

Estates and Services Committee
Anne French Room
Tuesday 14th May 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
Ms J Turner, States Engineer
Mrs E O'Toole, Minute Secretary

In attendance: Mr M Gaudion, Harbour Master (item 35/2013 & 36/2013)

32/2013 Minutes of the previous meeting of 9th April 2013 tabled and **approved**.

33/2013 Matters Arising

33.1 Roads Inspection Report It was noted that the report produced by Mr Berry and tabled at the April meeting, will form part of the States Works Department (SWD) roads maintenance programme. **Noted**.

33.2 St Anne's Church The States Engineer advised that expressions of interest had been sent out to contractors in the Channel Islands and the UK and received back. **Noted**.

33.3 Connaught Square update The States Engineer advised that the internal walls have been rebuilt, backfilled and relaid the cobbles. Further investigation of the tunnel identified a hole in the sewer which could not be identified when the CCTV survey was carried out due to the water level at the time. **Noted**.

A concern raised with identifying the hole is that the bricks are only single skinned therefore a review of all CCTV surveys on the sewers will be carried out in order to determine if the bricks are single or double skinned and decide a course of action. If significant funding is required it will need to be included in the capital budget. In conjunction with this work, replacing the cobbles is being investigated. **Noted**.

33.4 Fort Doyle – Beam and Roof repairs The States Engineer stated that the report to T&R for retention of the 2012 Revenue surplus would be done shortly. **Noted**.

33.5 Power Station Cliff Face The States Engineer advised an Engineering Geologist assessed the cliff face at the AEL quarry and a detailed report will follow with recommendations of making the cliff face more secure. The States Engineer further stated that remedies will be carried out as cost effective as possible with on-island labour/contractors being used. **Noted**.

The Chairman, Mr Tugby and the States Engineer to visit the site and assess further to identify methods/solution of protection.

LJ/IT/ENGINEER

33.6 The Cutting – Parking & Railway Use The States Engineer advised that following the resolution at the last meeting it had been determined that placing timbers on the railway track to prevent parking would not be a viable option as the boat hoist needs to be use, overrun onto the lines. **Noted**.

The Committee considered that works at the harbour remain ongoing with the revetment etc. therefore the railway track could not be reopened at this time.

33.7 Braye Chippy Rental Review – For Ratification Emails from the Treasurer to Members dated 12th April and 15th April 2013 tabled and noted.

RESOLVED unanimously to agree to ratify the decision, based on the recommendation from the Finance Committee, to approve a rental of £5,200 per annum (i.e. £100 pw) increased annually by RPIX with effect from 1st January 2015.

TREASURY

33.8 Braye Chippy Assignment of Lease See Confidential Annexure.

33.9 States Trees Felled – For Ratification Emails from the States Engineer to Members dated 11th April and 12th April 2013 tabled and noted.

RESOLVED unanimously to agree to ratify the decision to permit Mr Simeon Francis and Mr Mark Maurice to remove the fallen trees/brush and retaining the lumber, at zero cost to the States, and preserving one tree trunk for the purpose of it being carved into a creature/feature at a future date.

Member requested the States Engineer ensure that Mr Francis and Mr Maurice also remove the tree roots.

ENGINEER

33.10 Any other matters arising from the minutes None.

34/2013 **General Works (including Agriculture)**

34.1 Superintendent of Works Report – March/April 2013 tabled and **noted**.

Mr Tugby queried the length of time the infill works on the headland between Arch and Corbletts, carried out by SWD, has taken; the Chairman requested Mr Tugby meet with the States Engineer to discuss the matter.

IT/ENGINEER

It was noted that SWD had prioritised works at the campsite and Connaught Square and this work was being carried out in between when time allowed. **Noted**.

34.2 Vehicle and Plant Replacement Programme

- a) **Piaggio Van AY1908** Paper from the Superintendent of Works dated 23rd April 2013 tabled and considered.

RESOLVED unanimously to agree to approve the purchase of a replacement Ford Connect Van from Lookers Ford Sheffield Fleet & Commercial, at a total cost not exceeding £10,500 from the capital budget.

- b) **Recycling Forklift** Paper from the Superintendent of Works dated 23rd April 2013 tabled and considered.

RESOLVED unanimously to agree to approve the Waste Foreman to visit named suppliers and delegate the authority to SWD to commit to purchase a suitable 2nd hand forklift truck at a total cost not exceeding £10,000 from the capital budget.

- c) **Ride-on Mower** Paper from the Superintendent of Works dated 8th May 2013 tabled and considered. The States Engineer circulated an addendum to the paper which provided further detail on the options and prices for the replacement.

