

Estates and Services Committee
Anne French Room
Tuesday 12th November 2013
09:15

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

Mr R Burke, Chief Executive
Mrs E Maurice, Assistant Treasurer
Ms J Turner, States Engineer
Mrs E O'Toole, Minute Secretary

In attendance: Mr P Arditti; Mr N Shaw, Deputy Harbour Master (item 75/2013)

72/2013 **Minutes of the previous meeting** of 15th October tabled and **approved** subject to the following item being moved from the confidential annexure:-

- Item 65.9 Airport Hangar

73/2013 **Administration**

73.1 Annual Reports Paper from the Chief Executive's Office dated 6th November 2013 tabled and it was noted that Members with an area of responsibility within the Committee are required to submit a report to be incorporated with the Committee Annual Report, which will be published in the December Billet d'Etat.

A copy of the 2012 report to be circulated to Members for ease of reference.

CE OFFICE

74/2013 **Matters Arising**

74.1 St Anne's Church Paper from the States Engineer dated 5th November 2013 tabled and **noted**. The report advises that copper nails are being used and that the timbers have been fully treated, following the queries raised at the last meeting.

The States Engineer advised that the contractor, having been called on site over a weekend, addressed reports of water getting into the church and has secured the church to be as water tight as possible during the construction period. **Noted**

74.2 Capital Reprioritisation Copies of the revised minutes of the special meeting held on the 18th June 2013 which listed items suggested by the States Engineer to assist with reducing the revenue deficit, were circulated to all Members. The Chairman added that some of these suggestions, particularly relating to staffing levels at the Island Hall and Works Dept were originally put forward by himself, prior to the States Audit report, and wished for these items to be noted. **Noted**

74.3 HGV Licences The Chief Executive advised that the matter is ongoing and that he is in the process of writing a report to the Commerce and Employment Board. **Noted**

74.4 Continental Metals Business Proposal Minutes from special meeting held on the 11th October 2013 tabled and **noted**. The Chairman stated that a route map for Mr Bruekers' proposal is required with options of how to assist and progress his proposal. The States Engineer advised that this will be presented to the Committee at the next meeting and the Law Officers have been contacted to attend the/a meeting to advise the Committee. **Noted**

ENGINEER/AGENDA ITEM

Members discussed the proposal for an anaerobic digester and it was noted that the forthcoming proposal is entirely separate from Mr Bruekers' proposal. **Noted**

74.5 Accessibility Report Paper from the States Engineer dated 6th November 2013 tabled and **noted**.

The Engineer advised that fully designed and costed scheme could be prepared, taking into account the recommendations for improvements to assist those with disabilities, for consideration and approval by the Committee.

ENGINEER

The Committee noted Mr Berry's concerns regarding accessibility on pavements due to parked cars and the Chairman stated that this matter could be addressed with notices being placed in the Press and Journal and ensuring the markings on the roads are clear and visible.

74.6 Any other matters arising from the minutes None.**75/2013 General Works (including Agriculture)****75.1 Superintendent of Works Report – From the 4th October to 1st November 2013** tabled and noted.

The Chairman queried the purchase of the vibrating roller and dumper being unsuccessful; the States Engineer advised that the States' tender was not accepted for the Vibrating Roller however it is understood to still be on island.

Mr Tugby advised that he has bought the roller. He stated that, as he advised at the previous meeting, he had previously made an offer to the seller and that he believed that the States would be unsuccessful with their bid as the offer was too low. The Chairman queried whether Mr Tugby offered more money than the States had and Mr Tugby advised that his initial offer was made before the States made an offer. He further advised that the seller approached him following the bid made by the States and queried if he was still interested in buying the roller and he paid the asking price.

The Chairman stated that he was disappointed with the outcome of the matter and that the States will continue to be in a situation where they have to continue to hire in equipment.

Mr Arditti queried with Mr Tugby whether he felt that he used privileged information from this Committee to purchase the Roller; Mr Tugby advised that he did not feel that was the case as the seller approached him following the unsuccessful bid from the States and knowing that he had previously made an offer for the equipment. Mr Arditti disagreed with Mr Tugby on his statement.

Mr Tugby stated that he had done nothing wrong however in light of the comments and accusations made by Mr Arditti he will no longer be on the Committee. The Chairman stated that he did not feel it was necessary for Mr Tugby to leave.

Mr Tugby stated that he had made his decision and believes he has been truthful with the Committee.

09:55 Mr Tugby left the meeting

Break - 10:00 to 10:10

Vehicles and Plant – Members raised issues relating to SWD vehicles and plant being out of service for lengthy periods of time. The States Engineer was requested to formulate a list of vehicles and plant currently not in service and other associated problems.

