

**General Services Committee Meeting
Anne French Room
Tuesday 8th April 2014
0915**

Mr I Tugby, Deputy Chairman
Mr C Rowley
Mr R Berry

Mr R Burke, Chief Executive
Mrs K A Hatcher-Gaudion, Treasurer
Ms J Turner, States Engineer
Mrs E O'Toole, Minute Secretary

Apologies: Mr S Roberts

In attendance: Mr M Gaudion, Harbour Master (item 29/2014); Mr Chris Reeves (item 27.6)

ACTION

Mr Tugby assumed the Chairmanship of the meeting.

25/2014 **Minutes of the previous meeting** of 11th March 2014 and confidential special minutes of meetings of the 6th March, 11th March and 17th March 2014 tabled and **approved**.

26/2014 **Matters Arising**

26.1 St Anne's Church Progress Update Report from Lovell Ozanne dated 3rd April 2014 tabled and noted. The States Engineer gave a brief update on current works and it was noted that 2014 works, approved by the Committee and the States earlier this year, has been approved by T&R and will proceed as scheduled. **Noted**

26.2 Capital Projects update Report from the States Engineer dated 2nd April 2014 tabled and **noted**.

26.3 Weather Station Relocation and Record Keeping Duties Paper from the States Engineer tabled and considered. The Committee noted that no expressions of interest had been received following the advert placed seeking volunteers to undertake this task.

RESOLVED unanimously to agree with the previous recommendation to approve:-

- **Funding for the relocation of the weather station to the harbour office for a sum not exceeding £2,6K; and**
- **Data collection/distribution to be carried out by the Alderney Wildlife Trust for the sum of £1,000 per annum, both items to be charged to the revenue budget.**

ENGINEER/TREASURY

26.4 Concrete Hardstanding around Recycling Updated submission from the Superintendent of Works dated 2nd April 2014 tabled and considered. The States Engineer advised that the front area has had some stone put down in the worst affected areas. **Noted**

RESOLVED unanimously to approve a concrete hardstanding at the rear of the Recycling site at revised Capital expenditure of £19.5K.

ENGINEER/TREASURY

26.5 Agricultural Tractor Replacement Paper from the Superintendent of Works dated 2nd April 2014 tabled and discussed. The Committee noted the quotation received from a dealer in the Channel Islands for the old agricultural tractor, old harbour tractor, ride on mower and out of service equipment and agreed that it was too low as shipping cost would have to be included.

RESOLVED unanimously to approve to:-

- a) **advertise the old tractors and equipment for sale on island; and**
- b) **to purchase a replacement tractor for use by the Agricultural Department from Tractor Services Jersey at a Capital cost not exceeding £31K. Item to be placed on the P&F agenda for further approval.**

ENGINEER/P&F

It was noted that the new harbour tractor has had to be shipped to Jersey to repair a fault which an engineer had been unable to rectify on island and this was causing a delays with usage of the boat hoist. Matter to be raised when the Harbour Master is in attendance.

26.6 Programme of Maintenance The States Engineer advised that 15 States owned buildings have been listed to be included in the maintenance programme and this will feed into the budget process. **Noted**

The Committee noted that other maintenance works are ongoing with the new Projects Leader, Mr Angus MacIntyre. **Noted**

26.7 Toddler Play Park proposal Paper from the States Engineer dated 3rd April 2014 tabled and discussed.

RESOLVED unanimously that relocation works for existing toddler equipment be undertaken by SWD and a fence to be erected around the new area at a cost of £3K and all costs associated to be charged to the revenue budget.

ENGINEER/SWD

26.8 Alderney Gaol Paper from the States Engineer dated 3rd April 2014 tabled and discussed. The Committee noted that the costs for demolishing the gaol and extending the car park at the rear was expensive and would exceed the amount budgeted in the CIEF for 2014.

The Committee agreed that the States Engineer apply for planning permission for the demolition of the gaol and construction of a car park following which costs would be reassessed.

ENGINEER/BDCC

26.9 AEL - Lease of Land at Old Connaught Letter from Mr A Graca, Technical Director Alderney Electricity Ltd, dated 17th March 2014 tabled and considered. AEL have proposed a new site to situate the new electricity substation.

RESOLVED unanimously to approve the site for the new electricity substation on the parcel of land at the rear of the old fire station, within the gardens of the old Royal Connaught care home, with a fence erected along the back retaining wall for safety and an access being created in the existing side wall adjacent to the road, subject to planning permission.

