

**General Services Committee Meeting**  
**Tuesday 12<sup>th</sup> April 2022**  
**Anne French Room**  
**0930 hours**

**Present:**

**Mr B Kelly, Chairman**  
**Ms A Burgess**  
**Mr G McKinley**  
**Mr S Roberts**  
**Mr R Jenkins**

**In Attendance:**

**Mrs S Pengilly Price, Head of Government Support (HoGS)**  
**Ms S Ireland, Programme Manager (PM)**  
**Mr R Phelan, Estates, Environment & Infrastructure Manager (EEIM)**  
**Mrs E O'Toole, Finance Manager (FM)**  
**Mrs C Hanlon-Horton, Committee Secretary**  
**Mrs K Hatcher-Gaudion, Capital Projects Co-ordinator (CPC) left meeting at 10.10**  
**Mr R Gauvain, AWT Representative (*for item 4.10 only*) joined meeting at 10.40**

**Apologies: Ms K Jones, Chief Executive (CE) Mrs E Maurice, Head of Finance (TREASURY)**

**01/2022 Minutes from previous meeting for approval** – Draft minutes from 15<sup>th</sup> March GSC meeting tabled and approved.

**CE OFFICE**

**02/2021 Matters Arising**

**2.1 Filming Request** – For ratification

A new request has been submitted to the General Services Committee to film at additional sites on Alderney. **The General Services Committee agreed for those sites on States land however private landowners will need to be approached for permission. Tourism is advised to contact the production coordinator of Roche Productions to advise outcome of the meeting.**

**TOURISM**

**2.2 Definition of Key Worker Review** – For ratification

New layout and amended definition of key worker tabled and approved as follows.

1. Someone not currently resident on the island but seeking to move here or,
2. Someone currently resident on the island but with no permanent accommodation and, is or will be employed by the States of Alderney, States of Guernsey, or the Connaught Care Home and,
3. Be on a permanent or fixed term contract of six months or more with the employer. (i.e. not on a zero-hour contract or be agency staff) and,
4. Engaged in one of the below occupations.

**Health and social care.**

Persons' engaged as Nurses, midwives, paramedics, social workers, care workers and other frontline health and social care staff.

**Education and childcare.**

Persons' engaged as Nursery and teaching staff, social workers and specialised education professionals.

**Ratified.**

**2.3 Prosecco Sunsets Summer 2022 Approval** – For ratification

Ratified. Readvertisement for Hawkers Licence due to change of name. noted. Mr S Roberts declared an interest.

**2.4 Fort Doyle Leases** – Verbal update from Head of Government Support reporting that the leases have been drafted and are with Law Officers. Letters of thanks have been sent to the Alderney Society and States Works for their work on Fort Doyle.

HoGS/CE OFFICE

**2.5 Water Leaks and Associated Meter Usage/Charges/Water Rates** – Adjustment to the rates as agreed by Committee and communicated to the recreational club for high water charges as a result of a water leak. Treasury stated a letter had been sent to the account holder.

**2.6 Telegraph Tower** – A presentation was given in February by representatives from Visit Alderney, following which, the Estates, Environment and Infrastructure Manager has liaised with a contractor with reference to the windows who would not recommend replacing the windows until remedial works have been carried out as the roof is leaking. In addition, the States of Guernsey to give advice on boundary of proposed runway extensions before major expenditure on tower takes place.

TOURISM

**2.7 Mainbrayce Extension of Leased Area** – At the February General Services Committee meeting, Mainbrayce were tasked with providing the General Services Committee with an independent safety assessment in relation to the fuel store area and to obtain the views of the Alderney Society in relation to the heritage aspect. Due to an administration error delaying the process:

**The General Services Committee unanimously agreed to hold a special meeting once the Committee have received the safety assessment and views of the Alderney Society.**

CE OFFICE/COMMITTEE SECRETARY

### **03/2022 Harbour Capital and General Works Report**

#### **3.1 Harbour Capital Projects and General Works Report**

**Crane Shed – Fort Grosnez** – Planning application has been submitted on behalf of the General Services Committee for the removal of 6-8 stones to facilitate the outriggers for the crane. This will leave 2 steel purlins which will need to be removed in order to conduct a trial for the crane storage option.

HM

**Existing Pontoon** – Consultation engineers Dorey, Lyle and Ashman inspected the pontoon in November 2021. Repairs have been carried out to ensure pontoon is in place and ready for use in time for the Easter weekend.

