

Estates and Services Committee
Anne French Room
Tuesday 10th September 2013
09:15

Mr L Jean, Chairman
Mr I Tugby (from 09:25am)
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 P Arditti; Mr M Gaudion, Harbour Master (item 59/2013)

57/2013 **Minutes of the previous meeting** of 9th July, 18th June and 6th August tabled and **approved** subject to amending item 47/2013 to include the various proposals the States Engineer verbally reported to reduce the Revenue deficit.

MINUTE SECRETARY

58/2013 **Matters Arising**

58.1 St Anne's Church The States Engineer advised the scaffold has been erected and a site meeting will take place on the 13th September 2013. Low level work will be carried out and completed by the end of November. Works on the tower will commence in March 2014 to avoid works over the winter period. **Noted.**

The States Engineer further advised that the tender documents could now be undertaken for the next two phases of the works in order to keep the project ongoing. It was noted that £100K per year for 2014 and 2015 has been included in the 5 year CIEF.

The Committee approved the preparation of the tender documents for the next two stages of work to be undertaken by Lovell Ozanne. States Engineer to deal.

ENGINEER

58.2 Fort Doyle – Beam and Roof repairs funding update The States Engineer advised that two quotes were obtained to undertake the works however as only £10,5K funding had been retained from the 2012 Revenue Surplus the remainder (approximately £10K) would need to be identified from within the SWD budget. The Chief Executive stated that this is achievable and works should continue. **Noted.**

58.3 Chapel of Rest – Mignot Memorial Hospital The States Engineer was requested to contact the hospital for further information.

ENGINEER

58.4 HGV Licences Mr Tugby advised that following inspection and measurement of one of his HGV vehicles by the Principal Traffic Services Officer, he was advised that the vehicle is not suitable due to its length and therefore was not suitable for taking driving tests in Alderney. The Chief Executive stated that he was still discussing with the Environment Department the possibility of an Alderney licence. **Noted.**

58.5 Campsite Development Mr Berry, as a member of BDCC and member with responsibility for the campsite, updated the Committee on recent decisions by the BDCC for the two further developments which have already been approved by the Committee.

Laundry, dry room and storage area – The development was approved by the BDCC.

Warden's Accommodation – The development was not approved by the BDCC

See Confidential Annexure.

09:45am Mr M Gaudion, Harbour Master, joined the meeting.

59/2013 **Harbour and Fisheries**

59.1 Monthly Report for July and August 2013 tabled and the following items were **noted**:-

- Bumblebee Boat Cruises and Vedettes de Contentin had a successful season carrying passenger to and from Guernsey and Dielette.
- A good number of mooring fees were collected however the overall statistics are down from the previous year.

- The new Sennebogen 680 HMC crane arrived on the 23rd July and the Engineers were present on island to build and commission the machine. All the operatives have now successfully carried out the relevant training to operate the crane.

59.2 Huelin Renouf The Harbour Master advised that Huelin Renouf Shipping ceased cargo operations with no notice or information given to the States of Alderney or the Harbour Authority. It was noted that the portable cabin which their office operated from was leased and the keys have been collected. **Noted.**

59.3 Fisheries White Paper Code of Practice for Commercial Fishermen in Alderney tabled and discussed. The Chief Executive advised that this Code of Practice is a result of the meeting held between the Alderney Fishermans Association and the Commerce and Employment Department, headed by Mr Chris Morris, Senior Sea Fisheries Officer, which took place following the last meeting of the Committee. Copies to be circulated to all States Members.

