

GENERAL SERVICES COMMITTEE MEETING

Anne French Room

8th December 2022 - 1400 hours

PRESENT:

Mr B Kelly, Chairman
Ms A Burgess, Deputy
Mr S Roberts
Mrs L Maurice

Mr W Abel - observer
Mr B Woodhead - observer

IN ATTENDANCE:

Mrs E Maurice, Head of Finance (HoF)
Mrs S Pengilley-Price, Head of
Government Support (HoGS)
Mrs L Baines, Committee Secretary
Mr N Shaw, Deputy Harbour Master
(DHM) Item 3 Only
Mr R Phelan, Estates Environment &
Infrastructure Manager (EEIM)
Ms Sally Ireland, Programme Manager (PM)
Mr B Kay-Mouat, Alderney Shipping for
item 3.6 only

Apologies: Ms K Hatcher-Gaudion, Capital Projects Co-Ordinator (CPC); Mr G McKinley

Declarations of Interest: Nil

AGENDA ITEM

ACTION

01/12/2022 Minutes from previous meetings for approval
1.1 3rd November 2022 – OPEN Meeting – Draft open minutes from 3rd November tabled and **approved**.
1.2 3rd November 2022 – CLOSED Meeting – Draft closed minutes from 3rd November tabled and **approved**.

02/12/2022 Matters arising (unless tabled as an agenda item)

Telegraph Tower – EEIM advised that he has met with the contractor, and that AEL are due to relocate the power cable.

Old Steam Crane – Further update in Q2 of 2023. Nothing further to report.

AGENDA ITEM

Harbour Master Post – It was noted that interviews are scheduled for 13th December 2022.

Kiln Farm – The Chairman advised that it is all moving forward in a positive manner.

Slaughterman Position – it was noted that there had been no responses to the current job advert.

Mr B Kay-Mouat joined meeting 1406

03/12/2022 Harbour and General Works Reports

3.6 Alderney Shipping Inter Island Freight Shipping Agreement – SEE CONFIDENTIAL ANNEXURE

Mr B Kay-Mouat left meeting 1412

3.1 Harbour Capital Projects & General Works Report – Report dated December 2022 tabled and noted.

Staffing –The Harbour continue to operate at a staffing deficit of 2 team members.

Commercial Quay Fendering Replacement - Possible delay to the project due to the weather. Awaiting price for works – DHM to chase, and once received, members to resolve via email.

DHM

Crane Storage – This is now being progressed as the additional staff member with a HGV licence currently requires practice with crane manoeuvres to enable the crane to be stored in the dedicated area. It was noted that a rolling maintenance programme is in place.

The General Services Committee resolved to note the December 2022 Harbour Capital Projects & General Works Report.

3.2 The Wreck and Salvage (Vessels and Aircraft) (Bailiwick of Guernsey) Law, 1986 – Report from Head of Government Support and Harbour Duty Officer dated 8th November 2022 tabled and considered.

The Committee were advised that a meeting had been arranged with the Divers to ascertain the facts of the discovery and the actual site of the wreck.

It was confirmed that the wreck in question was discovered and first referenced in Vol.2 of the August 2009 report by Osiris Projects, commissioned by ARE Ltd, in connection with the projected tidal energy project. It was then first listed as Wreck No.78335 in the UK Hydrographic Service's Wreck Report (3 Nov.2014), with full details of location, depth, etc. and categorised as 'non-dangerous'.

The SS Virago and her contents clearly fall within the category of Historic Wreck.

Section 16 of the Law sets out that the ownership of historic wreck is invested in the States and that if the Receiver of Wreck recovers or takes charge of any historic wreck, then the Committee shall be informed as soon as possible. The Committee in this instance is the General Services Committee.

It was noted that within the Presentation to the public, it was stated that previous divers from Jersey have removed artifacts from the wreck site. This to be clarified by HoGs/DHM. Noted.

The General Services Committee resolved to approve that the site of the SS Virago is to be considered as a site of historical importance, and therefore to mark this area as a restricted site similar to the Casquets and Elizabethan wreck site to be protected from unauthorised interference; and for the necessary order under section 18 of the Wreck

and Salvage (Vessels and Aircraft) (Bailiwick of Guernsey) Law, 1986 to be drafted by Law Officers Chambers to give this effect.

