

**GENERAL SERVICES COMMITTEE MEETING**

**Anne French Room  
Friday 3<sup>rd</sup> November 2023  
0930 hours**

**PRESENT:**

**Mrs L Maurice, Chairman  
Mr B Woodhead, Deputy  
Mr I Carter  
Mr D Smithurst  
Mr W Abel  
Mr S Roberts**

**IN ATTENDANCE:**

**Mrs E Maurice, Temporary Chief Executive (TCE)  
Mrs S Pengilley-Price, Head of Government Support (HoGS) (from 0949)  
Mrs L Baines, Political & Senior Executive Officer (PSEO)  
Ms Sally Ireland, Programme Manager (PM)  
Mr R Phelan, Estates Environment & Infrastructure Manager (EEIM) (left 1023)  
Mr J Laband, Policy Support Officer  
Mr Stephen Taylor, Strategic Financial Adviser (SFA) (via Teams for item 3.3 only)**

**Apologies: Mrs E O’Toole, Acting Head of Finance (AHoF)**

**Attendees: Mr A Rose, Harbour Master (HM)  
Confidentiality Reminder  
Declarations of Interest**

**AGENDA ITEM** **ACTION**

**01/11/2023** **Minutes from previous meetings for approval**  
**1.1** **29<sup>th</sup> September 2023 & Special GSC Meeting 20<sup>th</sup> October 2023** – Draft minutes from 29<sup>th</sup> September 2023 and Special Meeting on 20<sup>th</sup> October 2023 tabled and **approved**.  
**1.2** **29<sup>th</sup> September 2023 Decision Log** – Tabled and **noted**.  
**Weddings on States Land** – application is being drafted. Noted.  
**Saye Campsite Lease** – proprietor currently off island. Noted.  
**Noxious Weeds Ordinance** – not currently been a high priority. Noted.  
**Burhou** – awaiting final feedback from ARAG re potential date change; application form being finalised, and process will be circulated to relevant departments. Noted.  
**All Leases** – letters have been sent. Noted.

**04/11/2023** **States Works Department and Water Board**  
**4.1** **SWD Capital Projects & General Works Report** – Report dated November 2023 tabled and noted.  
**Connaught Extension** – Progress is being made, however, the ongoing issues with doors, flooring and wall cladding continue. The main contractor is currently on leave and aims to share a completion date once resolutions have been identified for these outstanding work-progress issues. It was noted that landscaping may not be completed due to other priorities now being preferred.

**The Committee requested for the Project Manager to attend the next meeting to discuss concerns, along with a written progress report.**

PM

**Old Connaught & Old Fire Station** – Further to last month’s approval, drawings are being tweaked following further consultation, the planning office have initially been consulted, and Quality Surveyors/Cost Consultants will soon commence their aspect of the work. The aim is to present a proposal to GSC by the end of the year. The Committee were requested to approve a further £1000, as an anomaly was found with the original funding request.

**Mouriaux to Platte Saline Sewer - Phase 2** – Works are complete, with all pumps having been tested and ready for connection. Building control and planning applications are already being received. The Committee noted that a handful of properties have advised that they will not be taking up the offer of connecting to the Sewers at this time.

**Mouriaux to Platte Saline Sewer - Phase 3** – Business Case being finalised ready for submission and consideration by GSC, with a view for the works to be completed in house.

**Old Steam Crane (Mannez)** – Following further negotiations, the offer has been increased to £25k with the same condition of transfer of asset and that this offer is only valid for 2023, though the work can take place in 2024. It was advised that the work can take place in 2024. Guernsey has confirmed that the asset has no value and that there are no outstanding liabilities associated with it. Member were advised that if the States of Alderney do not accept this time-limited conditional offer then the asset will remain as-is, with no indication that future funding will be available to dismantle and dispose of the asset.

**Gas Safe Registered Engineer** - The current annual agreement, with a visiting service provider who was partially subsidised, will come to an end in December. The current service provider has advised that they are happy to renew the agreement for 2024 if the committee wish to continue with the arrangement, but it has been highlighted that their current on island accommodation facility will soon come to an end and alternative arrangements will need to be sought. Therefore, the financial revenue arrangement may need to be revisited.

