

**General Services Committee
Open Meeting
Thursday 7th June 2022
Anne French Room
0930 hours**

Present:

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

In Attendance:

**Ms K Jones, Chief Executive (CE).
Mrs S Pengilly Price, Head of Government Support (HoGS)
Mrs K Hatcher-Gaudion, Capital Projects Co-ordinator (CPC)
Mr A Rose, Duty Harbour Master (DHM)
Mr R Phelan, Estates, Environment & Infrastructure Manager (EEIM).
Mrs E O'Toole, Finance Manager (FM)
Mrs C Hanlon-Horton, Committee Minute Secretary**

Apologies:

**Mr S Roberts
Ms S Ireland, Programme Manager (PM)
Mrs E Maurice, Head of Finance (TREASURY)**

01/2022 Minutes from previous meeting for approval – Draft minutes from 12th May GSC meeting tabled and approved.

CE OFFICE

02/2021 Matters Arising

2.1 Longis Sewer Pipe Extension – The Estates, Environment and Infrastructure Manager investigated the complaint made regarding the unpleasant smell in the Longis beach area. He advised that the sewer pipe can be extended out by another 30 metres and will be weighed down by concrete to hold it in place.

The General Services Committee has requested the Estates, Environment and Infrastructure Manager to obtain costings for this work and to present to the committee at the July or September meeting.

EEIM

Harbour Officers present for item 3.1

03/2022 Harbour Capital and General Works Report – Report dated June 2022 tabled and noted

3.1 Harbour Experimental Pontoon – Following a site meeting at the harbour with a shipping contractor, members of the General Services Committee and Harbour officers, it has been determined that the plan was not feasible as there are several insurance assessment failures. Another meeting has been requested with the General Services Committee for another idea to be put forward for consideration.

DHM/CE OFFICE

3.2 New Pontoon – A presentation was given to the General Services Committee by Arch Henderson via Microsoft Teams on 30th May 2022 where the Committee had the opportunity to ask the associate questions related to their report. The concerns raised by members were the costings involved and they requested the Duty Harbour Master obtain cost comparisons from another company to supply a robust pontoon with provision to accommodate an interisland ferry.

The Duty Harbour Master and the Programme Manager to liaise with Arch Henderson regarding a business case.

3.3 Crane Shed at Fort Grosnez - The Estates, Environment and Infrastructure Manager advised the General Services Committee that the Building and Development Control Committee have requested additional information regarding the removal of stones from the wall of the Fort. No further progress until the Building and Development Control Committee responds.

EEIM

3.4 Mooring Contract – Chains, Shackles, Blocks - The Capital Projects Co-ordinator requested the General Services Committee increase the 2022 budget as the existing budget is not sufficient to undertake this annual task due to the global supply issues and increase in raw materials etc. Request budget increase from 35k to 47k.

DHM

3.5 Cruise Ships – Positive feedback was well received from the two cruise ships, the Island Sky and the Hebridean Sky that visited Alderney in May 2022.

3.6 Yacht traffic – The Harbour have received two yacht race/sailing club visits this month, the JOG (Junior Offshore Group) and the Newbury Yacht Club both visited Braye Harbour in groups of 35 and 12 vessels respectively.

The Chair of the General Services Committee expressed that he had received feedback from the yacht clubs who were very impressed with the Harbour Authority and sent his thanks to the harbour staff.

The General Services Committee agreed to note the June Harbour Capital Projects and General Works Open Report and approve an increase in the 2022 moorings and chain replacement capital budget of £12k, to be adjusted as part revised budget process. Unanimous approval.

04/2022 States Works Department and Water Board Reports

4.1 SWD Capital Projects Report – Report dated June 2022 tabled and noted

Connaught Extension – The Estates, Environment and Infrastructure Manager reported that ongoing discussions with the Mechanical Electrical and Ventilation Engineer continues. The main contractor is nearing the final stages of the roof structure.

PM

Butes Centre – As advised via email in May 2022, there is capital provision in 2022 for refurbishment. A meeting is to be arranged with the users of this facility to determine the best use of these funds. Ms Burgess stated that she would be happy to attend this meeting. Invites to be sent to the users group.

EEIM

Snooker Club – The Snooker Club has now been redecorated.

Platinum Jubilee – Bunting – Feedback from members of the public congratulating the States Works Department for the Platinum Jubilee decorations especially the bunting in Victoria Street and Braye Street. Mr Kelly asked the Estates, Environment and Infrastructure Manager to pass on thanks to the States Works team.

EEIM

Beacon on the Butes – Ms Burgess brought to the attention of the Committee that the Beacon on the Butes was very impressive and again, thanks have been passed on to the States Works Department.

EEIM

Tractor Replacement at Recycling – The General Services Committee approved and ratified a replacement tractor at recycling at their meeting held on 12th May 2022. Ms Burgess recommended the States make the old tractor available for Alderney Roots to use as they need a tractor to assist with their agricultural business. As the States are buying a new tractor, would Alderney Roots be able to use it on a share basis. The General Services Committee had previously asked how the States could assist people on the island involved in agriculture for sale locally. The Estates, Environment and Infrastructure Manager advised that the tractor is to be sold as a sealed tender as we have not been offered a part exchange value due to the delay in receiving goods. The new tractor is due to be delivered early 2023.