HM

**New Pontoon** – A site visit has been carried out by Arch Henderson with a detailed report to follow.

HM

**Inner Harbour Ground Chain Replacement** – The works have been completed on time and within budget.

HM

**The General Services Committee resolved to note the April 2022 Harbour Capital Projects Report.**

#### **3.2 Trinity House Store Lease Renewal – Confidential Item – See Confidential Annexure**

HoGS/CE OFFICE

#### **3.3 Braye Harbour Leased Areas – Confidential Item – See Confidential Annexure**

HoGS/CE OFFICE

### **04/2022 States Works Department and Water Board Reports**

**4.1 SWD Capital Projects Report** – Report dated April 2022 tabled and considered.

**Connaught Extension** - a verbal update from the Programme Manager including the citing of ongoing weather and pandemic impacts causing delays to Phase 3, however the main contractor is making up for lost time where

possible. Separate to this project scope and in relation to query in respect of the Laundry and Kitchen the Project Manager advised that the Connaught Board of Directors have now met and confirmed there is now a requirement for additional laundry and kitchen facilities, in order to meet demand once the new build reaches full capacity. Connaught Manager intends to submit a paper to The General Services Committee for consideration. The Chair of the General Services Committee advised a formal request has been received this morning for additional laundry and kitchen to be incorporated in existing buildings and will circulate to Members for consideration. The General Services Committee agree this is not part of Extension Project scope and to be considered as a separate project and any funding.

**Mouriaux/Petit Val/Platte Saline Sewerage Phase 2** – Good progress being made to the overall programme plan in preparation for submission to the General Services Committee. A proposal has been made for the project group to review the existing drainage designs which are possibly now outdated.

- **The General Services Committee resolved to note the April 2022 SW Capital Projects & General Works Report.**
- **Reconfirm the policy to encourage as many properties to connection to the main sewer as possible throughout the Island**
- **Confidential item – see confidential annexure**
- **Confidential item – see confidential annexure**

PM

**4.2 Water Board Capital Projects Report** – Report dated April 2022 tabled and considered.

**Stoney Lane – Phase 20** – The Estates, Environment and Infrastructure Manager reported that the works have now been completed and the road re-opened. Some of the areas may require remedial works due to poor grade materials from supplier.

**La Pre – Phase 22** – Works are expected to be completed ahead of schedule.

**Mannez to Longis – Phase 23** – Replacement of an old AC pipe which is leaking and the General Services Committee are asked to approve £40k to complete these necessary works.

- **The General Services Committee resolved to note the April Water Board Capital Projects & General Works Report and;**
- **Approve capital grant funding of £40k for Phase 23 at Mannez to Longis area.**

CPC/EEIM

**4.3 Water Consumption for March 2022** – Report for March 2022 tabled and noted

**4.4 Old Steam Crane** - Verbal update from the Programme Manager advised that the States of Guernsey have requested an updated 3<sup>rd</sup> party independent report on the asbestos. The General Services Committee expressed concern and the Chair expressed his annoyance since the approval of this asset removal and yet nothing had been done.

**The General Services Committee have instructed the Programme Manager to query this with the States of Guernsey and seek asbestos report from an independent party.**

PM

**4.5 Petanque Benches** – Report from the Estates, Environment and Infrastructure Manager dated 2nd March 2022. The Rotary Club have requested the General Services Committee considers providing two or three benches to provide seating around the Petanque Terrain at the cost to the States of Alderney. At their February meeting,

the General Services Committee requested a report which included costings and options of backless or standard benches for their consideration.

**The General Services Committee agreed to**

- **Choose option 1, a backless bench**
- **Approve the purchase of 2 benches**
- **Planning application to be fast tracked**

EEIM

**4.6 Memorial Plaque** – Report from the Estates, Environment and Infrastructure Manager dated 6<sup>th</sup> April 2022. The Committee had previously decided to not permit further Memorial Benches and an application has been made to fix a Memorial Plaque as an alternative on the Douglas Quay. Ms A Burgess expressed concerns regarding the possible number of plaques.

**The General Services Committee agreed to;**

- **Grant permission for the applicant to submit a planning application to fix a memorial plaque in the area of Douglas Quay.**
- **All costs for purchasing and affixing to be paid by the applicant with prior approval of the Estates, Environment and Infrastructure Manager.**
- **Plaque size restrictions limited to A4**
- **Any future requests to be considered by the Committee**

EEIM

**4.7 Cricket Club Request** – Letter dated 4<sup>th</sup> April tabled and considered.

The Alderney Cricket Club lease the land at the Butes for the pavilion and nets from the States of Alderney. They have requested the General Services Committee agree for an application be made to the Building, Development and Control Committee for permission to erect a galvanised steel storage shed.

**The General Services Committee, as landlords, agreed to the request of the Cricket Club for them to seek planning permission to erect a galvanised steel storage shed.**

HoGS/CE OFFICE

**4.8 Campsite Expressions of Interest – Confidential Item** – See confidential annexure

**4.9 Bird Ringing Permit Renewals Protection of Wild Birds Ordinance 2005** – Chief Executive's Office received three new applications for permits to ring wild birds in Alderney under a valid Channel Islands Bird Ringing Scheme Licence.