HoGS/DHM

3.3 Burhou Island – FOR RATIFICATION – Report from CE Office dated 15th November 2022 tabled and noted.

Following the outbreak of Avian Influenza, the General Services Committee placed a ban on visits to Burhou (with the advised exception of access by Alderney Wildlife Trust given by the States Vet to assess the impact on birds on the island).

Members have subsequently received confirmation from the States of Alderney Veterinary Officer that following the reconnaissance operation to Burhou, it was clear that there were no longer any birds nesting there. On these grounds he was content to permit 'normal' access in the current circumstances, but to review this should the virus return.

The General Services Committee resolved to ratify the approval for public access to be reinstated for Burhou Island, subject to the normal seasonal ban on visits.

3.4 Mainbrayce Launderette – Report from CE Office dated 24th November 2022 tabled and considered.

The last signed lease for this premises between Mainbrayce and the States of Alderney was dated 1st February 2019 until 31st January 2020.

There is currently no signed lease for this premises, and no rental payments have been received for the period 1st February 2021 to 31st January 2022 or since.

Law Officers have been approached to assist in drafting a letter to Mainbrayce requesting they vacate the premises, should the Committee agree this option.

The General Services Committee resolved to agree a rental amount of £400 per annum for 2023 only, and an additional one-off payment of £200 for 2021.

CE OFFICE/TREASURY

3.5 Harbour Fisherman Sheds – Report from CE Office dated 17th November 2022 tabled and considered.

The fisherman's sheds are increased annually by the Guernsey Retail Price Index (RPIX) for the following year.

The Chair of the Alderney Fisherman's Association has written to Treasury stating that this increase has been such that the tenants are unable to meet the cost and has highlighted the ongoing issues with the sheds that are in need of repair.

The General Services Committee resolved to agree a rental fix at the 2022 rates for 2023 only; and for point 3 of the lease to be amended to 'the use for harbour related business'.

CE OFFICE/TREASURY

Mr N Shaw left meeting 1458

04/12/2022 States Works Department and Water Board Reports

4.1 SWD Capital Projects & General Works Report – Report dated December 2022 tabled and noted.

Connaught Extension – Defining the internal fixtures and fittings continue, from the Kitchenette to the lighting during dark hours and bathroom/shower-room flooring etc. Mechanical Electrical and Ventilation works continue, on schedule within the amended timeframe.

Jubilee Kitchen and Laundry Upgrades - (Preliminary costs approved £20k) – Awaiting high level business case and costings.

AGENDA ITEM

Mouriaux to Platte Saline Sewer - Phase 2 – Work continues on refining of alternative pump, screening and filtration options. Revised final costings will then be submitted to GSC for approval and if required full States approval, expected early 2023.

AGENDA ITEM

Road Resurfacing Programme – The Pandemic impacted the development of this programme and significantly more so the cost which last advised had tripled. Due to the exponential rise in costs, and demand outstripping supply plus other funding priorities, it is proposed that this Programme initiation is reviewed in 2023. The surveys undertaken of the identified roads will still be valid and aid the priority of road resurfacing and repairs. In the meantime the States Works Department are continues to undertake remedial works to the Island’s road network.

Court House – Internal works are complete.

SWD Butes – Works are ongoing within the SWD to accommodate the relocation of the agricultural department to SWD at the Butes.

Ambulance Station – On taking over the station this has highlighted some refurbishment works required to the floor.

Longis Sewer Extension to Outfall – The EE&I Manager advised works to this area have now been completed. It was advised that the States of Guernsey are enquiring as to Alderneys sewer outfalls, and that FEPA licences are possibly required as part of this process. The Committee were content for SWD to send off the samples collected by the AWT for analysis.

St Annes Church Repairs – Awaiting price from the selected builder.

The General Services Committee resolved to note the December 2022 SWD Capital Projects & General Works Report.

