

**Estates and Services Committee
Anne French Room
Tuesday 9th April 2013
0915**

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

Ms J Turner, States Engineer
Mrs K A Hatcher-Gaudion, Treasurer
Mrs E O'Toole, Minute Secretary

Apologies: Mr R Burke, Chief Executive

In attendance: Mr M Gaudion, Harbour Master (item 27/2013 & 28/2013)

25/2013 **Minutes of the previous meeting** of 12th March 2013 tabled and approved.

26/2013 **Matters Arising**

26.1 St Anne's Church Paper from the States Engineer dated 4th April 2013 tabled and discussed. The States Engineer advised that the preferred tender, Wings Ltd, has advised that he wishes to withdraw his tender as he states he has not been able to find a sub contractor to carry out sections of the works which he felt unable to complete.

The States Engineer further advised that the surveyors Lovell Ozanne believes there are Guernsey contractors who would be interested in undertaking the works on the church.

RESOVLED unanimously to agree:-

- a) **The contract for works on St Anne's Church is retendered and advertised Bailiwick wide;**
- b) **To appoint Guernsey surveyors Lovell Ozanne for the retendering process;**
- c) **The package put out to tender to be re-worked to include additional works scheduled for 2013; and**
- d) **A time limit to be written into the contract to ensure the contract is signed within two months of the preferred tender being chosen.**

States Engineer to deal.

ENGINEER

The Chairman requested the States Works Department undertake smaller works on the church, such as clearing the gutters etc, whilst a new contractor is being sought. States Engineer to deal.

ENGINEER/SWD

26.2 Water Lane - CONFIDENTIAL ITEM See Confidential Annexure.

26.3 Steel Sections from Mannez The States Engineer advised that following renegotiations with the Guernsey contractor, an offer of £5k to purchase the steel sections has been accepted. **Noted.**

26.4 Connaught Square update The States Engineer advised that, as per the email circulated to Members, the section of wall in the chamber which collapsed will be rebuilt, the adjacent wall sections will be strengthened and the chambers cleared of debris. **Noted.**

Other areas of Connaught Square which are showing settlement and have known drainage problems, will be addressed in the near future **Noted.**

26.5 Fort Doyle – Beam and Roof repairs The States Engineer advised that following a meeting with the Chief Executive and Mr Walley, Engineering Assistant, a risk of a collapse of additional beams has been identified therefore it is recommended that repairs are carried out. The Treasurer advised that in the absence of available funding for repair works, a case can be put to T&R to retain funds from the £10k surplus on the States Revenue account, provided that the deadline for applications has not expired.

RESOLVED unanimously to agree to approve:-

1. **Approve the construction of an internal support system using steel beams on angle brackets in the sum of £7,900, with funding being requested from Treasury and Resources out of the 2012 States of Alderney Revenue Account surplus.**
States Engineer and Treasurer to deal.

ENGINEER/TREASURER/T&R

2. Approve the replacement of the roof covering with fibre glass in the sum of £13,336 to be a capital project in 2014. Item to be included in the budget process.

ENGINEER

26.6 Clonque Coastal Erosion – Section C The States Engineer advised that works are ongoing and the initial road section is complete. **Noted.**

The Treasurer advised that the £20k voted for preliminaries on this project has now been spent therefore further expenditure would require approval from T&R. **Noted.**

26.7 Annual Sprint and Hillclimb 2013 Paper from the Chief Executive's Office dated 4th April 2013 tabled and the Committee agreed for Mr Berry and Mr Birmingham to meet with the Guernsey Kart & Motor Club committee members to discuss proposed alterations to the Sprint event and the new Speed event and report back to the Committee at the May meeting.

RB/TB/AGENDA ITEM

26.8 German TV request for land permission – For Ratification Paper from the Chief Executive's Office dated 4th April 2013 tabled and noted.

RESOLVED unanimously to agree to ratify the decision to approve to grant ZDF, German Public broadcasting, landlords permission to film the remains of Lager Helgoland and Lager Norderney.