**The General Services Committee approved the three new bird ringing permits for the applicants to conduct ringing in Alderney under their Channel Islands Bird Ringing Scheme licences and in accordance with the Protection of Wild Birds Ordinance 2005 and in line with the granted Alderney permit.**

HoGS/CE OFFICE

*R Gauvain, Alderney Wildlife Trust representative entered meeting at 10.40 am*

**Rodent Control work** – a short update on the expanded Rodent Control work which the AWT are undertaking. Mr Gauvain reported to the June 2021 meeting of the General Services Committee that they are now working in partnership with renewable energy company Orsted on the Danish National Power North Sea Wind Farm Project. This work was part of Orsted's proposal to mitigate impacts on seabirds as part of its Hornsea 4 development proposal. Mr Gauvain updated that work was ongoing to reduce the impact of rats on Alderney's near shore islets and stacks to establish if long-term rodent control could lead to increases in the island's guillemot and razorbill populations. In this clarification Mr Gauvain noted that as part of this work the AWT was trialing new nonchemical control mechanisms, with oversight from the States Vet, to reduce the need for toxic baits. Mr Gauvain then noted that Orsted wished to enter into an MOU with the States of Alderney with a view to potentially extending the current monitoring and controls. It was agreed that Estates, Environment and Infrastructure manager would liaise with the AWT and Orsted on this matter.

**Invasive Non-native Species** – Mr Gauvain asked that the review on Non-Native Invasive Species which he was due to report on, be integrated into the proposal on the creation of a Biodiversity Strategy For Alderney, which

had been put to GSC for this meeting. He noted that a Biodiversity Strategy had been included as an Goal of the Island Strategic Plan. The AWT proposal was that using the Guernsey's Strategy for Nature as a guide, it should be possible to integrate the States existing strategic environmental commitments on Ramsar, the Longis Nature Reserve, Alderney Community Woodland and Non-Native Invasive species into an Alderney Biodiversity strategy. Such a strategy would enable stakeholders to support in delivering on its objectives, in a similar way to the existing Service Level Agreement between the SoA and the AWT. It would also enable the AWT and GSC to simplify the planning and reporting process which meant that GSC receives at least seven documents to consider each year. Mr Gauvain, liaising with the Estates, Environment and Infrastructure Manager should bring a draft plan to GSC for consideration at the May General Services Committee meeting prior to being put to stakeholders.

EEIM/AWT

**05/2022 Any Other Business**

**5.1 Longis Beach** - request for drinks, canapes and music following a wedding at St Anne's for 27 guests

**The General Services Committee approved to grant permission for the applicants to host a gathering of their wedding guests for drinks, music and canapes on Longis Beach immediately following the wedding ceremony with no alcoholic drinks or glass on the beach as it is a public area.**

HoGS/CE OFFICE

**5.2 Saye Beach** – Wedding reception/ceremony email from Mr S Roberts to follow

**The General Services Committee agreed to approve a gathering of wedding guests on Saye Beach with conditions that there are no alcoholic drinks or glass on the beach as it is a public area.**

HoGS/CE OFFICE

**5.3 Scout Hut** – Extension of Lease

**The General Services Committee agreed to the extension of the lease on the Scout hut from 10 years to 20 years with the same terms and conditions regarding the rental.**

HoGS/CE OFFICE

**5.4 Land adjoining Saye Farm – Confidential Item** – See Confidential Annexure

HoGS/CE OFFICE

**5.5 Ramsar** – Stakeholders Meeting

**The stakeholders meeting will take place on 28<sup>th</sup> April 2022 in the Anne French Room.**

HoGS/CE OFFICE

**5.6 Island Hall-** Island Hall double booked for the same week in August.

The General Services Committee advised that booking this venue is based on first come, first served and they intend to honour this agreement, in this instance, the Chamber Music Festival application was received first.

CE OFFICE

**5.7 Cloth Nappy Incentive** – Request for a grant to purchase towelling nappies for children resident in Alderney at a cost of £35.00 per child. Emails from Mr A Snowdon to be forwarded to Head of Finance for Finance Committee referral.

HoF

**5.8 Drop in session feedback**

**Litter** – debris at the rear of The Moorings from a pipe/drain which needs a filter. The Estates, Environment and Infrastructure Manager to investigate.

EEIM

**Longis Pipe at Beach** - kayakers noted that the outfall pipe is smelly and unsightly and request for it to be extended further out. The Estates, Environment and Infrastructure Manager to investigate.

**EEIM**

**Arable Farming** – Following the Alderney Roots presentation a policy for future subsidies to support future farmers. Ms A Burgess advised that Head of Finance is looking into schemes that are being offered in Guernsey. The Chair of the General Services Committee would like investigations into food security issues and if the States can improve Alderney's sustainability, viability. The Programme Manager to assess the Island Plan and report to May meeting.

**PM/AB**

**Date of next meeting 12<sup>th</sup> May 2022**

**Meeting Closed: 11.35**

**Signed: Boyd Kelly**

**Date: 12<sup>th</sup> April 2022**