CE

It was noted that a further meeting will take place on Thursday 12th September to discuss further restrictions. **Noted.**

It was further noted that the COP will be reviewed in September 2014 to ensure compliance from all parties concerned. **Noted.**

59.4 Harbour Office project update The Chief Executive advised that the project is progressing however the contract is running behind schedule and the finishing date of the 13th November will not be achieved. The contractor could apply for an extension of time as. **Noted.** It was noted that no cost implication is anticipated due to the delay in the completion of the project. **Noted.**

59.5 Fishing Vessel Licensing The Chairman and Chief Executive wished to raise the matter following the recent issuing of a licence by the Commerce and Employment Department for a boat to fish within the 0-3nm limit of Alderney waters without prior consultation with the States or the Committee. The Chief Executive and Chairman to meet with Mr Chris Morris, Senior Sea Fisheries Officer, during his visit on the 12th September.

CE/LJ

59.6 Revetment update The Harbour Master advised that the project has now been completed. The final figures of the project have not been received yet however a slight overspend is anticipated.

The equipment used during the project was shipped off on the 21st August and the Harbour Office took the opportunity to ship the hired Crawler Crane at the same time which resulted in some savings. **Noted.**

The Chief Executive advised that no further progress has been made with regards to the pending court case. **Noted.**

59.7 Any other business relating to Harbour and Fisheries Members were invited to attend the meeting with Mr Chris Morris and the Alderney Fishermans Association on the 12th September at 6pm in the Anne French Room.

10:35am Mr M Gaudion left the meeting.

58/2013 **Matters Arising – continue**

58.6 Continental Metals Business Proposal Route Map Paper from the States Engineer dated 4th September 2013 tabled and discussed. The States Engineer gave a brief background of Mr Bruekers' proposal and progress to date. It was noted that a number of matters had yet to be resolved by both the States and the applicant including the location of the building, an Environmental Impact Assessment, planning permission and the decision on the regulating authority.

Mr Tugby declared an interest.

The Chairman stated that the Committee has been supportive of the proposal from the start and the matter should now be progressed by all parties as far as possible. The Chief Executive stated that an appropriate law is required to import the waste to Alderney and discussions have been held with the Law Officers regarding drafting suitable legislation. **Noted.**

Members discussed at length the complex route map of the proposal and it was suggested that Mr Bruekers be invited to present his proposal to all Members as some newly elected Members may not be fully informed. States Engineer to deal.

ENGINEER

58.7 Waste Disposal – Jersey option The matter was deferred to the next meeting of the Committee.

DEFERRED

The Chief Executive advised that NGB will visit the island from the 7th – 9th October to discuss the proposal of a bio-digester. **Noted.**

It was agreed that the Chairman should enter into negotiations with Mont Cuet in Guernsey regarding the gate fees for waste.

LJ

58.8 Any other matters arising from the minutes The States Engineer raised the following matters:-

- **Bunker Party bunkers** – It was noted that prior to Alderney Week both parties organising bunker parties made necessary improvements to the bunkers and complied with Fire Regulations.
- **Fire Regulations/Law Inspections** – The issue was raised by Mr Tugby of a number of comments raised on recent inspections of buildings and the short time given for works to be carried out to be compliant with the Fire Regulations. The Chief Executive and States Engineer were requested to discuss the matter with the inspector.

CE/ENGINEER

60/2013 **General Works (including Agriculture)**

60.1 Superintendent of Works Report – July and August 2013 tabled and noted.

60.2 ESC Capital Projects 2014 to 2017 Paper from the Treasury Department dated 3rd September 2013 tabled and considered. The Treasurer advised that the 2014 budget and 5 year CIEF were considered by the Finance Committee at its meeting on 2nd September and the Committee have been asked to reconsider/clarify 4 of the projects as listed below, prior to the Policy Committee budget meeting scheduled for 11th September.

The Committee resolved the following:-

- **Harbour Boat Hoist** – £73K expenditure deferred from 2014 to 2015.
- **SWD Plant Storage Facilities & New Crane Shed £200K each** – Agreed to combine the projects at a reduced estimated cost of £300K expenditure in 2014. States Engineer, Chairman and Mr Tugby to undertake inspections of the current buildings/facilities with a view to multipurpose usage and bring back proposal which will need to be fully costed and voted on at the appropriate time.
- **Refurbishment of streets in town area** – Reduced from £600K to £300K (equating to five sections of approximately 50m) as an initial project in 2014, with SWD staff to gain the skills required to allow for future work to be undertaken on Island.