RESOLVED unanimously to agree to approve the purchase of the TXG 237 ex-demo ride on mower from Grasshopper Ltd at a total cost not exceeding £9,800 from the capital budget.

The States Engineer was requested to investigate part-exchanging the existing ride-on mower to Grasshopper Ltd or selling the old mower.

ENGINEER

The Treasurer advised that under the revised financial procedures the above individual amounts are within ESC approval limits, however still subject to approval from T&R which will now be sought. Superintendent of Works and Treasury to deal.

TJB/TREASURY

34.3 Green Waste Proposal See Confidential Annexure.

10:00am Harbour Master joined the meeting

35/2013 **Harbour and Fisheries**

35.1 Monthly Report for April 2013 tabled and the following items were **noted**:-

- **New Sennebogen Crane** – The Harbour Master advised that the new crane is due for delivery on the 20th June. Once assembled the harbour staff will receive an introductory course as well as further approved training courses/programmes.
- **Revetment** – The contractor, Mackley, have advised that they will be shipping in mobile office blocks within the next two weeks with machinery and equipment to follow. The work schedule is due to commence in June.

35.2 Marine Fuel Facilities in Inner Harbour The Harbour Master advised that he discussed the proposal from Mainbrayce with the Health and Safety Officer, Mr John Colley who advised that he had highlighted certain issues with the proposal in a letter to Mr Fitton of Mainbrayce in January this year. The current facilities would need to be brought up to health and safety

standards and appropriate engineering drawings produced of the proposal in order for Health and Safety to determine whether the proposal is achievable.

It was noted that Mainbrayce have indicated that they would be willing to spend £35K to improve the facilities to health and safety standards and is requesting the States assist with the cost of building a wall in the inner harbour (estimated at £10K).

The Committee agreed that a formal proposal from Mainbrayce is required to be considered before any decisions can be made. Mr Tugby and the Chief Executive to meet with Mr Fitton.

IT/CE

35.3 Pilot Boat Wiring System Paper from the Deputy Harbour Master dated 7th May 2013 tabled and considered. During the installation of the new pilot boat engines it was noted that the wiring system was in a dangerous condition due to deterioration. The decision was taken to replace the pilot boat's wiring circuits, faulty lighting and switch panels.

It was noted that the contingency amount together with a lower than anticipated amount paid for the engines, the extra cost associated with the wiring system is achievable within the capital amount of £52K approved by the Committee in September 2012.

RESOLVED unanimously to agree the additional £7K for repair works carried out by Jake Hamon to the Pilot Boat wiring system from within the capital budget as previously agreed by the Committee. Treasury to deal.

TREASURY

35.4 Harbour Dues and Fees – Cargo Vessel Paper from Treasury dated 6th May 2013 tabled and discussed. The Treasurer advised that in January 2012, following a request from Huelin Renouf for a reduction in Harbour Dues, the Committee agreed to reduce fees by introducing a maximum chargeable of 1500 GRT, conditional upon the current level of service being maintained i.e. two sailings per week. The request was subsequently approved by the Policy and Finance Committee and the full States in March 2012 and the reduced fees were effective from 1st April 2012.

On the 15th April 2013 Huelin Renouf notified the States that their service would be reducing to one sailing per week and therefore as the reduced fees were conditional on two sailings per week the appropriate adjustment to the Harbour Dues schedule would now be required.

The Committee were not in favour of removing the maximum of 1500 GRT for Huelin Renouf as they considered it difficult financial times and a risk that they may withdraw their service completely. The Treasurer stated that if the decision of the previous Committee were not to be upheld then the projected deficit on the Harbour revenue account will increase to £68K.

The Chairman and Members noted that savings elsewhere in the budget to recover the loss of income in harbour dues and fees need to be identified and the Treasurer proposed that discussion regarding the ESC revenue account also forms part of the discussions at the special capital reprioritisation meeting. The Committee agreed.

SPECIAL MEETING

35.5 Water Taxi Service and Mooring Fee collection Letter from Mr M Fitton, Director of Mainbrayce Ltd, dated 17th April 2013 tabled and considered. The Harbour Master advised that the service level agreement put in place last year which enables Mainbrayce to collect mooring fees outside working hours in the offseason on behalf of the Harbour Office by retaining a third of the fees collected, has proven successful and provided valuable information of visiting yachts/boats etc.

RESOLVED unanimously to agree to approve the a Service Level Agreement between the Alderney Harbour Authority and Mainbrayce Ltd for the collection of visiting vessel mooring fees during April, May and September between the period 1700 to 2000 hours. Harbour Master to deal.