26.9 Any other matters arising from the minutes

- **Taxi Fares** – Mr Berry advised that he had a meeting with Mr Walley, Engineering Assistant, and the Treasurer and it was recommended to review the fare structure in September and to consult taxi operators during the process. **Noted.**
- **Cliff Faces** – The States Engineer requested clarification on the options put to the Committee at the March meeting regarding cliff faces.
 - Banquage (eastern end site) – The Committee requested the States Engineer inform local contractors that when extracting materials, the contractor must leave the cliff face at a safe angle to prevent collapse of overhanging material or a vertical face. Contractors extracting material are to be advised that they do so at their own risk.
 - Mannez quarry – The Committee agreed that the continued mounding of tree waste at the base of the cliff provides adequate protection.
 - Corporation quarry – The Committee agreed for the States Engineer to undertake a visual inspection of the quarry prior to the quarry being used in August. It was suggested that any quarry party licences issued should include a disclaimer.
 - Battery quarry – The Committee agreed that the quarry was not for general use by the public and therefore no immediate action is required.
- **Old Fire Tender** – Mr Rowley enquired whether the old fire tender could be restored and put on display somewhere on the Island.

ENGINEER/TREASURY

10:00am Harbour Master joined the meeting

It was noted that the Committee had considered the restoration and display of the old fire tender in 2012 however a suitable location couldn't be identified.

The Committee agreed the following:-

- **SWD to reinstate the doors of the arch in Fort Albert where the old fire tender is currently stored; and**
- **Mr Berry, Mr Rowley and volunteers to paint the old fire tender and carry out minor maintenance with paint and materials supplied from SWD.**

ENGINEER/SWD

RB/CR

27/2013 Harbour and Fisheries

27.1 Monthly Report for March 2013 tabled and the following items **noted:**

- Pilot Boat – Returned to service following final adjustments and sea trials of the new engines.
- Dingy Pontoon – Maintenance has been completed however installation has been delayed by adverse weather.
- Harbour Office – The old harbour office has been demolished and piling for the construction of the new office has commenced.
- Revetment – Following the North Easterly gale force winds during March, the harbour staff and Tugby Contractors will make temporary repairs to the revetment by adding extra rock armour and concrete to the exposed area. It was further noted that Mouchel and Mackley was on Island to inspect the revetment.

- New Harbour Crane – The suppliers has been contacted to determine whether a different method than a landing craft could be used when the new crane is delivered.

Alderney Performing Arts Festival - May 2013 The Harbour Master sought clarification following the approval for the waiver of harbour dues and passenger dues at the last meeting of the Committee. The Treasurer advised that the fees cannot be waived as they are set by ordinance, however as it had already been agreed to underwrite some of the costs of the Festival the fees could potentially be charged to that grant. The Treasurer was requested to liaise with Mr Harvey, Chairman of BDTM Committee, to clarify, and the organisers requested to provide a list of the vessels attending for the Harbour Master.

TREASURER

27.2 Marine Fuel Facilities in Inner Harbour The Harbour Master advised that the Health and Safety Executive is due to come over to discuss the proposal.

The Chairman requested the Harbour Master, Mr Tugby and Mr Rowley, as members with responsibility for the Harbour, to progress the proposal and report back to the Committee at the next meeting.

HARBOUR MASTER/IT/CR

27.3 Services for Boat Park Paper from the Harbour Master dated 3rd April 2013 tabled and considered. The Treasurer advised that to date approximately £8k has been spent of the £50k budget, relating to the demolition of old crane shed and levelling, and with the further capital expenditure being proposed a submission to T&R for preliminary costs would be required. **Noted.**

RESOLVED by a majority (Mr Tugby abstained) to approve preliminary costs of up to £15k to include previous expenditure together with £4.2k for the installation of water and electrical services. Treasurer to deal.

TREASURER

27.4 Oil Tanker The Chairman requested the Harbour Master collate all the information regarding the delay of the recent delivery.

HARBOUR MASTER

27.5 Any other business relating to Harbour and Fisheries None.

28/2013 General Works (including Agriculture)

10:45 Mr T Birmingham, Superintendent of Works, and Mr M McManus, Waste Foreman, joined the meeting

28.1 Green Waste Email from the States Engineer dated 8th April 2013 and papers from the Superintendent of Works dated 7th February 2012, 25th February 2013 and 25th March 2013 tabled and discussed. The Superintendent of Works gave a brief background on the issues relating to the green waste shredder, the action taken at the Impot to reduce and control green waste and the risk going forwards should the green waste continue to pile up.

