

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

Mr W Walden, Chairman
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
Mrs E O'Toole, Minute Secretary

Apologies: Mr P Allen and Ms J Turner, States Engineer
In attendance: Mr N Shaw, Harbour Master – Item 83/2012 only

79/2012 Minutes of the previous meeting of 13th November 2012 tabled and approved subject to the following amendments made to Item 72.5 Wayleave Request – Longis Common:-
“...the owners of ‘Le Petit Chalet’ on Longis Common have now proposed...” and “...the minimum amount of States land, approximately 2.5 metres *wide and as marked on the plan*, be used...”

80/2012 Matters Arising

80.1 Fort Doyle Mr Berry requested an update on situation with the roof beams at Fort Doyle; the Chief Executive advised that the broken roof beams have been propped up using scaffolding and confirmation is awaited from the Insurers if a claim can be made. **Noted.**

80.2 St Anne’s Church The Chief Executive advised that the proposed refurbishment and maintenance works are expected to start in March 2013 in order to complete the opening up of the roof areas when weather conditions are expected to be favourable.
The contractor, Wings Limited, will sub-contract the ‘height works’ and are currently in negotiations with a Guernsey contractor.
The contract for the works is expected to be signed by Wings Ltd by the beginning of February 2013. **Noted.**

09:20 Mr Arditti left the meeting for this item

80.3 Water Lane – CONFIDENTIAL ITEM See Confidential Annexure.
09:30 Mr Arditti rejoined the meeting

80.4 Any Other Matters Arising from the Minutes None.

81/2012 General Works (including Agriculture)

81.1 Superintendent of Works Report – November tabled and **noted.**

81.2 Steel Sections from Mannez Quarry Paper from States Engineer dated 5th December 2012 tabled and discussed. In February 2012 the Committee agreed to loan the Steel Sections from the Commercial Quay project, currently stored at Mannez Quarry, to a Guernsey company for a period of 6 months for the sum of £3,000.
The company has now queried whether the States require the steels to be returned, as was agreed, or if not have offered £2,000 for them to sell as scrap. It was noted that the steels have been in sea water and have been cut and welded therefore are unlikely to have any reliable structural use without treatment.

Members were not satisfied with the report or the proposal to sell the steels without considering/investigating scrapping it ourselves. The Treasurer advised that the arrangement with the Guernsey company was for the steels to be returned to Alderney at their cost. **Noted.**

The Chief Executive was requested negotiate further with the Guernsey company for the equivalent sum of shipping cost back to Alderney being put towards shipping the steels direct to Southampton for scrapping.

81.3 Any Other Business Relating to General Works Mr Berry stated that he is looking forward to the outcome of the proposal to undertake an internal audit as well as a maintenance programme being put in place for States owned buildings. **Noted.**

CE

82/2012 Recreation, Welfare and Environment (including States Land)

82.1 Island Hall Charges 2013 Paper from the Treasury Department dated 6th November 2012 tabled and considered. The Treasurer advised that as the Island Hall is a community building, it is generally accepted that this is a subsidised service, with many charities and other non-profit making organisations, as well as States bodies, making use of the facilities. Concessionary rates, had been approved by previous Committees prior to the grants system being available. The Treasurer also advised that some associated costs, for example caretaker/cleaning, maintenance and rates, would be payable regardless of usage.

09:45 Mr N Shaw, Deputy Harbour Master, joined the meeting.

RESOLVED unanimously to approve:-

- a) an increase on all Island Hall charges by September RPIX (3%) rounded to the nearest 50p, as per the schedule;
- b) the additional and reclassification of categories as detailed;
- c) the withdrawal of the concessionary rates and to authorise the Treasurer's Office to advise affected groups/ organisations;
- d) the increase in charges for the misuse of facilities.

Treasury to deal.

TREASURY

83/2012 Harbour and Fisheries

It was noted that the Harbour Master was attending a Bailiwick Fisheries Management Committee meeting in Guernsey.

83.1 Monthly Report for November 2012 tabled and the following item was noted:-

- The new pilot boat engines are due to be fitted within the next week and the boat will be back in the water soon thereafter for testing.

Inner Harbour Lighting – The Treasurer advised that £10k has been budgeted for 2013 for the installation of improved lighting at the inner Harbour, as previously discussed by Committee.

RESOLVED unanimously to approve £10k from Capital for installation of improved lighting at Crabby Harbour. Treasury and Harbour to deal.

TREASURY/HARBOUR

83.2 Sale of old Harbour cranes The Deputy Harbour Master advised that apart from the initial offers received to purchase the old Kobelco crane, a further offer to purchase the Kobelco crane, Jones crane and the old pilot boat engines as a package has been received. The Chairman requested that all offers are collated and brought to the next meeting of the Committee for consideration.

AGENDA ITEM/HARBOUR OFFICE

83.3 Harbour Masterplan Report from States Engineer dated 6th November 2012 and draft Harbour Masterplan tabled and discussed. Members felt that in light of a Harbour Review scheduled to take place and the plans for a Marina ongoing, a draft plan could not be supported or approved at this stage.