HARBOUR MASTER

35.6 Commercial Quay Revetment The Engineer advised that the rock for the revetment rebuild will be delivered in 3 weeks time and the contractor, Mackley, has requested permission to use part of Braye Beach whilst works are carried out from the 3rd June to 22nd August 2013. Mackley wishes to use a section of the beach, not used by bathers etc., on the eastern end of Braye Beach on the high water mark to stockpile the rock. Any movement of the rocks will take place outside peak hours in order to not cause a disturbance.

The Committee agreed. States Engineer to deal.

ENGINEER

35.7 Any other business relating to Harbour and Fisheries

Old harbour equipment – The Harbour Master advised that an offer have been received for the removal of the old pontoon sections, the old mobile crane and the tyre fender with no charge to the States.

The Chairman requested Mr Tugby and the Harbour Master meet to determine if this equipment could be of any value and determine the best course of action.

HARBOUR MASTER/IT

36/2013 Recreation, Welfare and Environment (including States Land)

36.1 Trinity House Store – New Lease Paper from Treasury dated 29th April 2013 tabled and considered.

RESOLVED unanimously to approve the renewal of the lease for Trinity House Store for a further two years and continue to increase the current rent annually by RPIX, based on the March index in each year, being £1,877.68. Treasury to deal.

TREASURY

36.2 Alderney Gravel Company – Licence and Royalties Paper from Treasury dated 30th April 2013 tabled and considered.

RESOLVED unanimously to approve:-

- a. **Granting a further extension of five years to the licence to rent land at Platte Saline known as “The Flats” with effect from 1st July 2013 to 30th June 2018;**
- b. **Increasing the rental from £2,000 to £2,314 (March RPIX figure over the last 5 years of 15.7%), for the period effective 1st July 2013 to 30th June 2018;**
- c. **Granting a further extension of five years to the licence to extract shingle with effect from 1st July 2013 to 30th June 2018; and**
- d. **Increasing the royalty charges from £7.20 to £7.37 (March RPIX figure of 2.3%), with effect from 1st July 2013, to be reviewed any time after one year from this date.**

Treasury to deal.

TREASURY

36.3 Quay FM Premises Paper from the States Engineer dated 7th May 2013 tabled and discussed. The States Engineer advised that further to the request at the previous meeting to assist Quay FM with a room at the breakwater supervisor’s office at Fort Grosnez, they have indicated that they wish to occupy the whole office rather than just one room. This would require permission from the Public Services Department (PSD).

The States Engineer queried that should permission from PSD not be granted, would Members be minded to reassess the decision made earlier in the year with regards to the use of Braye Lodge. The Chairman enquired why a planning application had been submitted for the change of use and renovation of Braye Lodge by Quay FM when the Committee, as Landlords, have not granted permission for the use of the building. The States Engineer advised that she had advised Quay FM to do so as sometimes planning applications process can be a lengthy. The Chairman stated that he felt the Committee was being rushed into a decision however were mindful of the timing issues in this instance.

RESOLVED unanimously to grant landlords permission to Quay FM for the use of Braye Lodge as a radio station on a two year lease, reviewable, with all costs associated with the building being covered by Quay FM. States Engineer to deal.

ENGINEER

The States Engineer and Chief Executive was further requested to continue investigating the use of the breakwater supervisor’s office at Fort Grosnez.

CE/ENGINEER

11:15 Mr Chris Morris, Senior Sea Fisheries Officer, joined the meeting

35/2013 Harbour and Fisheries (continued)

35.8 Fisheries White Paper – Implementing Provisions The Chief Executive gave a brief background on the Fisheries White Paper produced approximately 18 months ago and stated that himself, the Harbour Master, Mr Morris and Mr Rowley recently had discussion to set in motion the implementation of the recommendation in the White Paper.

3nm to 12nm Limit – Mr Morris stated that prior to licensing the 3nm to 12nm limit, a number of technical controls must be implemented using the licensing regime. The licensing ordinance is

in place for the 3nm to 12nm limit and Alderney still has The Sea Fish Licensing (Alderney) Ordinance, 2003 in place therefore still has full control over the 3nm limit. The legislation will allow the licensing of activities within the waters on the commercial fishing sector by using licence condition, implemented on the proviso of reviewing the controls after 12 months. This will mean every commercial fishing vessel fishing in the Bailiwick of Guernsey will be licensed which will give much great control, as permitted in the 2003 Ordinance.

The Committee agreed.