The Chairman requested the Superintendent of Works provide the instructions, wiring diagram and manufacturers' most recent assessment of the shredder to Mr Tugby who is investigating if the shredder can be repaired and brought back in to use in a way that is safe for operators and the public, and to the satisfaction of the States' insurers.

SUPERINTENDENT OF WORKS

The Committee agreed for the Chairman, the Superintendent of Works and the Waste Foreman to meet at the site of the old impot to identify if the location is adequate for the depositing of green waste and report back to the Committee at the next meeting.

LJ/ SUPERINTENDENT OF WORKS/WASTE FOREMAN – AGENDA ITEM

The States Engineer was requested to issue a press release encouraging the public to reduce the amount of green waste by way of self composting and controlled small bonfires.

ENGINEER – PRESS RELEASE

11:15am Mr T Birmingham and Mr M McManus left the meeting

28.2 Reprioritisation of Capital Expenditure Paper from Treasury dated 2nd April 2013 tabled and discussed. The Treasurer advised that the Finance Committee have requested the Committee re-examine their existing capital projects to ensure that projects are rationalised and fit in with their overall strategic plan. This process should include any new projects which the Committee would like to add.

The States Engineer and Harbour Master were requested to draw up a list of priorities with input from their respective departments.

ENGINEER/HARBOUR MASTER

The Committee agreed to schedule a special meeting in early May to discuss the reprioritisation of capital projects and for these to form part of the budget process for 2014.

SPECIAL MEETING**28.3 Any other business relating to General Works**

Replacement of Fire Brigade Light Portable Pump (LPP) and Trailer Pump Paper from the Alderney Fire Brigade, circulated by email, table and considered.

RESOLVED unanimously to agree to approve:-

- 1) The purchase of a replacement Godiva Light Portable Pump and trailer pump at a cost of £23k; and
- 2) Retain Guernsey Fire and Rescue Service supplied LPP's for use on marine rescues, due to the high risk of loss/damage during these scenarios.

Item to be table at the Policy Committee meeting for further approval. Treasury to deal.

PC/TREASURY

11:25am Harbour Master left the meeting

29/2013 Recreation, Welfare and Environment (including States Land)

29.1 Alderney Wildlife Trust – Bunker 52 lease Paper from Treasury dated 18th March 2013 tabled and considered.

RESOLVED unanimously to agree to approve the renewal of the lease for Bunker 52 at Quatre Vents for a further ten years at £21 per annum.

Treasury to deal.

TREASURY

29.2 Braye Chippy lease Paper from Treasury dated 2nd April 2013 tabled and discussed.

The Committee, only having received one valuation from local estates agents, agreed to refer the matter to the Finance Committee, meeting on the 11th April, to consider and recommend a new rental amount following which a decision will be requested of Members by email, for ratification at the next meeting of the Committee. Treasurer to deal.

FC/AGENDA ITEM/TREASURER

29.3 York Hill Quarry Paper from the States Engineer dated 1st April 2013 tabled and considered.

RESOLVED unanimously to agree to approve the use of York Hill Quarry as a youth gathering point by permitting the placing of seats by the Peace Garden organiser. Engineer to deal.

ENGINEER

29.4 Trials Biking Event 19th/20th October 2013 Map of proposed areas the second Trials Biking event is scheduled to take place tabled and considered.

The Committee approved in principle the use of the proposed areas of States land for the use during the second Trials Biking event taking place in October. Further discussion to be held with the organisers nearer the time.

CE

11:30 Meeting adjourned to convene the Water Board meeting

11:55 Meeting reconvened

11:55 Mr Tugby left the meeting.

29.5 Braye Lane – States Land Paper from the States Engineer dated 1st April 2013 tabled and considered. The States Engineer advised that a land exchange is being requested from a resident of Braye Lane who has been using States' land as private garden.

Three letters of objection received regarding the proposed land exchange from residents of Braye Lane were noted.