CE OFFICE/BDCC

The Committee agreed to discuss the future use of the old fire station at the next meeting of the Committee.

AGENDA ITEM

26.10 Drainage Surveys The States Engineer advised that a business case will be presented for consideration at the next meeting of the Committee.

ENGINEER/AGENDA ITEM

26.11 Public Service Vehicles update See Confidential Annexure.

26.12 Any Other Matters Arising from the Minutes

26.12.1 Alderney Breakwater The Treasurer advised that, as requested at the previous meeting regarding remedial works on the breakwater, that information has been received from Mr Adrian Lewis, Chief Officer Public Services Department, and the email will be circulated to Members. **Noted**

TREASURER

26.12.2 Longis Wall The States Engineer advised that options are still being considered by the Waste Foreman, Mr McManus, with regards to relieving water pressure from Longis common. The States Engineer was requested to investigate whether water can be diverted through the old sewage pipe through the Nunnery.

ENGINEER

26.12.3 Public Toilet Cleaning The States Engineer advised that the tenders are in the being assessed and Members will be advised by email of the preferred tender.

ENGINEER

26.12.4 Longis Sewerage Treatment Works - UV plant The States Engineer advised that Tugby Contractors Ltd was awarded the contractor as the most competitive tender submitted and works have commence. **Noted**

27/2014 General Works (including Agriculture)

27.1 Superintendent of Works Report - March 2014 and Progress Update on Business Plan 2014 tabled and noted.

Green Waste Shredder – Mr Tugby advised that this is still in the process of being assessed to determine if it can be repaired. **Noted**

Green Waste – It was noted that this continues to pile up at Mannez quarry. The Chairman, States Engineer and the Superintendent were requested to meet with the Fire Brigade to

discuss options of controlled burning of the green waste and also consult with the Alderney Wildlife Trust and Railway Society.

CHAIRMAN/ENGINEER/SUPERINTENDENT

It was noted that Ronez (Pallot Tarmac Jersey) will be using Mannez quarry during resurfacing works therefore any trials would have to be done once they have completed works. **Noted**

27.2 SWD Roller/ Dumper Purchase The States Engineer advised that SWD wish to inspect and assess the roller purchased by Mr Tugby last year which he agreed to sell to the States at the same purchase price; Mr Tugby advised that it is available for inspection. States Engineer to arrange with SWD.

ENGINEER

The States Engineer further advised that the purchase of a second hand roller will be from revenue and not capital as previously agreed by the Committee in 2013. **Noted**

27.3 Replacement Waste Shipping Containers Paper from the Superintendent of Works dated 2nd April 2014 tabled and considered.

RESOLVED unanimously to approve the purchase of replacement CB Containers from GJF Fabrications at a Capital cost of £15K.

ENGINEER/SWD/TREASURY

27.4 Anaerobic Digester review Report from IPA dated 3rd April 2014 tabled and discussed. The Committee noted that IPA had reviewed the report from NGB on the Anaerobic Digester (AD) proposal and determined that the AD plant would be large enough to meet the base load required to produce electricity for the island by utilising the islands' waste streams, without the need for energy crops. **Noted**

The Chief Executive advised that NGB will be on island on the 23rd and 24th April to carry out a presentation to States Members.

The Committee was in principal in favour of the proposal for an Anaerobic Digester and would consider the matter at the next meeting following the presentation by NGB and IPA.

AGENDA ITEM

27.5 Seabird Wreck Letter from Mr Roland Gauvain, Trust Manager Alderney Wildlife Trust, dated 27th March 2014 and report from the Environment Department dated 18th March 2014 tabled and discussed. AWT is recommending a review and update of the 'Protection of Wild Birds (Alderney) Ordinance, 2005 as well as increasing the restricted period for dogs allowed on public beaches for the 2014 season (April to August) where seabirds breed, i.e. Longis, Saye, Braye, Platte Saline and Clonque. **Noted**

27.6 Larsen Trap - The Protection of Wild Birds (Alderney) Ordinance, 2005 Deferred to later in the meeting.

27.7 Any Other Business Relating to General Works

27.7.1 Locking of memorial garden and swing park The States Engineer advised Mr Phil Maddocks who has had the responsibility of locking up the swing park toilets, memorial garden etc. is currently unable to carry out this duty. **Noted**

The Committee agreed to have a trial period of not locking these and monitor the situation.

