

**General Services Committee Meeting
Anne French Room
Tuesday 13th May 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: Mrs N Paris; Mr M Gaudion, Harbour Master (item 35/2014)

ACTION

32/2014 Minutes of the previous meeting of 8th April 2014 tabled and approved.

33/2014 Matters Arising

33.1 St Anne's Church Progress Update Report from Lovell Ozanne dated 6th May 2014 tabled and noted. The States Engineer advised that 2014 works are underway and the contractor is aiming to finish by August. **Noted**

The States Engineer requested to investigate reports that the tiles are of a different colour.

ENGINEER

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

It was noted that this will feed into the special capital prioritisation meeting on the 21st May 2014. **Noted**

33.3 Alderney Gaol Letters from Mr D Hughes dated 27th April 2014, Mrs R Hanbury dated 29th April 2014 and Mrs P Rivaz dated 29th April 2014 tabled and discussed. The Chairman requested that this matter be reconsidered as he was not present when the decision was made to demolish the gaol.

Members noted that this item has been an issue on the capital programme for some time and costs continue to increase each year with no action being taken. Mr Berry sympathised with the representations made however could not justify the cost of maintaining the building whilst there is no future use for it.

The States Engineer advised that the building was last assessed in 2011 and there was no immediate danger of it collapsing however the cost of repairing the building to make it water tight is significant. **Noted**

The Committee by majority (Chairman against) agreed to uphold the resolution of the previous meeting for the States Engineer to apply for planning permission for the demolition of the gaol and construction of a car park following which costs would be reassessed.

ENGINEER/BDCC

33.4 Anaerobic Digester It was noted that the presentation from IPA is scheduled for the 22nd/23rd May 2014. **Noted**

33.5 Key Worker Housing Paper from Treasury dated 6th May 2014 tabled and considered.

The Committee requested the States Engineer assess how much work is required on the property; and the Treasurer enquire from the Alderney Housing Association the level of rent they would be willing to pay and to obtain market valuations of the property from the estate agents.

ENGINEER/TREASURER

33.6 Val Car Park - Introduction of Time Clocks Paper from the Engineering Assistant dated 8th May 2014 tabled and considered.

RESOLVED unanimously to approve the introduction of time clock zones in Val Car Park as follows:-

- The left hand side as you enter the car park be restricted to a maximum of 96 hours parking;
- The right hand side be split into 12 bays at 4 hour parking and 10 bays at 2 hour parking; and
- To make the appropriate regulation change to make the use of time clocks a legal requirement and this to be on the June Billet for approval by the States.

ENGINEERING/CE OFFICE/BILLET ITEM

33.7 Old Connaught Care Home Papers from the owners of 5 Connaught Square tabled and discussed.

The Committee agreed that the matter should be referred to the States Insurers to assess and determine liability.

ENGINEER/TREASURER

It was noted that following the resolution at the last meeting of the Committee to put the building out to tender for sale or full repairing lease, a decision from the Building and Development Control Committee is required prior to onward approval being sought from the Policy & Finance Committee. **Noted**

33.8 Any Other Matters Arising from the Minutes None.

34/2014 General Works (including Agriculture)

34.1 SWD Agricultural Report - April 2014 tabled and **noted**.

34.2 Dustcart Replacement Paper from the Superintendent of Works dated 30th April 2014 tabled and considered. Mr Tugby enquired the cost of hiring a vehicle when the dustcart was out of operation recently as he considered it may be worth retaining the current dustcart for such events in the future.

RESOLVED unanimously to approve the purchase of a replacement Refuse Truck from Heil Farid at a total sum not exceeding £47K and to enquire regarding hiring cost prior to the P&F meeting on the 27th May.

Item to be placed on the next P&F agenda for further approval.

ENGINEER/SWD/P&F

10:05 Mr M Gaudion, Harbour Master, joined the meeting

35/2014 Harbour and Fisheries

35.1 Monthly Report for April 2014 and Business Plan Progress Update tabled and **noted**.

It was noted that Brecqhou Developments will hold an open day at the Braye Beach Hotel on the 16th May 2014 to make the public and retailers of Alderney aware of their regular shipping service, to discuss freight needs and speak about their possibilities in terms of shipping goods from France. **Noted**

It was reported that a late notification had been received from the 'Vedettes du Cotentin', that the company will not be providing a scheduled small ferry service to Alderney this season, they will however be available for charter with the provision that a full number of passenger bookings are made in advance.

The Chief Executive advised that an email had been received from Mr Chris Morris, Senior Sea Fisheries Officer, regarding a request received for consent for scientific research in Bailiwick Waters with regards to the proposed France Alderney Link.

The Chief Executive was requested to circulate the email to Members.

CE

35.2 Dive Permit - Elizabethan Wreck Letters from Mr Mike Harrisson, Alderney Maritime Trust, dated 29th April and 5th May 2014 tabled and considered.