4.2 Water Board – Capital Projects & General Works Report – Report dated December 2022 tabled and noted.

The General Services Committee resolved to:

- 1. Note the December 2022 Water Board Capital Projects & General Works Report; and**
- 2. Approve the use of £24k from minor capital 2022 (funded from WB reserves) for the conversion of the booster to an inverter control system as stated in the report.**

05/12/2022 **Any Other Business**

5.1 Annual Sprint & Hill Climb 2023 – Report from CE Office dated 14th November 2022 tabled and considered.

The GKMC is proposing to organise its annual sprint and hill climbs during September 2023 and will be looking to hold the events on the following dates:-

- 14 September – Fort Corblets Sprint**
- 15 September – Grand Val Speed Event**
- 16 September – Fort Tourgis Hill Climb**

This approval process is managed at an operational level, where the relevant legislation is placed on the Billet for full States approval.

The dates are tabled at the relevant GSC meeting for noting, before being placed on the Billet.

The General Services Committee resolved to approve the current process of confirmation and approval for the annual event. The GKMC to be advised that they are required to liaise with emergency services well in advance of the event to ensure the necessary emergency cover is available to support the event.

CE OFFICE/BILLET

5.2 Campsite – Verbal Update

The Committee were advised by the Head of Government Support that nothing has been received from the current operator as of yet. It was noted that the terms and length of the new lease are to be discussed with the operator.

HoGS/AGENDA ITEM

5.3 Charge to get Married on States Land – Report from Tourism dated 28th November 2022 tabled and considered.

With the change in the Marriage Law, there is an opportunity for a States income stream, as it is the norm and expected by couples to be charged for a wedding 'venue'. Currently there is only a refundable deposit required for any site belonging to the States of Alderney, including all beaches and Forts.

The Committee agreed for a tariff to be reviewed/implemented by the Finance Committee for States of Alderney buildings only. The Committee did not wish to charge for the use of beaches.

The General Services Committee resolved to approve for Finance Committee to review and set tariff charges for weddings in States of Alderney buildings.

FINANCE COMMITTEE

5.4 Traffic Regulation Amendment – Draft for Consideration – Report from CE Office dated 24th November 2022 tabled and considered.

At the General Services Committee meeting on 3rd November, the Committee resolved that they wish to amend the Alderney Road Traffic and Public Highways Regulations 1986, specifically regulation 13 (1) (a) to include “from the junction of the Rue de Braye (“The Cutting”) and Route de Crabby extending along the Route de Crabby to the junction of Braye Street continuing along the whole of Braye Street to the junction of the Rue de Beaumont”.

The Law Officers have now drafted the necessary regulation for the Committee to sign to put this amendment in place.

The General Services Committee is asked to approve the draft The Traffic (Amendment) Regulations, 2022 and for this to come into operation on 19th December 2022.

CE OFFICE/BILLET

5.5 Traffic Mirror Request at Clos de Mouriaux

The Committee were advised that the request had come in from a member of the public. Their concern is the danger presented by the restricted sight line coming out of the Clos. Police Sergeant Taylor has been contacted for his professional advice regarding the request. His report has been circulated to members for information.

A site visit had been made by the Committee and EEIM along with the member of the public.

The General Services Committee resolved to approve that stop signs are in situ on both junctions of Clos de Mouriaux and Le Petit Val, and that a ‘Concealed Junction Ahead’ sign be placed at the entrance to Clos de Mouriaux.

EEIM

5.6 School Crossing – York Hill onto Braye Road

Ms Burgess advised that at a recent School Management Meeting concerns were raised by parents and teachers regarding the safety of pupils crossing Braye Road to access York Hill when leaving/coming to school.

The Committee were advised that the School Caretaker position in the past included the function of a school crossing warden within the job description, therefore a matter for the school to progress. **Noted.**

5.7 Heritage Warden

This was last discussed at the February GSC meeting. As per the minutes from that meeting, Tourism is to progress. **Noted.**

06/12/2022

For Information & Noting

6.1 Committee Meeting Dates 2023 – FOR INFORMATION – tabled and **noted.**

6.2 Alderney Fire & Rescue Service Annual report 2022 – FOR INFORMATION – tabled and **noted.**

The Chairman apologised for not having circulated the annual GSC report to members before it appeared on the Billet.

6.3 SoG Invasive Non-Native Species Collaborative Framework – FOR INFORMATION – Framework tabled and **noted.**

Mr Kelly thanked the Committee members and officers for their support for the last two years.

Meeting Closed: 1545

Signed: Boyd Kelly

Date: 9th December 2022