

General Services Committee Meeting
Anne French Room
Tuesday 11th September 2012
0915

Mr W Walden, Chairman

Mr P Allen

Mr P Arditti

Mr J Beaman

Mr R Berry

Mr B Kelly

Mr I Tugby

Mr R Burke, Chief Executive

Mrs K A Hatcher-Gaudion, Treasurer

Ms J Turner, States Engineer

Mrs E O'Toole, Minute Secretary

In attendance: Mr M Gaudion, Harbour Master – for item /2012 only

57/2012 Minutes of the previous meeting of 10th July 2012 tabled and approved subject to the following items moved from the Confidential Annexure to the published minutes:-

- Item 52.1 1st Alderney Scouts – New Lease
- Item 52.2 Alderney Snooker Club Extension of Lease

Item 55.2 Fire Services Improvement Notices - Mr Arditti stated that he had requested the email from Mr Derrick Williams, Alderney Fire Brigade Fire Officer, regarding the follow up inspection of Bonjour Guesthouse, be circulated to Members; Mr Kelly advised that Mr Arditti only queried if a written copy was available to which he responded that the minute secretary has a copy available in the agenda file for members to view. Mr Arditti requested that the recording of the meeting is checked.

MINUTE SECRETARY

09:20 Mr Arditti left the meeting

Confidential minutes of 29th May, 12th July and 23rd August tabled and **approved** subject to a minor amendment to the minutes of the 23rd August showing the States Engineer as being in attendance.

58/2012 Matters Arising

58.1 Water Lane - CONFIDENTIAL ITEM See Confidential Annexure.

09:25 Mr Arditti rejoined the meeting

58.2 St Anne's Church The States Engineer advised that works were scheduled to commence at the end of August however the contractor, Wings Ltd, has raised issues with regards to the contract. A meeting has been now been scheduled with the contractor, Lovell Ozanne and the States Engineer to discuss and attempt to resolve the issues. A further update to be given at the next meeting of the Committee.

ENGINEER

58.3 Noise Abatement Permit - Alderney Football Association - For Ratification Email from the Minute Secretary to Members dated 24th August 2012 and copy of the Noise Abatement Licence tabled for ratification.

RESOLVED unanimously to agree to ratify the decision to issue the Alderney Football Association a Noise Abatement Licence for an event which took place on the 25th August 2012 at the Arsenal Football Pitch.

The Committee agreed to delegate the responsibility for issuing permissions of non-contentious events to the States Treasurers Office.

TREASURY

58.4 Clonque Road The States Engineer advised that a specialist coastal protection engineer visited the island to assess the coastal erosion along Clonque road. A report on the assessment will be finalised and circulated to Members. Mr Kelly requested that the report include a risk assessment.

ENGINEER

The Treasurer advised that there is £10k available in the Revised Capital budget for Clonque Road preliminaries in 2012 and £120k in during 2013 for coastal protection (£20k for works on the Corblets beach sandbag wall, and £100k for Clonque Road). **Noted.**

The States Engineer further advised that warning/caution signs have been ordered advising the public that the road is not safe for vehicular use and to use of the track above Fort Tourgis if necessary. **Noted.**

58.5 Any Other Matters Arising from the Minutes None.**59/2012 General Works (including Agriculture)****59.1 Superintendent of Works Report – June/July/August** tabled and discussed.

Mr Berry advised that he has requested the States Engineer and Superintendent reassess the States Works Department Maintenance Programme of States owned properties. **Noted.**

09:45 Mr M Gaudion, Harbour Master, joined the meeting.

60/2011 Harbour and Fisheries**60.1 Monthly Report** for July and August 2012 tabled and the following items were noted:-

- The Bumblebee and Vedettes du Cotentin maintained regular services to and from Alderney throughout August with few cancellations due to mechanical problems and adverse weather conditions. Bumblebee carried 288 passengers and the Vedettes du Cotentin 266. Alderney Shipping also carried 58 passengers to Alderney during August.
- The remaining boats on Braye Common were cleared by the 16th July. It was noted that site levelling will be required at the Glacis prior to the laying up of the vessels at the end of boating season. The Committee approved.
- A health and safety investigation is still ongoing following the failure of the harbour crane on the 7th August.

Members requested that a letter of appreciation is sent out to all those involved in the process of hiring a replacement crane, the hauliers who transported the crane to Poole harbour for delivery to Alderney, the hauliers who transported the crane from Braye beach to the harbour, those involved in assembling the crane to ensure it was operational as soon as possible and the staff etc who had to manage with only the breakwater crane during that time. Harbour Master to deal.