ENGINEER

10:15 Mr N Shaw, Deputy Harbour Master, joined the meeting.

76/2013 Harbour and Fisheries**76.1 Monthly Report** for October 2013 tabled and the following items were noted:-

- The disruption of the commercial shipping schedule caused by the liquidation of Huelin Renouf and the resulting increased load on Alderney Shipping continues to have an increasingly adverse effect on the island's cargo delivery program. The extent of the disruption to the shipping schedule can be illustrated by the fact that 8 of the 11 cargo deliveries in October took place outside of standard operational hours. This has resulted in harbour staff carrying out discharge until 2200-2300 on several occasions. The Committee noted the issues raised and requested the Chief Executive address the matter with Alderney Shipping.

CE

Committee offered thanks to Harbour staff for ensuring the continued service outside of normal working hours.

- Huelin Renouf have paid the invoice for storage of their remaining containers and equipment still situated on the Crusher site and Commercial Quay and arrangements are being made for the shipment of these items.
- The court hearing of the Jersey registered MFV 'Loup de Mer' discovered to be fishing illegally within the Alderney 3nm limit, took place on the 7th November and they were fined £10K.

76.2 Fish and Ships Mooring Fees Letter from Mr Jean Le Carpentier, President of the Cherbourg Yacht Club, dated 15th October 2013 tabled and discussed. It was noted that the Cherbourg Yacht Club advised that the vessels and crew who attended the Fish and Ships Rally

were responsible for their own mooring fees and therefore the club cannot be held responsible for the loss of mooring fees incurred. **Noted**

The deputy harbour master advised that there was a lack of communication of the arrival times of the vessels during the rally however the harbour will be better prepared for the event next year. **Noted**

Matter referred to the Finance Committee for a grant to cover the loss of income.

FC

76.3 Harbour Office It was noted that the project is progressing well, although currently behind schedule, with the building now water tight and at the second fix stage. **Noted**

10:30 Mr N Shaw left the meeting.

76.4 Shipping Timber The Chief Executive advised that he is awaiting advice from the Law Officers on this matter. **Noted**

76.5 Any other business relating to Harbour and Fisheries

- **Isle of Sark Shipping** – It was noted that the proposed ferry service between Alderney and Sark will not be able to operate to carry over 12 people due to international regulations however IOSS are gradually implementing some of the requirements to enable this although it is a considerable investment. **Noted**

75/2013 General Works (including Agriculture) – continue

75.2 Impot Opening Hours Paper from the Internal Audit Project Team dated 10th October 2013 tabled and considered.

RESOLVED unanimously to agree a reduction in the Impot weekday opening hours by closing the Impot at 4pm Monday to Friday in the winter months (linked with the changeover to and from BST) to allow savings of £2K to be made following advertising of the changes.

The States Engineer was requested to ensure the figures are recorded of the number of visitors to the Impot after 4pm during the summer months.

ENGINEER

75.3 Old Fire Station Paper from the States Engineer dated 6th November 2013 tabled and considered. The States Engineer advised that No. 3 St Martin's southern gable wall adjoins the shed of the Old Fire Station Cottage and alleyway which is owned by the States of Alderney. Rainwater coming off the infill garage roof is thought to be causing serious damp problems inside the ground floor rooms of No 3 St Martin's. The existing roof to the in-filled alleyway between No. 3 St Martin's and the Old Fire Station is in a very poor condition and is likely to collapse in the near future due to ingress of rain water.

Members discussed the matter at length as well as considering alternate options than those proposed.

RESOLVED by a majority (Mr Jean against) to sell the alleyway and old Fire Station Cottage. Engineer to liaise with Treasury Department.

ENGINEER/TREASURY

11:05 Mr Roland Gauvain, Trust Manager, Mr Tim Morley, Trust Ecologist, and Miss Aurelie Bohan, Ramsar Officer, from the Alderney Wildlife Trust joined the meeting

77/2013 Review of Ramsar Work 2013 & Live Education Programme Mr Morley and Miss Bohan gave a detailed presentation of Ramsar work carried out during 2013 and the Live Education Programme which has proved very successful.

The Chairman and Committee thanked the members of the Alderney Wildlife Trust for their informative presentation and praised them for their hard work.

Mr Gauvain thanked the Committee for the continued support.