Item deferred to a future meeting of the Committee.

DEFERRED

83.4 Harbour Office Redevelopment It was noted that the item is on the December Billet for approval by the States of Alderney and will be considered by the Treasury and Resources Department on the 18th December 2012.

83.5 Any Other Business Relating to Harbour and Fisheries The Deputy Harbour Master advised that the ladders in the inner harbour, which are due to be replaced, have now been removed and the new ladders are ready for installation in the next 10 days. **Noted.**

09:55 Mr N Shaw, Deputy Harbour Master, left the meeting.

82/2012 Recreation, Welfare and Environment (including States Land)

82.2 Campsite Facilities Paper from the Chief Executive's Office dated 5th December 2012, circulated by email, tabled and considered. Mr Kelly and Mr Arditti advised that they did not receive the papers by email.

The Chief Executive advised that at present the first toilet block has been completed and the second one will be completed early in the new year. The remedial action following a quantity surveyors report of the first toilet block will be undertaken by the States Works Department (SWD). A total of **£144,200** had so far been allocated to this project.

Due to various issues with incoming services the total spend on the work undertaken at the campsite is £183,165.92, or nearly £39k overspend. A further £34,334, based on estimates provided by SWD, is required to complete the second unit.

The Campsite Operators have put forward a proposal for further development of the Campsite to continue to improve the facilities. It was noted that the Building and Development Control Committee has seen the Operators plans.

Mr Beaman and Mr Tugby stated that the improvements made so far to the facilities and any further development being proposed at the Campsite will only be beneficial to the Island

RESOLVED by a majority (Mr Kelly against) to:-

- 1) **approve the Capital Allocation of £65k in 2013 plus an appropriate amount to cover the additional work to complete the programme, amounting to £8,300;**
- 2) **the Chief Executive to enter into negotiations with the Campsite Operators on a new contract; and**
- 3) **the Chief Executive to enter into negotiations with the Campsite Operators on their proposed future development programme and the business model for consideration by the Committee at a future meeting.**

Item to be tabled at the December Policy and Finance Committee meeting for further approval. Chief Executive to deal.

P&F/CE

82.3 Victoria Street Trees Paper from the Engineering Department dated 4th December 2012 tabled and considered. The two evergreen oak trees growing next to the Chez Andre and by the church gates in Victoria Street are overhanging on the road. The owner of the shop/flat opposite and the occupants have advised that natural light is being blocked out by the tree canopy and would like to have the trees removed. The owner also believes that the trees will cause structural damage to the Chez Andre and his own building. It was noted that the tree was pruned back during the summer.

The Chairman and members were not in favour of the trees being removed and requested that the Chief Executive seek advice from local tree specialists to prune the tree back as much as possible to allow natural light into the shop/flat opposite.

CE

82.4 Scramble Course – Repairs Proposal Report from the Chief Executive dated 7th November 2012 tabled and considered. The Alderney Motorcycle Club is proposing to undertake some repair/improvement works and landscaping at the Scramble Course at their own expense.

RESOLVED unanimously to approve the proposed repair and improvement works to the Scramble Course at no expense to the States. Chief Executive to deal.

CE

The Chairman requested the Chief Executive advise the Alderney Motorcycle Club that should any future events be proposed at the Scramble Course, an exemption would be required as the current agreement does not allow events to take place.

CE

82.5 Any Other Business Relating to Recreation Welfare and Environment None.

84/2012 Roads and Transport

84.1 Parade/Convoy Ordinance Paper from Mr Matt Birmingham, States Member, dated 22nd November 2012 tabled and considered. Following the Rock Island Trials held on Island earlier this year, an issue arose with regards to the movement of some of the competitors from one trails site to another, specifically the junior competitors that are not legally entitled to be on the public highway. It is proposed that an ordinance is drafted to suspend the rules of the road for the Island in totality for a specific convoy or parade of vehicles with strict restriction applied.

The Committee unanimously agreed the Chief Executive to seek advice from the Law Officers on the drafting of a Parade and Convoy Ordinance.

CE

84.2 Connaught Square road closure Report from the States Engineer dated 5th December 2012 tabled and discussed. The Chief Executive advised that the matter has been discussed with the States Insurers and repair works will get underway shortly. **Noted**

Members requested that the works are expedited and that local experts be consulted where necessary. The Chief Executive was delegated with the task of dealing with the matter in the absence of the States Engineer.

CE

84.3 Any Other Business Relating to Roads and Transport Mr Berry requested Mr Kelly,⁴
as Police liaison, address the issues regarding parking on yellow lines and on pavements in
Victoria Street again with the police.

BK

85/2012 Any Other Business None.

Meeting closed 10:35am

DATE OF NEXT MEETING: 22nd January 2013

Signed: L Jean

Date: 22nd January 2013