The General Services Committee requested this item be diarised for the closed part of the November meeting to ascertain the time line and costings for the arrival of the new tractor.

The General Services Committee approved the recommendation to make the old tractor available for a small agriculture business.

CE OFFICE

4.2 Connaught – Kitchen and Laundry – Mr Kelly gave a summary to the committee from the presentation to the General Services Committee on 12th May 2022 by the Head of Maintenance and Facilities at the Connaught. The report stated that the kitchen and laundry facilities will now not be sufficient once the extension with the extra bedrooms is completed. The committee then attended a site visit and were unanimous that the facilities they currently have will not be suitable. The Finance Manager advised that Treasury would need to see costings and why the Connaught Board require the funding as under the old Agreement, the States have funding in place but not under the amended Service Level Agreement which is yet to be approved and signed by the Board.

The General Services Committee agreed to note that it has been demonstrated that there is a need for an additional kitchen and laundry.

PM/CPC

4.3 Water Board Capital Projects Report

4.3.1 Mannez to Longis - Phase 23 – Due to general maintenance works taking precedence, works on this project are now expected to commence later this month.

EEIM/CPC

4.3.2 Lower Road – There has been a substantial leak from a pipe in the Banquage area where a thousand tons of water was being lost every week. This has now been rectified and a new meter installed in the area so that it can be monitored for further leaks.

EEIM

4.4 Water Consumption for March 2022 – Water table slightly low due to the lack of rain and the leak in the Banquage area. A notice has been sent out to deter people from using sprinklers.

Report for May 2022 tabled and noted.

EEIM

The General Services Committee agreed to note the June Water Board Capital Projects & General Works OPEN Report. Noted

4.5 Old Slaughterhouse Sale – The General Services Committee to determine if the sale should be undertaken by the Civil Service or an Estate Agent. The Civil Service does not have the capacity to co-ordinate the sale which include measuring, photographing, advertising etc. Sale process is to be outsourced to Estate Agents.

The General Services Committee agreed (Ms Burgess against) to outsource the sale of the Old Slaughterhouse to an Estate Agent.

TREASURY

4.5.1 Old Slaughterhouse sale by Estate Agent – The sale of the Old Slaughterhouse using one or all of the Estate Agents on the island. Mr Kelly advised that if the States use one Estate Agent the commission fees are 1.5% and

2% if the States use more than one. Mr Kelly proposed that the States ask the Estate Agents for clarification of the commission fees. The resolution at the full States meeting was the sale of the Old Slaughterhouse through a sealed bid process on the basis that the sale would only be agreed if best value was justified. As this could only be achieved using one Estate Agent, the Chief Executive advised the committee that all three Estate Agents on the island should be able to bid for the tender by submitting their commission fees to the States to enable the States to get the best value for money, this means the agents can compete against each other for the work and the States would then choose the most cost effective Estate Agent to run the sealed bid process.

The General Services Committee agreed (Ms Burgess against) for Treasury to contact the three on island Estate Agents to obtain the best value for money to enable them to bid for the work to run the sealed bid process.

TREASURY

05/2022 Drop in Session

5.1 Wall Maintenance and Public Safety – Ms Burgess advised that there is concern from two members of the public regarding the condition of private walls on the edge of public roads. These walls are now shedding masonry which is considered a cause for concern, and the public would like to know if the States can enforce maintenance of the walls or if States Works can undertake the work and charge the owner. The Estates, Environment and Infrastructure Manager stated that it comes under the Walls and Hedges Ordinance, which is currently being reviewed by the Chief Executive Office on behalf of the General Services Committee, enabling delegated powers to the Estates, Environment and Infrastructure Manager to manage the situation directly. Until this comes into effect, the General Services Committee need to approve the Estates, Environment and Infrastructure Manager to make contact with the owner of the wall or hedge and ask them to maintain the wall or cut back the hedge.

The General Services Committee has requested the Estates, Environment and Infrastructure Manager to take photos of the walls and report back to the General Services Committee at the July meeting.

EEIM

06/2022 For Information and Noting

6.1 Cloth Nappy Incentive – The Finance Manager advised that Treasury received a couple of enquiries. Treasury got it off the ground quickly, they were able to adopt what Guernsey waste is offering. Finance Committee endorsed the General Services Committee support and a press release was sent out and forms were made available.

TREASURY

6.2 St Anne Churchyard – Commonwealth War Grave Commission – Ratification

Mr Kelly reminded the committee of the details of the recently recognised WW1 casualty who is buried in St Anne's Churchyard, Boatswain, Joseph Bennet, S.S. Pascal (Liverpool) Mercantile Marine who died 17th December 1916. The War Graves Commission would like to visit Alderney to view the grave and assess if it meets the criteria as a fitting memorial and they need the permission of the General Services Committee to do this. Permission was granted by the General Services Committee via email and is to be ratified at this meeting. The Head of Government Support has a list of all the war graves in Alderney which will be passed on to all members and the Civil Service.

The General Services Committee agreed to ratify the permission which was granted via email. Ratified.

HoGS

Date of next meeting: 5th July 2022

Meeting Closed: 10.15

Signed: Boyd Kelly

Date: 7th June