**Avian Flu** – It was noted that the results from the swabs that were taken last month have confirmed that the birds had not died from HPAI.

**Asian Hornets** – The Agric Team have now destroyed 27 Asian Hornet nests.

**Financial Summary** – to include main budget amount, not just ‘approved to date’. This to be done on all works reports – SWD/WB and Harbour. Noted.

EEIM/PM/HM

**The General Services Committee resolved to:-**

- note the November 2023 SWD Capital Projects & General Works Report;
- approve the renewal of a 12-month agreement for a Gas Safe Engineer for 2024, with the current Gas Safe registered provider, at a revenue of £1,500 per annum to continue covering invoiced costs of return flight, annual shipping of vehicle & equipment – limited as per the Agreement details;

- **accept the States of Guernsey's financial conditional offer of £25k to remove the Old Steam Crane at Mannez, and the transfer of the asset to States of Alderney; and**
- **approve a further £1000 for the preliminary works on the Old Connaught and Old Fire Station.**

EEIM/PM

*1000 Strategic Financial Adviser joined meeting via Teams*

**4.2 Water Board – Capital Projects & General Works Report** – Report dated November 2023 tabled and noted.

**Battery Quarry Filtration Plan** - Memcor have completed their annual audit of the Filtration Plant. Only minor recommendations were made.

**M2SP** –Water Board staff have completed all their works on Phase 2 of the M2PS project.

**Phase 25 Puffin to Valongis** – works commencing Monday 6<sup>th</sup> November for 2 weeks.

**The General Services Committee resolved to note the November 2023 Water Board Capital Projects & General Works Report.**

**4.3 Allee es Fees Flooding** – Letter from Mr & Mrs Horsburgh dated 23<sup>rd</sup> October 2023 tabled and considered.

It was noted that it is a private estate, and it would be for the applicant to contact the neighbours in the first instance to gauge interest in funding potential works to improve the drainage system.

**The General Services Committee resolved for the EEIM to investigate in the first instance with a site visit and letter to applicant; and report back to Committee with a recommendation in due course.**

EEIM

Members expressed their thanks to all SWD staff for all their work in preparation and recovery for Storm Ciaran.

*1023 EEIM left meeting*

**03/11/2023**     **Harbour and General Works**  
**3.3 Inter-Island Freight Shipping Contract Update – SEE CONFIDENTIAL ANNEXURE**

*1103 Strategic Financial Adviser left meeting*

**02/11/2023**     **Administration Matters**  
**2.1 Traffic Working Group Mandate** – Report from Chief Executive Office dated 24<sup>th</sup> October 2023 tabled and considered.  
At its July meeting, the General Services Committee resolved to approve that a traffic working group be constituted (membership: Lin Maurice, Derwent Smithurst, Police representative, SWD representative and Civil Servant) with its terms of reference being to investigate further the proposals submitted in the

Police report. Recommendations were then to come back to Committee for consideration and/or approval.

Members were advised that an additional member is required to be appointed for the working group to achieve quoracy.

**The General Services Committee resolved to:**

1. **Appoint an additional Member Mr Roberts to the Traffic Working Group; and**
2. **Approve the draft mandate subject to the minor amendments raised:**
  - **Include 'public' in bullet point 4 – Communication.**
  - **Mandate is for 2024 – and to be reviewed annually.**
  - **Report to GSC on a quarterly basis.**

PSO

**2.2 Emergency Preparedness – FOR INFORMATION & NOTING** – Report from Policy Assistant dated 27<sup>th</sup> September 2023 tabled and noted.

The States of Alderney has a duty under the Civil Contingencies (Bailiwick of Guernsey) Law, 2012 to ensure that it has risk assessed, planned for emergencies and carried out suitable training and liaison in order to be prepared for an island emergency.

The States of Alderney has both an Island Emergency Plan (operational) and an Emergency Accommodation Plan (Rest Centre).

The Alderney Emergency Accommodation Plan was recently updated and tested in an exercise at both the Butes and the Methodist Hall earlier this year.