The Committee noted that the Decompression Chamber or Hyperbaric Chamber in Guernsey, which divers in Alderney have customarily been able to rely, is currently out of commission. **Noted**

RESOLVED unanimously to approve the application for a Dive Permit Licence to dive on the Elizabethan Wreck; subject to the proviso that no diving will take place until such time as satisfactory decompression/recompression facilities have been established.

HARBOUR OFFICE

35.3 Additional Passenger Pontoon Paper from the Harbour Master dated 7th May 2014 tabled and considered.

RESOLVED unanimously to approve the project of improving the existing dingy pontoon for use by small passenger vessels, at a sum not exceeding £7,2K to be funded from revenue.

HARBOUR MASTER/TREASURY

35.4 Any Other Business Relating to Harbour and Fisheries See Confidential Annexure.

10:40 Harbour Master left the meeting

10:40 Mr T Birmingham, Superintendent of Works, joined the meeting

34/2014 General Works (including Agriculture) - continue

34.3 Hooklift Truck Replacement Paper from the Superintendent of Works dated 22nd April 2014 tabled and discussed. Mr Birmingham gave an overview of the existing equipment. It was noted that employees would require training to ensure that a minimum of three, preferably four, possess the Category CE licence. The Chief Executive advised that issues relating to HGV licences have been brought to the attention of the Environment Department in Guernsey and is under consideration. **Noted**

10:55 Mr T Birmingham, Superintendent of Works, left the meeting

RESOLVED unanimously to agree the Waste Department foreman visit and review suitable equipment and approve in principle to the replacement of the hooklift with a tractor/trailer alternative.

The Treasurer advised that the associated expenditure would have to be factored into the Capital budget at the special meeting of the 21st May 2014.

ENGINEER/TREASURY

34.4 Maintenance Programme update The States Engineer advised that with the assistance of the Projects Team Leader, Mr MacIntyre, a maintenance programme is being progressed with the aim to have the programme in place for 2015 with an appropriate budget allocation. **Noted**

34.5 Any Other Business Relating to General Works None.

36/2014 Recreation, Welfare and Environment (including States Land)

36.1 Trials Biking Event – October 2014 Paper from the States Engineer dated 29th April 2014 tabled and considered.

RESOLVED unanimously to approve the use of States land for Trials Biking on the 4th and 5th October 2014 on the same terms and conditions as previously applied, namely:-

- a) Approve 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 the area on top of Fort Tourgis for safety reasons;
- f) 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.

States Engineer and SWD to deal.

ENGINEER/SWD

36.2 Burhou Warden – For Ratification Email from Mr Roberts dated 24th April 2014 tabled and noted.

The Committee ratified the decision reached by email for Mr Mark Jenkins to be appointed as the temporary warden of Burhou for an interim period.

36.3 French TV Company Filming on Burhou – For Ratification Email from Mr Tim Morley, Ecologist Alderney Wildlife Trust, dated 24th April 2014 tabled and noted.

The Committee ratified the decision reached by email to grant permission to the French TV company to allow them to the outer edge of the intertidal rocks of Burhou under the supervision of AWT to gain footage of the island.

36.4 Jubilee Care Home Survey Paper from Mr Colin Williams, Chairman of the Connaught and Jubilee Care Home, dated 29th April 2014 tabled and considered. The Committee noted that the full repairing lease was accepted by the Connaught Board in 2011 however a survey of the building was not carried out. **Noted**

RESOLVED unanimously to approve a full professional survey be carried out of the Jubilee Home by a qualified property surveyor, and the funding to be taken from revenue (Properties General budget).

ENGINEER

It was noted that a quote has been received from an interested party which will be circulated to Members by email.

TREASURY

36.5 York Hill, Power Station Cliff Face Paper from the States Engineer dated 4th June 2013 tabled and discussed. The States Engineer advised that following the resolution of the Committee in June 2013, it was not possible to utilise a visiting contractor's long reach crane to make safe the area concerned where the rock falls have taken place and to remove loose material from the upper cliff face. **Noted**

RESOLVED unanimously to approve the following:-

- a) **Short term safety measures to limit damage including:-**
 - i. instructions and signage to AEL on use of the areas below the cliff face;
 - ii. erection of a temporary barrier to prevent rock debris damaging the oil tank apparatus using local materials, with costs to be determined and brought back to the Committee for approval.
- b) **Remedial works**
 - i. Instruct Frederick Sherrell Ltd to undertake a geological rope access survey of the rock face and design remedial works at a cost of no more than £8K as preliminary cost against the overall capital cost.
 - ii. Programming of the major remedial works into the five year capital programme, to include netting both the tanker filling stand cliff face and the major cliff face, which will be factored into the budget process and capital reprioritisation.

ENGINEER/TREASURY

36.6 Saye Beach Campsite The Chief Executive and Mr Rowley verbally updated the Committee with regards the terms of the lease.

Members discussed future operations at the Campsite at length and agreed for Mrs Paris, once formally appointed as a Member of the Committee, to co-opt with Mr Berry as Member with responsibility for the Campsite.