ENGINEER/LJ/IT

TREASURY/PC

60.3 Dust Extraction Unit SWD Workshop – SWD Capital Expenditure Paper from the Superintendent of Works dated 9th September 2013, circulated by email, tabled and discussed. The item was deferred pending a business plan and options for Committee consideration meanwhile the original budgeted amount of £12K to remain.

DEFERRED/AGENDA ITEM - ENGINEER

60.4 Replacement Roller and Dumper Paper from the Superintendent of Works dated 4th September 2013 tabled and considered.

RESOLVED unanimously to approve capital expenditure of up to £10K to purchase the CAT 224D Roller and Dumper as proposed.

ENGINEER/TREASURY

60.5 Signage at the Butes The Chairman requested appropriate signage is placed at the Butes Centre and Playground to advise pedestrians and motorists of the direction of traffic as well as where the exits of the buildings are. States Engineer to deal.

ENGINEER

60.6 Any other business relating to General Works The States Engineer raised the following matters:-

- Mare Jean Bott works – With works commencing shortly, it would be more efficient to have a mixing & materials storage area and the old fire station was suggested. The Chief Executive advised that this is currently under lease to UCP/AEL. **Noted.**
- Portable Toilets – The portable toilet unit used during Alderney Week is stored on Platte Saline common and it was suggested that it is permanently connected in order to provide facilities for walkers/visitors as there are no other public toilets in the area. **Agreed.**
- Ragwort – The States Engineer advised that due to timing issues, the advertisements for ragwort were not placed in the local press and wondered whether it would be prudent to place them now. The Committee instructed that the adverts be placed now.

61/2013 Recreation, Welfare and Environment (including States Land)

61.1 Land near Braye Street – Request for sale or lease Paper from the States Engineer dated 3rd September 2013 tabled and considered.

RESOLVED unanimously to approve the leasing of the parcel of the land near Braye Street to Mr E Cocheril, with the appropriate rent and term of the lease to be determined by the States Engineer and the Treasurer, on a similar basis as the most recent lease in that area.

ENGINEER/TREASURER/CE OFFICE

61.2 New Airport Hangar Letter from Mr R Bowyer dated 14th August 2013 tabled and considered.

RESOLVED unanimously to approve to increase the lease for land at the airport to 25 years, subject to approval from the Policy Committee and the full States.

PC

61.3 Quay FM Premises Letter from Mr J Russell and Mr C Mason, Chairman and CEO of Quay FM, received 16th August 2013 tabled and discussed. It was noted that negotiations with Guernsey PSD is still ongoing for use of the Breakwater Supervisors office.

RESOLVED unanimously not to approve the request for financial assistance of £41,500 for the refurbishment of Braye Lodge as the new Quay FM station. States Engineer to deal.

ENGINEER

61.4 Alderney Motorcycle Trials 19th/20th October Paper from the Chief Executive's Office dated 5th September 2013 tabled and considered. Mr Berry advised that following the in principle approval by the Committee, at the meeting of the 9th April 2013, for the use of areas of land and track to stage a second Trials Biking event, the organisers have consulted with the Alderney Wildlife Trust and now require further approval to ensure public awareness and safety.

RESOLVED unanimously to approve the following:-

- a) The road/track closures and areas of the foreshore required during the event;
- b) 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;
- c) The closures of the Fort Albert access track and the Bibette Head (Saye) access track throughout their length for the duration of the trials event;
- d) The areas of the foreshore where these trials are taking place namely around Bibette Head, the area at Vau Trembliers point, Cats Bay and the area off Houmet Herbe causeway is closed to the public as these areas are considered in the Law as part of the public highway;
- e) Not to permit the use the area on top of Fort Tourgis for safety reasons;
- f) Permission is sought from private landowners where applicable; and
- g) The reinstatement of the tracks, following the event, to be the responsibility of the event organisers.