Both plans have been agreed by the Alderney Operational Group.

Mr Abel stated that GSC should be informed from the start of any emergency planning issue and involved in consultations.

The Committee were advised that the GSC lead for Emergency Preparedness was updated and informed of ongoing operational decisions that were made throughout the Storm Ciaran, which was declared as a major incident by the Strategic Co-ordinating Group on behalf of the Bailiwick. It was advised that the Alderney Operational Group is not a group for political involvement.

**Mr Abel requested a special GSC meeting to be arranged regarding the emergency preparedness process and GSC mandate regarding emergency planning. CV to organise.**

CV

**The General Services Committee resolved to note the update and the Emergency Accommodation Plan and agreed to continue to support the emergency planning initiatives and training on island.**

*1132 Mr Woodhead left meeting*

**2.3 Offshore Windfarms (OWF) in the English Channel (La Manche) – FOR INFORMATION & NOTING** – Report from AWT Manager dated 24<sup>th</sup> October 2023 tabled and noted.

**The General Services Committee resolved to note the report and agree for the AWT Manager to carry out the action points as suggested in the report.**

PSEO

03/11/2023

**Harbour and General Works**

**3.1 Harbour Capital Projects & General Works Report** – Report dated November 2023 tabled and noted.

**Fort Grosnez / Breakwater – Chain:** States of Guernsey (SoG) had requested an official statement regarding the chain placement at the entrance to Fort Grosnez. The chain

has since been removed by an unauthorised person(s). The Committee supported the States of Guernsey's risk mitigation for the breakwater,

**Fort Grosnez / Breakwater - CCTV:** The SoG are seeking permission to erect CCTV at Fort Grosnez/Breakwater. This is to ensure the provision of health and safety as well as additional management functions, including real-time monitoring. SoG have identified a potential site within Fort Grosnez (adjacent to divers hut) which would give visual to the end of the breakwater. SoG are aware that in Alderney planning permission would also be required as well as approval from Policy and Finance Committee as the Committee responsible for Forts. Noted.

**The General Services Committee resolved to:**

- **note the November 2023 Harbour Capital Projects & General Works Report;**
- **approve in principle the States of Guernsey's risk mitigation for the breakwater and requested for SoG officers to attend a GSC meeting to understand future breakwater plans.**

PM/HM

### **3.2 Pilot Renumeration – SEE CONFIDENTIAL ANNEXURE**

**05/11/2023** **Island Plan – General Services Areas of Responsibility**  
Nothing to report.

**06/11/2023** **States Land/Properties**  
**6.1 Nature & Agriculture Policy** – Draft Nature & Agriculture Policy and Biodiversity Strategy meeting notes tabled and considered.  
It was noted that a stakeholder group would be utilised to review and develop the document further over time, with the 3 key principles remaining the same, in line with the States of Guernsey.

**The General Services Committee resolved to:**

- 1. Note the draft strategy and submit any further feedback to Mr Carter by 10<sup>th</sup> November;**
- 2. Undertake a formal consultation with the community on this strategy once any agreed amendments have been made; and**
- 3. Review feedback from the consultation process and proceed to placing on the Billet at the earliest opportunity.**

IC/GSC

**6.2 Whitegates Area Development** – Report from Ian Carter dated 20<sup>th</sup> October 2023 tabled and considered.

The development of the Whitegates plot/area has been a recurring item on the GSC agenda and minutes over the last year. It has taken up time and effort from officers and Members in producing papers and debating a way forward. To some extent the process undertaken has replicated what has taken place before by previous GSC committees, but no action has been forthcoming, and a States Asset continues to decay and has become an eyesore on the landscape.

The Committee acknowledged that steps need to be done in parallel rather than a piece-meal approach. It was advised that a meeting has been held with the Planning Officer

regarding the Land Use Plan designation of social housing on the Whitegates site. It was noted that in order to qualify as social housing, the product offered would have to have been identified in a housing needs assessment, and that it is doubtful that a Le Banquage type scheme would currently qualify at this point. However, the main body of policy BA2 is clear that alternative forms of development – e.g. a Le Banquage type scheme – may be acceptable where ‘the specific characteristics of the site’ make it more appropriate.