Netting and Static gear, protected areas and closed seasons

The Committee agreed the following, subject to a 12 month review:-

- **To impose an all year round ban on netting inside an imaginary line drawn across Platte Saline between Grosnez point to Robin Rock;**
- **A ban on netting from 1st May until the 31st October:**
 - **Inside an imaginary line drawn across Arch Bay and Corblets Bay between Chateau a L'Etoc Point and Bon Amie (App D noted 1).**
 - **Inside an imaginary line drawn across Longis Bay between the south end of Raz Island and Queslingue (App D Noted 2).**
 - **South of an imaginary line drawn between the Outer Grois Rock and the north-east end of the Sunken Breakwater line and include Saye Bay (App D Noted 3)**
- **An all-year round ban on static gear on the inside of the breakwater from a point half way down to the end furthest away from Fort Grosnez, to be controlled by the Harbour Master under powers available by virtue of the Braye Harbour Ordinance.**

Harbour Master and Mr Morris to deal.

HARBOUR MASTER/CHRIS MORRIS

The Chairman thanked Mr Morris for attending the meeting.

11:30am Harbour Master & Mr Morris left the meeting

36/2013 Recreation, Welfare and Environment (including States Land) - continued

36.4 New Airport Hanger See Confidential Annexure.

36.5 Chapel of Rest – Mignot Memorial Hospital The Chairman and the States Engineer to visit the Chapel of Rest at the Hospital to determine what improvements can be made.

LJ/ENGINEER

36.6 Licensed Shooting – Airfield Paper from the Chief Executive's Office dated 9th May 2013 and letter from Mr P Bunn, Station Officer Alderney Airport Fire and Rescue, dated 3rd May 2013 tabled and considered.

RESOLVED unanimously to approve the renewal of the Special Certificate to allow the following shooters: Mr Simon Boreham, Mr Michael Dean, Mr Christopher Brown and Mr John Donaldson to cull pheasants within the boundaries of the airfields at Alderney Airport. Chief Executive's Office to deal.

CE OFFICE

36.7 Any other business relating to Recreation, Welfare and Environment

Braye Lane – Further to the decision by the Committee at the previous meeting to reject the land exchange offer, the Chairman advised that he had been to visit the site and stated that the area was being kept in good condition and does not impede any parking or turning by vehicles.

The Committee agreed to reconsider the previous decision and rent the plot to the interested party with a level of rent to be determined (compared to similar lease), ensuring that a right of way is maintained for access to the sewage pump station. States Engineer and Treasury to deal.

TREASURY/ENGINEER

12:00 Meeting adjourned to convene the Water Board meeting

12:45 Meeting reconvened

37/2013 Roads and Transport

37.1 Public Services Vehicle Application – Additional Licence Paper from the Chief Executive's Office dated 1st May 2013 and letter from Mr M Tugby dated 1st May 2013 tabled and considered.

RESOLVED by a majority (Mr Tugby abstained) to approve the application for an additional public services vehicle licence plate to A1 Taxis. Chief Executive's Office to deal.

Taxi complaints – See Confidential Annexure.

37.2 HGV Licences Paper from Mr Tugby dated 8th May 2013 tabled and discussed. It was noted that there are currently no provision or opportunity to take a HGV (Heavy Goods Vehicle) test on Island due to there being no suitable approved vehicle in which to take the test and it has been an ongoing matter for a number of years now (from 2009).

The Committee agree to re-open lines of communication with the Environment Department (responsible for Vehicle Licensing matters) to try and resolve this pressing matter. Chief Executive and Mr Tugby to deal.

CE/IT

37.3 Any other business relating to Roads and Transport

Old Fire Tender – The States Engineer advised that the States mechanic and his apprentice are keen to move the old fire tender, currently stored at Fort Albert, to the mechanic's workshop at the SWD yard at the Butes and carry out repairs, when time allows, as a training exercise for the mechanic's apprentice. It was requested that the vehicle be displayed on Butes on Cavalcade Day along with the vintage cars. **Noted.**

Longis Road – Yellow Line – The Chairman and States Engineer advised that following the decision made at the previous meeting to allow for yellow lines to be placed either side of the easternmost driveway of Mr Harding's property, a further request has been made to extend the yellow line along the entire front of his property.

The Committee agreed to uphold the decision made at the previous meeting for the yellow line only to placed either side of the easternmost driveway of Mr Harding's property on Longis Road. States Engineer to deal.

ENGINEER

38/2013 Any Other Business The Chairman expressed his disappointment in his fellow Members following the recent actions taken, discussions of which he was excluded from, to agree a vote of no confidence in the chairman of the Policy Committee.

Meeting closed 13:10pm

DATE OF NEXT MEETING: 11th June 2013

Signed: Mr L Jean

Date: 11th June 2013