

**The Committee agreed for a sign to be placed at the entrance onto the road passing by the cliff face on the Cutting, advising traffic to keep to the right side of the road. States Engineer to deal.**

**ENGINEER**

**21.5 Clonque Coastal Erosion – Section C** Paper from the States Engineer dated 7<sup>th</sup> March 2013 tabled and discussed. Mr Tugby advised that himself, Mr Berry and the States Engineer

had been to assess the area. The options identified were to move the road 5-6 meters inland, although this would only be a temporary measure, or employ a contractor/external engineer to come up with a design and build for a longer term solution.

Members discussed the options of moving the road inland, noting that the land is privately owned, and creating a 'kicker' and bund on the beach and backfilling this with materials from the impot and tyres from recycling.

The Treasurer advised that the capital coastal protection budget includes £10k preliminary costs relating to Clonque for 2012 (voted at £20k) and a further £100k allocated for 2013 subject to recommendations, which has yet to be voted. **Noted.**

**RESOLVED unanimously to agree to approve:-**

- a) **coastal protection works of a 'kicker'/sill, bund and infill on the beach to prevent further erosion;**
- b) **to investigate/negotiate whether the road could be moved further inland onto privately owned land; and**
- c) **for the project to be costed and put out to tender.**

**States Engineer to deal.**

**ENGINEER**

**21.6 Any other business relating to Recreation, Welfare and Environment None.**

## **22/2013 Roads and Transport**

**22.1 Victoria Street Pavements** Item discussed under 20.1.

**22.2 Victoria Street – Disc Zone** Paper from the Chief Executive's Office dated 5<sup>th</sup> March 2013 tabled and considered. The top of Victoria Street, from Alderney Estate Agents to Boardman's Pharmacy, is currently advertised as a Disc Zone however this area is not specified in schedule one of the Traffic Regulations 1986, as amended.

**RESOLVED by a majority (Mr Jean against) to approve the inclusion of the top part of Victoria Street, from Alderney Estates Agents to Boardman's Pharmacy, to Schedule One of the Traffic Regulations 1986 and to affix the sign to the wall of the building owned by Mr Jean.**

**Item to be place on the April Billet.**

**ENGINEERING/CE OFFICE/BILLET ITEM**

**22.3 "On Call Only" parking bay – Sauchet Lane** Paper from the Engineering Assistant, Mr T Walley, dated 5<sup>th</sup> March 2013 tabled and considered. The Chief Executive advised that he received a request from St John's Alderney Ambulance for an on-call parking bay in Victoria Street for two volunteers who work/live in town.

Members were of the opinion that sufficient parking was available in the Val and Butes car parks and should this request be approved it would set a precedent for requests from all other voluntary service members.

**The Committee was not in favour of both requests for on-call parking bays in Victoria Street and Sauchet Lane. Engineering department to deal.**

**ENGINEERING**

**22.4 Eastern access route to Le Banquage** Paper from the Engineering Assistant, Mr T Walley, dated 5<sup>th</sup> March 2013 tabled and considered. Following consultation with the residents of the eastern end of Le Banquage the Committee approved, in October 2012, the Traffic Advisory Group's proposal to open the eastern access at Le Banquage on a 3 month trial basis which has now expired.

Feedback from the residents in the area is that this has helped significantly with traffic flow and they wish to see if remain open. Concern was raised regarding the existing running surface being in a poor state and in need of upgrading.

To upgrade the running surface this year it is proposed to scrape the stone surface, remove the potholes and increase the width at one point to allow two-way traffic, at a cost of £1,000 from the roads revenue budget.

It is further proposed to concrete a section of the track at the junction with Newtown Road in 2014, which would hopefully stop stones being dragged into the road.

**RESOLVED unanimously to agree to approve:-**

- a) **the permanent opening of the eastern end access of Le Banquage,**
- b) **the 2013 repair works to the running surface to be carried out at a cost of £1,000 from roads revenue budget, and**

**c) 2014 repairs works of £2,700 to be included in the budget process.  
Engineering to deal.**

**ENGINEERING**

**22.5 Taxi Fares** Paper from the Chief Executive's Office dated 5<sup>th</sup> March 2013 tabled and considered. Mr Berry advised that he requested the matter to be raised as it was noted that fares to/from the airport, town and the harbour to Clonque, Tourgis, Platte Saline, i.e. the western end of the island is not included under the current fares. It was further noted that there appears to be discrepancies in the rates charged per mile on certain routes.

The Committee requested Mr Berry, as member with responsibility for roads and traffic, along with the Engineering Assistant review the rates and bring this back to a future meeting for consideration.

**RB/ENGINEERING**

**22.6 Sprint and Hillclimb 2013** Paper from the Chief Executive's Office dated 7<sup>th</sup> March 2013 tabled and considered. In 2012 the Committee delegated approval of future Annual Sprint and Hillclimb events to the Chief Executive's department with the dates of the event tabled for information, however the Guernsey Kart & Motor Club is requesting to stage a three day event in September 2013. A new Speed Trial event, starting near the airport running to the top of Fort Tourgis, is being proposed for Friday 20<sup>th</sup> September with the annual sprint on Thursday 19<sup>th</sup> September and the Hillclimb on the Saturday 21<sup>st</sup> September.

The Chairman stated that it should be determined exactly from where near the airport the new Speed Trials event will be staged as the road from town to the airport must remain open.

**RESOLVED unanimously to approve the request to stage the Sprint meeting in Alderney on Thursday 19<sup>th</sup> September, the new Speed Trial on Friday 20<sup>th</sup> September and the Hillclimb on Saturday 21<sup>st</sup> September 2013 subject to approval by the full States.  
Chief Executive's Office to deal.**

**CE OFFICE/BILLET ITEM**

The Committee further agreed to delegate the approval of future Annual Sprint and Hillclimb events to the Chief Executive's department with the dates of the event tabled for information.

**CE OFFICE**

**22.7 Any other business relating to Roads and Transport** None.

**23/2013** **Any Other Business** None.

**24/2013** **Press Release**

The Chief Executive was requested to prepare a press release.

**Meeting closed 12:10pm**

**DATE OF NEXT MEETING: 9<sup>th</sup> April 2013**

**Signed: Mr L Jean**

**Date: 9<sup>th</sup> April 2013**