12:15 Alderney Wildlife Trust team and Ramsar Steering Committee left the meeting

12:15 Meeting closed to convene the Water Board meeting

12:30 Meeting reconvened

75/2013 General Works (including Agriculture) – continue

75.4 Replacement Roller Paper from the Superintendent of Works dated 5th November 2013 tabled and noted.

The Committee noted that the £10K capital funding approved at the previous meeting to purchase a second hand vibrating roller and dumper, will not be spent during the remainder of the year as further options need to be considered from the second hand market. **Noted**

75.5 Restructuring of States Works proposal Confidential Paper from Mr Stephen Taylor, Internal Auditor dated October 2013, tabled and discussed.

The Chief Executive advised that the matter was raised at the October Policy Committee meeting as the Committee is the Employment Board. **Noted**

The Committee noted and was fully supportive of the proposed restructure of the States Works Department and the revised working hours. **Noted**

75.6 Slaughtering Fees Item deferred to the next meeting of the Committee.

DEFERRED/AGENDA ITEM

75.7 Any other business relating to General Works

- **Cattle Sell-by Date** – Mr Rowley queried reports that the local farmer is required to ensure cattle slaughtered for meat, must not be older than 30 months; the States Engineer confirmed. **Noted**
- **Clonque Cliff Erosion** – Mr Berry requested that the erosion alongside Clonque road continues to be monitored. States Engineer to deal.

ENGINEER

78/2013 Recreation, Welfare and Environment (including States Land)

78.1 Bunker No 43, Longis Paper from the Treasury Department dated 16th September 2013 tabled and considered.

RESOLVED unanimously to:-

- to issue a further 5 year lease, with the same terms and conditions as per the current lease, to Alderney Electricity Ltd, up until 31st December, 2018; and**
- agree an increase in rent by RPIX (2%), as at the end of September 2013 and subsequent annual increases by RPIX until expiry of the lease.**

TREASURY

78.2 Alderney Regional Environmental Assessment of Renewable Energy – Consultation on the REA Environmental Report Paper from Ms Pamela Dixon, Chairman of Alderney Commission for Renewable Energy, dated 25th September 2013 tabled and the Committee had no further comment to add.

78.3 Animal Health Email from Mr David Chamberlain, States Veterinary Officer Commerce and Employment Department, dated 5th November 2013 tabled and discussed. The Chief Executive advised that he was informed by the Police that the wild boar had been killed and incinerated by a member of the public.

The Committee was minded that the animal should have had tests carried out to determine its health and whether it was carrying any diseases prior it being killed. The Chief Executive was requested to obtain more information from the Police on this matter.

CE

78.4 Marine Conservation zone Letter from Dr Steven Fletcher, Associate Professor in Sustainable Management of Marine and Coastal Systems and Director, Centre for Marine and Coastal Policy Research, tabled and discussed. Mr Rowley advised that he has received support from Mr Chris Morris, Senior Sea Fisheries Officer, Commerce and Employment Department in Guernsey, on this matter and the Committee agreed for a meeting to be arranged with the Alderney Fishermans Association and the shore anglers. Mr Rowley to deal.

CR

78.5 Living Island Bunkers The Chief Executive advised that the Living Islands have identified a number of bunkers around the Island, situated on States land, which will be valuable to them to further their work however some of these are currently leased to private individuals.

The Committee, as landlord's, agreed the Treasury Department to give notice on the bunkers in question by the 1st December 2013 and requested the Chief Executive circulate the list of bunkers to Members by email.

TREASURY/CE

78.6 Any other matters relating to Recreation, Welfare and Environment

- **Festive Alderney – Victoria Street Christmas Market** Paper from Mrs Alex Flewitt, Tourism and Marketing Department, dated 8th November 2013 tabled and considered
RESOLVED unanimously to approve the closure of Victoria Street, Lower High Street, Connaught Square and the Island Hall gardens to traffic on Monday 23rd

December 2013 between 17:00-19:00 to allow for safe access during the Christmas Torchlight Procession and Carols.

MARKETING DEPARTMENT

- Christmas Trees locations Following a inquiry by a member, the States Engineer advised that a verbal request had been made from a member of the Chamber of Commerce for the States to place an additional Christmas tree in the Memorial Garden in Victoria Street. The Committee raised concern as the last time the tree was placed in the Memorial Garden, it was vandalised. **Noted.**

ENGINEER

79/2013 Any Other Business

79.1 Victoria Street 'Taxi Rank' Mr Berry requested whether a sign with the local taxi operators could be placed at the Victoria Street 'taxi rank' as this is not a serviced taxi rank and would aid visitors. **Approved.**

RB/ENGINEER

Meeting closed 13:30am

DATE OF NEXT MEETING: 10th December 2013

Signed: Mr L Jean

Date: 10th December 2013