28/2014 Recreation, Welfare and Environment (including States Land)

28.1 Skateboard Parking funding request Letter from Mrs Emma Odoli, The Alderney Skate Fundraising Charitable Trust, dated 31st March 2014 tabled and considered.

RESOLVED unanimously to approve £10K from the account relating to an historic youth fund, towards the resurfacing costs of the new Skate Park. Matter to be circulated to Policy and Finance Committee Members for further approval.

TREASURER/P&F

10:20 Mr M Gaudion, Harbour Master, joined the meeting

29/2014 Harbour and Fisheries

29.1 Monthly Report for March 2014 and Business Plan Progress Update tabled and **noted**.

Small pontoon – The Harbour Master advised that two second hand 9 metre pontoon sections are available from Guernsey Harbours to provide improved landing facilities for small ferries. **Noted**

Resurfacing in the inner harbour – It was noted that the drains have been repaired ahead of the programmed resurfacing works to be carried out by Ronez.

Harbour crane – The Harbour Master advised that the manufacturers, Sennebogen, will be on island shortly to carry out the 500 hours basic engine service. **Noted**

New tractor repairs – The Harbour Master noted the concerns raised earlier in the meeting with regards to the tractor being shipped to Jersey for repairs and this resulting in delays with usage of the boat hoist. He stated that they do not anticipate a long delay in order to have the tractor back in service as soon as possible. **Noted**

Mr Tugby queried the loader of the old harbour tractor being given away; the Harbour Master advised that it was scrap and therefore no longer needed. **Noted**

Mooring Maintenance – It was noted that this is progressing depending on weather conditions. **Noted**

29.2 Marine Park Proposal - deferred from previous meeting Members noted the proposal circulated with the previous agenda and that no provision has been made in the 2014 budget.

The Committee was supportive of the proposal subject to further consideration by the Policy and Finance Committee and funding made available from the Economic Development budget, which will soon be established.

P&F

29.3 Little Crabby Harbour Survey The Harbour Master advised that, as requested at the previous meeting, alternative quotations were sought from Royal Haskoning DHV and providing they are able to carry this survey out whilst on island to assess other coastal defences, a considerable cost saving would be made. It is proposed to carry out a none-intrusive survey and provide different options of repairs.

The Committee agreed that the contract should be awarded to Royal Haskoning DHV, as part of their visit relating to coastal protection, at the reduced cost of £3,350 as preliminary costs relating to the Capital project for Inner Harbour Quay Face repairs.

TREASURER/HARBOUR MASTER/ENGINEER

29.4 Any Other Business Relating to Harbour and Fisheries None

10:35 Harbour Master left the meeting

28/2014 Recreation, Welfare and Environment (including States Land) - continue

28.2 Bunker 89a Lease - Braye Beach Hotel Paper from Treasury dated 18th March 2014 tabled and considered.

RESOLVED unanimously to approve to issue a 3 year lease to the Braye Beach Hotel for the use of Bunker number 89a a fixed rental figure of £300 per annum for the duration of the lease.

TREASURY/CE OFFICE

28.3 Alderney Gravel Co - Royalties Paper from Treasury dated 18th March 2014 tabled and considered.

RESOLVED unanimously to approve an increase in the royalty charge by RPIX, based on March index, with effect from 1st July 2014.

TREASURY

28.4 Key Worker Housing The Treasurer advised that the property currently leased by the Home Department for the use by the Police will become vacant at the end of August. The Home Department and Education Department have both indicated that the property will not be of interest to them to lease in future. **Noted**

The Treasurer further advised that the Alderney Housing Association (AHA) has expressed an interest in the property for letting as social housing however they advised that they would only consider it should there be a reduction in rental. The Committee was minded to maintain the current price.

The Committee requested the Treasurer offer the property to AHA and submit a paper for consideration at the next meeting.

TREASURER/AGENDA ITEM

10:40 Mr Chris Reeves joined the meeting

27/2014 General Works (including Agriculture) – continue

27.6 Larsen Trap - The Protection of Wild Birds (Alderney) Ordinance, 2005 The Chairman advised that he invited Mr Reeves to the meeting in light of the recent issue relating to his use of a Larsen Trap, for which the Committee had granted him permission to do so in April 2013 by way of Certificate valid for a year.

Mr Reeves gave a brief history of his issues with crows over the years killing his geese/goslings. He stated that although an effective manner of dealing with crows would be to shoot them, the area where he lives is a residential area and in close proximity to Longis graveyard therefore he applied to the Committee to use a Larsen trap.