HARBOUR MASTER

- The Senior Sea Fisheries Officer, in conjunction with the Law Officers of the Crown, is working with the Chief Executive to produce an action plan to introduce the measures proposed in the Alderney Fisheries Management White Paper.
- Following approval of the new licensing legislation of the 3-12nm Limit by Her Majesty the Queen at Privy Council the legislation will be enacted, following approval, at the Guernsey States of Deliberation meeting on the 26th September 2012. The Enactment date will be 1st February 2013.

60.2 Harbour Crane Rental - For Ratification Emails from the Chief Executive to Members dated 2nd February 2012, with responses, tabled for ratification. Decision was approved by a majority of the Committee.

RESOLVED unanimously to agree to ratify the decision to hire a crane from AGD at a cost of £1,500 per week and £25k for delivery of the crane with Alderney Shipping.

60.3 Harbour Crane Replacement Report and Memo from the previous Harbour Master dated 7th March 2012, circulated to Members by email, tabled and considered. The Harbour Master had advised that the Sennebogen Mobile Crane is a wheel based crane, which will better protect the surface of the Commercial Quay, and is suitable for the marine environment. The crane is the correct specification required for operations at the harbour and in addition training will be provided and a maintenance programme can be included in the cost.

The Committee unanimously approved to proceed with a single source tender with Sennebogen to purchase a Mobile Crane. The Harbour Master was requested to obtain the current costs from Sennebogen to be provided at the next Policy and Finance Committee meeting for approval.

HARBOUR MASTER/P&F

60.4 Harbour Office Redevelopment The States Engineer advised that the project is currently out to tender and the tender return date has been extended to 5th October to allow tenderers to obtain quotes including design from specialist subcontractors for piling and steel work. **Noted.**

It was further noted that the Harbour Master has identified a temporary building for relocation and quotes have been received from AEL and Channel Windows for minor works required to ensure the building is secure and in a working condition.

The Treasurer advised that Guernsey Treasury and Resources has noted that the project is a replacement building therefore full States of Guernsey approval should not be required which will shorten the approval process. **Noted.**

60.5 Replacement Pilot Boat Engines Report from the Deputy Harbour Master tabled and considered. The Harbour Pilot Boat "Leonore Chilcott" requires replacement engines as a result of age, use and natural deterioration. At present the Harbour is conducting limited pilotage operation using the auxiliary vessel which is a RIB (Rigid Hull Inflatable Boat) and is subject to greater limitations with regard to weather and sea conditions and has no radar capability.

Members queried the requirement for pilot boat as well as the condition and longevity of the current boat. The Harbour Master assured the Committee that a pilot boat is still vital to the operations of the harbour and is not only used for pilot boarding operations but also to assist in other harbour operations such as acting as a tug boat to assist ships on and off the berth and harbour towing operations such as moorings and becalmed yachts. It is also used to undertake basic offshore SAR jobs should the lifeboat be otherwise engaged or unavailable. It was noted that the current pilot boat is an ex Brede Class Lifeboat which was retired from service by the RNLI more than twenty years ago however still in a good condition.

The Harbour Master stated that it would be preferable for the new engines to be supplied and fitted before the beginning of the autumn/winter months as the use of the RIB presents safety issues when faced with adverse weather and sea conditions rendering the harbour unable to bring large vessels such as the fuel tanker in.

Members requested that a penalty clause be stipulated when awarding the contract.

RESOLVED unanimously to agree to approve capital expenditure of £52k to purchase Mermaid engines for the harbour pilot boat and installation to be carried out by Jake Hammon Marine. Item to be tabled at the Policy and Finance Committee meeting for further approval.

TREASURY/P&F

60.6 Any Other Business Relating to Harbour and Fisheries The Harbour Master thanked the Committee and the Civil Service for their support during the summer season.

10:17 Mr M Gaudion, Harbour Master, left the meeting.

59/2012 **General Works (including Agriculture) - Continued**

59.1 Superintendent of Works Report - June/July/August (Continue)

- Mr Tugby queried the efficiency of jobs undertaken by the States Works Department (SWD), such as the works currently being carried out on Longis road which has taken 3 days. The States Engineer was requested to investigate.
- Members queried the storage of items/equipment previously kept at Fort Albert; the States Engineer advised that most of the useful items have been moved into the arches at Fort Albert. **Noted.**
- Mr Berry requested the SWD manage the clearance of gutters and storm drains during the upcoming months of prolonged rain and adverse weather as well as filling in of potholes. States Engineer to deal.