The Committee agreed to uphold the previous resolution to offer the Campsite Operators the five year lease as previously agreed. Chief Executive to deal.

CE

11:30 Mr Rod Paris and Mr Martin Batt joined the meeting

36.7 Coast Path Markers Mr Paris advised the Committee of proposed Coast Path Markers himself in conjunction with Living Islands wish to place on 40 different points on the island which will coincide with the new Alderney maps being produced by Living Islands.

Three different designs were tabled and the Committee noted that various other organisations will be consulted on this project, which will be of no cost to the States. **Noted**

The Committee was broadly supportive of the project and Mr Paris advised that a map of where the markers will be placed will be brought to the Committee for approval as Landlords.

11:45 Mr Paris and Mr Batt left the meeting

36.8 The Nunnery – Securing the Future Paper from Dr Jason Monaghan dated August 2012 tabled and **noted**.

The Committee noted that the current lease for the Nunnery will be up for renewal in 2015 and the Chief Executive was requested to inform the lessees that the lease will not be renewed.

CE

36.9 Sale of States Land – Confidential See Confidential Annexure.

36.10 Dogs on Beaches Paper from the Chief Executive's Office dated 7th May 2014 tabled and considered.

RESOLVED unanimously for the summer restrictions of dogs on beaches to remain unchanged.

CE OFFICE

36.11 Bunker No 107 – Below Fort Albert Paper from Treasury dated 6th May 2014 tabled and considered.

RESOLVED unanimously to approve a 10 year lease, with the same terms and conditions as per the current lease, to Mrs M Senner, Mrs K Bond and Mr M Senner, with effect from 1st January 2015 and the rental amount to be determined by the Finance Committee.

TREASURY/FC

36.12 Telegraph Bay The Chairman enquired if the path to Telegraph Bay could be reopened. The States Engineer was requested to liaise with the coastal surveyors, who will be on island on the 22nd and 23rd May, and to include this area in their survey and make recommendations for consideration by the Committee.

ENGINEER

36.13 Any Other Business relating to Recreation, Welfare and Environment

36.13.1 WWI Centenary Mr Berry advised that progress is ongoing to commemorate the 100th anniversary of the First World War. **Noted**

37/2014 Roads and Transport

37.1 Road Closure Request – Rue de Beaumont – Alderney Skate Park fundraiser Paper from the Chief Executive's Office dated 16th April 2014 tabled and considered.

RESOLVED unanimously to approve the closure of Rue de Beaumont, from the Moorings junction to Blanchards turnoff, to traffic on Saturday 31st May between 3pm – 5pm.

ENGINEER/SWD

37.2 Loading Bay – Victoria Street Paper from the Engineering Assistant dated 6th May 2014 tabled and considered.

RESOLVED unanimously not to approve the request for a loading bay opposite the Hot Bread Shop/Direct Rentals in Victoria Street as the Committee considered it was necessary to agree a yellow line be placed in that area due to issues with traffic and parking.

ENGINEERING DEPARTMENT

37.3 Roads Resurfacing Programme update The States Engineer advised that despite early problems with the tarmac mixture and equipment out of order, the resurfacing programme is underway and expected to finish the first week of June. **Noted**

Mr Berry queried the type of aggregate being used; States Engineer to investigate and advise.

ENGINEER

37.4 Any Other Business relating to Roads and Transport

37.4.1 Airport Road Mr Berry raised concerns with regards to the condition of the wall on the airport road; States Engineer to investigate and advise.

ENGINEER

37.4.2 Temporary Traffic Lights on Braye Road The Committee ratified the decision made by email to permit temporary traffic lights on a section of Braye Road for 20-25 weeks from Mondays to Fridays during construction works of an extension to Stepside Cottage.

37.4.3 A1 Taxi – Additional Licence Letter from Mr M Tugby dated 9th May 2014 tabled and considered. The Committee noted that A1 Taxis currently have three licences however have three vehicles and a 16 minibus and wishes to apply for an additional licence to operate all the vehicles simultaneously.

RESOLVED by a majority (Mr Tugby abstained) to approve an additional Public Services Vehicle licence for A1 Taxis. Chief Executive's Office to deal.

CE OFFICE

38/2014 Any Other Business

38.1 Victorian Fire Engine Mr Berry advised that repairs to the old fire engine are ongoing. It was noted that the Business Development, Tourism and Marketing Committee had proposed it is stored in the old fire station until such time is as an alternate use or development of the building were to take place. **Noted**

The Committee agreed that the old fire engine should remain at the SWD workshop until August in order for it to be displayed at Cavalcade day during Alderney Week.

38.2 Alderney Railway Society The Chairman advised that he has received a request from the Alderney Railway Society and will place the matter on the agenda of the next meeting.

ENGINEER

AGENDA ITEM

Meeting closed 12:25pm

DATE OF NEXT MEETING: 10th June 2014

Signed: Mr C Rowley

Date: 10th June 2014