ENGINEERING DEPARTMENT

61.5 Memorial Seat request Paper from the Treasurer dated 29th August 2013 tabled and considered.

RESOLVED unanimously to permit, as Landlords, the siting of a new memorial seat in the Old Churchyard near the Town Clock with the exact positioning to be determined by the Engineering Department.

TREASURY/ENGINEERING

61.6 Any other matters relating to Recreation, Welfare and Environment None.

62/2013 Roads and Transport

62.1 Traffic Proposals Paper from Mr Berry 10th September 2013 tabled and considered. Mr Berry reported that with the assistance of the Engineering Assistant a few schemes have been drawn up to try and alleviate some of these problems associated with the increase in traffic and the problems this brings with parking and pedestrians trying to use the footpaths.

RESOLVED unanimously:-

1. **Not to approve the proposed one-way system for St Martin's;**
2. **To approve the retention of the parking bays outside the Old Vicarage, the reduction of the length of the bay outside T H White house as the existing bay reduces the road width going to High Street and re-install parallel parking bays outside the Old Connaught to allow enough road width for two way traffic; and**
3. **Not to approve the proposed one-way system for Little Street.**

Parking issue on Braye Road Mr Tugby again raised the matter of a large number of cars parking on yellow lines on Braye Road which causes difficulties and has caused one reported collision. The States Engineer was requested to investigate an alternative solution to the current parking layout on Braye Road.

ENGINEER

62.2 Public Services Vehicle Application – Additional Licence Paper from Chief Executive's Office dated 5th September 2013 tabled and discussed.

The application was deferred pending the review of taxi fares and PSV licences.

DEFERRED

62.3 Review of Taxi Fares and PSV Licences Mr Berry reported that he had a meeting with the Treasury department and the Executive Assistant and it was proposed to arrange a meeting with all the taxi operators in order to carry out a review. **Noted.**

62.4 Vehicle Import Licence – Mobility Scooters Letter from Mr A M L Maxwell dated 4th July 2013 tabled and discussed. The Treasurer advised that the importation fees for vehicles, which currently include mobility scooters, are set by Ordinance therefore the fees cannot be waived and the matter would have to be referred to the Finance Committee for consideration of a grant.

FC

It was noted that the Policy Committee had agreed a review of vehicle import fees earlier in the year and this will be undertaken shortly. **Noted.**

62.5 Yellow Line request – Longis Road Letter from Mr B Harding dated 9th August 2013 tabled and discussed. The Chairman advised that Mr Harding's western driveway continues to be blocked by neighbouring vehicles and the yellow line placed across the eastern driveway has been tampered with and shortened. The States Engineer advised that the yellow line had been measured to the length the Committee agreed to however it will be checked.

RESOLVED unanimously to agree for a second yellow line to be placed across the western driveway of The Meadows, Rue de Longis. States Engineer to deal.

ENGINEER

62.6 Reinstatement of the Disabled Bay – High Street Paper from the Engineering Assistant dated 4th September 2013 tabled and considered. The public had raised concerns about the loss of this parking space.

RESOLVED unanimously to approve the reinstatement of the disabled parking bay in High Street.

ENGINEERING DEPARTMENT

62.7 Any other business relating to Roads and Transport None.

63/2013 Any Other Business

63.1 Heating cost for elderly / Oil tax The Chairman queried whether information was available of taxes charged on oil deliveries. The Chief Executive advised that fees are charged on the volume of oil delivered: general revenue income.

The Chairman stated that he wishes to find ways of assisting the elderly with the current expensive heating costs; the Chief Executive advised that the Energy Saving Trust has produced a report which will give guidelines of how the States can provide assistance to people in need. **Noted.**

Meeting closed 12:40am

DATE OF NEXT MEETING: 15th October 2013

Signed: Mr L Jean

Date: 15th October 2013