ENGINEER

ENGINEER

The Chief Executive advised that he suggested in the recent Policy and Finance Committee meeting that an internal audit of the States of Alderney is undertaken. Advice is being sought from the Isle of Scilly and the Audit Commission. **Noted.**

59.2 St Anne's Church Augmentation of Bells Letter from Dr P Bevis, Master St Anne's Bellringers, dated 21st August 2012 and correspondence from Lovell Ozanne, Chartered Building Surveyors, and Dorey, Lyle and Ashman Ltd, Consulting Engineers, tabled and noted. The States Engineer advised that she has had discussions with Dorey, Lyle and Ashman Ltd and understands that only the supporting structure framework for the additional bells has been checked but not the capacity of the tower and church to carry the additional bells and structure. An assessment is required to confirm that the church structure is adequate to take the extra loading. A further report will be given to the Committee once this has been confirmed. **Noted.**

59.3 Any Other Business Relating to General Work None.

61/2012 **Recreation, Welfare and Environment (including States Land)**

61.1 1st Alderney Scouts - New Lease - Confidential Item Report from Treasury dated 16th August 2012 tabled and considered. The Treasurer advised that following the approval of a new lease by the Committee at the July meeting, the Scouts have now requested an amendment to the current lease arrangements relating to the usage of the Hut and land.

RESOLVED unanimously to agree to approve:-

1. **Amending the conditions of the previously agreed lease to read “not to use the demised land other than as a site for a scout hut for scouting activities except when used, with the permission of the lessee, for the direct benefit of the Alderney Scout Group”.**
2. **To keep all other conditions as previously agreed.**
3. **For the lease to be backdated to 1st September 2012.**

Treasury to deal.

TREASURY

10:30 Mr Llewellyn joined the meeting.

61.2 Alderney Motorcycle Club Renewal of Permit for Scramble Course Report from Treasury dated 5th September 2012 tabled and considered.

RESOLVED unanimously to agree to approve to issue a permit to the Alderney Motorcycle Club for a further 2 years with the same terms and conditions as per the letter from the Chief Executive’s Office dated 9th October 2009 subject to receipt of a copy of their third party insurance.

Treasury to deal.

TREASURY

61.3 Braye Lodge Letter from Mr C Murfitt dated 13th August 2012 tabled and discussed. The Chairman requested the Chief Executive clarify with Mr Murfitt exactly what it is he is seeking from the Committee with regards to Braye Lodge.

CE

61.4 Any Other Business Relating to Recreation, Welfare and Environment

- The States Engineer advised that she has been approached by a member of the public proposing to host a one-off ‘Halloween Walk’ at the Terrace, opposite Ormer House. People will be invited to bring their carved pumpkins for a candlelit walk to be created, which the States Engineer will oversee and ensure is cleared up afterwards. The Committee raised no objections to the proposal.

ENGINEER

62/2012 Roads and Transport

62.1 Disability Parking Letter from The Island Medical Centre dated 9th August 2012 tabled and discussed. Dr J Cooper has written to the Committee to advise of a patient, with a disability card, who is required to move their vehicle every 48 hours, due to parking restrictions, which in their condition proves impossible on certain days. The Chairman stated that the Committee is familiar with the patient as the request for disabled parking space has been tabled previously however it cannot be assigned to a specific individual.

RESOLVED by a majority (Mr Allen in favour of a disabled parking space) to agree for the patient to liaise with the Police on days they are unable to move their vehicle and has exceeded the 48 hour parking limit, to which the Police have agreed to have flexibility. Mr Kelly to deal.

BK

62.2 Any Other Business Relating to Roads and Transport Mr Berry advised that he will be raising the issue of oversized vehicles passing through town at the next Traffic Advisory Group meeting. **Noted.**

63/2012 Any Other Business

63.1 Fort Quesnard Mr Allen raised an issue regarding development on areas surrounding Fort Quesnard by the owners which has resulted in the closure of Fishermans Path and is now restricting access to other areas of States Land. The Chairman requested the matter is considered further at the next meeting of the Committee.

AGENDA ITEM

63.2 Douglas Quay Mr Beaman requested the States Engineer investigate reports that the structure of the quay is deteriorating in certain areas.

ENGINEER

63.3 Longis Bay Toilets The States Engineer emailed Members on the 29th August 2012 to advise of a redesign for the new toilet block at Longis Bay.

RESOLVED unanimously to agree to ratify the decision to approve the replacement of Longis Bay toilets with two unisex toilets each being disabled accessible and would also serve as a family toilet.

Meeting closed 10:50am

DATE OF NEXT MEETING: 9th October 2012

Signed: Mr W Walden

Date: 9th October 2012