**The General Services Committee resolved:**

- 1. To develop a reasoned rationale for the development of the Whitegates site based on objective data.**
- 2. To develop a range of draft outline proposals/schemes that address the rationale established in (1) based on best value principles.**
- 3. To make a decision as to the most appropriate proposal /scheme to satisfy the rationale established in (1) based on best value principles.**
- 4. To approach BDCC to investigate and then action any land use redesignation in the light of development the proposal/scheme decided upon in (3).**
- 5. To direct the CS to commission appropriate expertise to create a costed business case for and demolition works, new site layouts and infrastructure needs on proposals in (2).**
- 6. To direct the CS to investigate the funding and legal mechanisms that could be used to enable the proposal/scheme to be started / completed.**

**PM/TCE/GSC**

**6.3 Airport Welcome Cabin Request** – Report from Chief Executive Office dated 23<sup>rd</sup> October 2023 tabled and considered.

An email has been received from the Airport Rescue and Fire Fighting Service requesting landlord’s approval to utilise the welcome cabin at Alderney Airport for when the Airport Rehabilitation works commence. They have requested for use of the Welcome Cabin from a month before they have to vacate the present fire station.

**The General Services Committee resolved to approve as landlords, for the Airport Rescue and Fire Fighting Service to utilise the welcome cabin at Alderney Airport in preparation and for the duration of the Airport Rehabilitation works, subject to utility costs being covered by the Airport Rescue & Fire Fighting Service.**

**PSEO**

**6.4 Hammond Memorial Plaque Request** – Report from Chief Executive Office dated 23<sup>rd</sup> October 2023 tabled and considered.

An email has been received through the President’s Office, from the Collectif St Jean 24 janvier 1943 requesting for a commemorative plaque to be placed on the Hammond Memorial in honour of French people of foreign origin, particularly those of North African origin.

**The General Services Committee resolved to approve as ground holder, for a commemorative plaque to be placed on the Hammond Memorial by the Collectif St Jean 24 janvier 1943 in honour of French people of foreign origin, subject to BDCC approval.**

**PSEO/PRESIDENT OFFICE**

**6.5 Two Day Motorcycle Trial Request** – Report from Chief Executive Office dated tabled and considered.

An email has been received from the Guernsey Motorcycle and Car Club (GMC&CC) requesting for landlord's permission to run a two day motorcycle trial event in Alderney on the 27<sup>th</sup> and 28<sup>th</sup> April 2024.

The course will be the same as previous years (last being October 2013) – as per the maps.

It is proposed to run the trial in the same format as previous years, with the trial running over two days riding 15 sections 3 times each day. The Saturday trial will be in the North/East of the island, and the Sunday trial will be in the South/West end of the island (Map 2) to cause the least disruption to island life.

It is anticipated that up to 40 riders and 20 plus partners from Guernsey would attend, plus local Alderney riders.

Members were advised that all riders are fully insured and ride under the Auto Cycle Union code of conduct, and are members of the GMC&CC.

**The General Services Committee resolved to approve:**

- a) **The road/track closures and areas of the foreshore required during the event;**
- b) **To agree 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 of the area on top of Fort Tourgis for safety reasons;**
- f) **That 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.**
- h) **Clarification to be sought from organisers regarding if the island speed limit would be exceeded during the trials.**

PSEO

**07/11/2023**

**Any Other Business**

**Christmas Shipping Schedule** – email received from Sandpiper regarding no UK boat in-between Christmas week and New Year.

**Harbour Master to advise Alderney Shipping of concerns raised and to relay the States of Alderney position regarding the Christmas Shipping Schedule to Sandpiper.**

HM

**GSC Annual Report** – required for submission to the Billet on 24<sup>th</sup> November.

CHAIR/PSEO

**08/11/2023**

**For Information & Noting**

**8.1 Property Asset Strategy, Management & Registry Update – FOR INFORMATION & NOTING** – Report from Contractor dated November 2023 tabled and **noted**.

**Meeting Closed: 12.42pm**

**Signed: Lin Maurice**

**Date: November 2023**