RESOLVED unanimously to reject the offer of land exchange at Braye Lane, take steps to reclaim the States land for public use for parking and turning and offer to enter into a wayleave agreement for the foul and surface water drainage. States Engineer to deal.

ENGINEER

29.6 Any other business relating to Recreation, Welfare and Environment

- Affray Memorial Services – Members were invited to attend the wreath-laying service at 10:30am on Wednesday 17th April 2013. States Engineer to circulate email to all States Members.

ENGINEER

30/2013 Roads and Transport

30.1 Victoria Street – Traffic Mr Berry raised the matter of large, heavy vehicles on the cobbled streets, mounting the pavements whilst driving as well as parking on pavements which

obstructs other vehicles, emergency services and pedestrians, in particular older people and mothers with pushchairs. He advised that he has requested the Chief Executive's office liaise with the Law Officers on the matter and will report back to the Committee in due course.

The Chairman and Mr Rowley agreed for the matter not to be pursued any further as restrictions were already in place relating to parking and the size and weight of vehicles allowed on cobbled streets, which includes Victoria Street.

30.2 Roads Inspection Report from Mr Berry dated 22nd March tabled and **noted**. The Chairman thanked Mr Berry for the work on producing the report. The States Engineer advised that SWD has a copy of the report and have already undertaken some of the works. **Noted**.

30.3 Vehicle Import Fees – Review Paper from the Chief Executive's Office dated 3rd April 2013 tabled and discussed. Members considered that vehicles of all sizes and weight will have a degree of wear and tear on the roads however they considered that it was difficult to determine whether larger, heavier vehicles were solely responsible for damage to the roads. **Noted**.

The Committee agreed to request that the Policy Committee direct the Chief Executive's office, in liaison with the Treasury department, to commence a review of the vehicle import fees particularly with regards the import of large vehicles for private use.

PC/CE OFFICE

30.4 The Cutting – Parking and Railway use Paper from the States Engineer dated 3rd April 2013 tabled and discussed. The Alderney Railway Society has requested that yellow lines be placed at the Cutting to prevent parking vehicles damaging the railway sleepers.

The Committee were not in favour of placing yellow lines adjacent to the railway track at the Cutting and instead requested the States Engineer to investigate whether timbers might be placed on the track to prevent parking. States Engineer to deal.

ENGINEER

30.5 Yellow Line request – Longis Road Paper from the States Engineer dated 4th April 2013 tabled and discussed. The Chairman stated that Mr Harding's letter of the 31st March 2013 outlines his frustration and that he is/has not been treated fairly by his neighbours.

The Committee agreed for yellow lines to be placed outside Mr Harding's property on Longis Road, either side of the driveway being obstructed. States Engineer to deal.

ENGINEER

30.6 Disability/mobility awareness Paper from Mr Berry tabled and **noted**.

The Committee resolved that parking is a police matter and that there are a sufficient number of disabled parking spaces in town.

30.7 Relocation of designated loading bay for the Post Office in Ollivier Street Paper from the Engineering Assistant, Mr T Walley, dated 4th April 2013 tabled and considered.

RESOLVED unanimously to agree to approve the relocation of the Ollivier Street loading bay to opposite the rear door to the Post Office building and return the old bay to a normal parking space. Engineering department to deal.

ENGINEERING DEPARTMENT

30.8 Any other business relating to Roads and Transport None.

31/2013 **Any Other Business**

31.1 Bird Cull enquiry Letter from Mr C Reeves dated 3rd April 2013 tabled and considered.

RESOLVED unanimously to agree to approve Mr Reeves to operate a Larsen trap for crows. Chief Executive's Office to deal.

CE OFFICE

31.2 Quay FM - New Location Letter from the States Engineer to Mr Russell dated 3rd April 2013 tabled and discussed. The Chairman stated that the Committee should assist Quay FM in identifying a new location and requested the States Engineer investigate further the use of the annexe at the supervisor's office at Fort Grosnez.

ENGINEER

Meeting closed 12:45pm

DATE OF NEXT MEETING: 14th May 2013

Signed: Mr L Jean

Date: 14th May 2013