The Committee noted that when he recently had the Larsen trap in use, the captive crow was being fed and watered contrary to reports and Mr Reeves released it after four days due to complaints received via social media from some residents but mainly from people not resident on the island. Mr Reeves advised that he has since been approached by a number of people on the island struggling to crows such as Kiln Farm and Col Walters. Mr Reeves stated that Larsen Traps are very effective for deterring crows and is used in many places across the south of England.

Mr Reeves further advised that he had tried alternate ways to ensure his goslings are not captured by crows such as keeping them indoors however it proved too much stress on the Geese and their goslings. **Noted**

Mr Reeves stated that unfortunately the breeding season is now well underway and he will not have any goslings this year therefore he would not be using the Larsen trap again in the immediate future however would be applying to the Committee later in the year for a certificate to operate it during breeding season next year. **Noted**

The Chairman thanked Mr Reeves for attending the meeting.

10:55 Mr Reeves left the meeting

28/2014 Recreation, Welfare and Environment (including States Land) - continue

28.5 Old Connaught Care Home The Committee noted that the cost of ongoing maintenance of the building was expensive and the future use would have to be determined.

The Committee agreed to recommend to P&F to market the property with local and off Island Estate Agents to offer the building, garden and old fire station buildings for sale by sealed tender, or fully repairing lease, following confirmation from BDCC as to what is permissible for the site.

TREASURER/P&F/BDCC/ENGINEER

28.6 Alderney Library request to change front door Paper from the Planning Office dated 2nd April 2014 tabled and considered.

RESOLVED unanimously to give landlords consent to the tenant of the Alderney Library to replace the existing timber front door with a new uPVC door to the same design subject to planning permission.

BDCC

28.7 World War One Centenary Paper from Mr Berry tabled and discussed. Mr Berry made a number of proposals to commemorate the centenary of the First World War. The Committee requested Mr Berry identify the costs and submit a costed proposal for further consideration.

RB

28.8 Harbour Tourism Office - free phone for visitors Paper from the Chamber of Commerce tabled and considered. It was noted that this matter had been discussed at the recent BDTM Committee meeting.

The Committee agreed as landlords to grant permission for the free phone to be situated in the passenger waiting room at the Harbour, with all arrangements and costs to be the responsibility of the Chamber of Commerce.

CE

28.9 Any Other Business relating to Recreation, Welfare and Environment None.

30/2014 Roads and Transport

30.1 Yellow Line request Paper from the Engineering Assistant dated 28th March 2014 tabled and considered.

RESOLVED unanimously to approve a yellow line across the eastern drive of Thisledown, Longis Road and for this works to be carried out by SWD.

ENGINEER/SWD

30.2 Customs Parking Bay QEII Street car park Paper from the Engineering Assistant dated 28th March 2014 tabled and considered.

RESOLVED unanimously not to approve the request for an additional parking bay for use by the Guernsey Border Agency as it was considered that there were already two bays allocated for use by the Police.

ENGINEER

30.3 Right of Way - Palm Springs, Fontaine David Letter from Mr Emile Cocheril dated 6th March 2014 tabled and considered.

RESOLVED unanimously not to approve the request to relocate the Right of Way known as 'Broken Bottle Alley' to the area that is presently being used.

ENGINEER

30.4 Traffic matters Comments Form from Mr Malcolm Matthew dated 31st March 2014 tabled and discussed. The Committee noted an incident that took place when an elder gentleman was struck by a wing mirror of a 4x4 vehicle whilst walking on the pavement next to the Hot Bread Shop, due to the number of cars parked in that area of Victoria Street and the 4x4 vehicle having to mount the pavement to pass the parked vehicles.

RESOLVED unanimously to approve a yellow line be placed from the old butcher shop to the Visitors Information Centre (VIC) and to relocate the disabled parking bay to the front of the VIC.

ENGINEER/SWD

Val Car Park – Mr Berry advised that there continues to be an issue with lack of parking space in the Val car park due to cars being left abandoned or parked continuously for long periods of time.

The Committee noted that the new doctors surgery is due to open shortly and agreed to monitor the situation.

30.5 Any Other Business relating to Roads and Transport None.

31/2014 Any Other Business

31.1 Voluntary Early Severance update See Confidential Annexure.

Meeting closed 11:45pm

DATE OF NEXT MEETING: 13th May 2014

Signed: Mr C Rowley

Date: 13th May 2014