

General Services Committee Meeting
Anne French Room
Tuesday 10th February 2015
0915

Mr I Tugby, Chairman
Mr G McKinley
Mr S Roberts
Mrs N Paris
Mr C Rowley

Mrs K A Hatcher-Gaudion, Treasurer
Mr B Adams, States Engineer
Miss L Gaudion, Minute Secretary

Apologies: Mr W. Victor Brownlees, Chief Executive

In attendance: Mr M Gaudion, Harbour Master, Mr N Shaw, Deputy Harbour Master (item 13/2015)

AWT – Mr R Manzano, Conservation Manager

10/2015 Presentation by AWT – re Alderney Community Woodland Update.

Presentation given by Robert Manzano on the Alderney Community Woodland Programme.

RESOLVED unanimously to support the proposals of the Alderney Community Woodland Annual Action Programme 2015, with the States of Alderney continuing the annual contribution of £1,000 towards the funding of the current scheme through to 2018.

09.30 Mr R Manzano, Conservation Manager, left the meeting

11/2015 Minutes of the previous meeting of 22nd January 2015 tabled and **approved.**

12/2015 Matters Arising

12.1 St Anne's Church Progress Update

Interim States Engineer advised that there is a delay in the development of the Church Tower due to the scaffold firm from Guernsey. Interim States Engineer to review the contract with regards to possible time penalties, and to draft a letter of concern to Lovell Ozanne stating the Committees concerns with the progress of the project, and withhold payment as necessary.

INTERIM ENGINEER

12.2 Corporation Quarry Improvements

Interim States Engineer reported that the roof has been removed, and a wall needs to be built. SWD estimate the project will be finished and ready for the start of Alderney Week, which needs to be high priority. However, SWD are stating that they need the use of another excavator, as the original one is being used on another project. Interim States Engineer to check the original costings relating to SWD labour/plant for the project. It was noted that a capital budget of 50K has been approved for the improvements.

INTERIM ENGINEER

12.3 Accessible Alderney Email from Mrs Aireton, dated 22nd January 2015, tabled and **noted.**

Interim States Engineer advised that he had replied to Mrs Aireton's email, explaining that the suggestion of a barrier placed on the pavement has been considered in detail, but dismissed by the GSC due to the potential safety hazard to the traffic and pedestrians. It was suggested that a non-slip surface could be used on the new step ramp when in place. Interim States Engineer to update at the next meeting. The Treasurer advised that as part of the final year end process fees to date relating to this project of £3.8k have been charged to revenue, in the absence of a capital vote. Similarly the emergency repairs to Corblets wall of £12.5k have been charged to revenue, in the absence of a capital vote at year end. . **Noted & Approved.**

INTERIM ENGINEER

12.4 Hauteville Drainage

Interim States Engineer reported that the drainage is complete, and the water mains renewal is in progress. It was noted that the condition of the water mains are unknown until exposed, which is proving difficult for the estimation of the expected timeframe. The Water Board Manager estimates that the completion of the project will be in March. **Noted.**

09:55 Mr M Gaudion, Harbour Master, Mr N Shaw, Deputy Harbour Master joined the meeting

13/2015 Harbour and Fisheries

13.1 Monthly Report for January 2014 and Business Plan Progress Update was tabled and **noted.**

13.2 Harbour Diving Contract 2015 report from Harbour Authority dated 5th February 2015 was tabled and **noted.**

Following the tender process 3 firms had submitted quotations for the servicing of harbour moorings. The preferred tenderer being Teignmouth Maritime Services Ltd, supplying a five man dive team for the duration of contract of twenty working days. TMS have also stated that if work is completed in less than twenty days – only the days worked will be charged. The Harbour will also incur additional costs of £2.8k relating to the hyperbaric chamber, irrespective of the preferred tenderer.

RESOLVED unanimously to award the 2015 Diving Contract to Teignmouth Maritime Services Ltd at a maximum of £38,210, including on Island services, travel, shipping and accommodation, and increasing the moorings budget to a maximum of £45,000 in order to accommodate the additional costs (to be adjusted at revised budget).

13.3 Marina Alternative progress report

It was noted that this is now a matter for the Policy and Finance Committee. P&F will then provide a report for a Special P&F Meeting in March. **Noted.**

13.4 Any Other Business Relating to Harbour and Fisheries Letter from Little Rock Café was tabled and considered.

RESOLVED unanimously to approve the water installation, at their cost, and to regularise the pitch rental charge.

HARBOUR MASTER/WATERBOARD/TREASURY

10:20 Harbour Master and Deputy left the meeting

12.5 SoA Veterinary Service Update

The Interim States Engineer reported that the proposal received from Mr Chamberlain, Guernsey States Veterinary Officer, has to be ratified by the Guernsey Environmental Health Officer. With regards to animal welfare it was confirmed that the Veterinary Nurse at the Alderney Animal Welfare Society can deal with most problems or issues, and is always able to liaise with the Veterinary Officer in Guernsey for further advice. The arrangement allows for someone competent to inspect the animal meat and offal on behalf of the Official Veterinarian. That person does not necessarily need to be a qualified veterinarian, providing they work under the direction of the Veterinary Officer, who will undertake random checks. This model is used for Sark. Interim States Engineer to produce a public update once the arrangement is clarified.

INTERIM ENGINEER

12.6 Airport Car Park and Drainage report

The Interim States Engineer is to liaise with Mr McKinley to proceed on this matter.

12.7 Butes Play Park Progress Update

Toddler Park - Interim States Engineer and Mrs Paris to liaise and progress forward confirming the proposals and funding to date, and other issues such as installation, groundwork's required, equipment maintenance responsibilities, insurance costs etc. The Committee is to receive an update at the next meeting. **Noted.**

Skate Park – Letter from Mr Tapley tabled & noted regarding the noise and language of the children who use the Skate Park. The Committee suggested that the implementation of earlier closing times may help with this issue. It was noted that the Police could make more of an appearance on their rounds, to monitor the situation. The Interim Engineer reported that he has contacted Evolution (who supplied the Skate Park equipment) and is waiting on a quote for the foam material to help with the acoustic problem, and the installation costs. **Noted.**

INTERIM ENGINEER/NP

12.8 Graveyard Services Update

The Treasurer reported that this issue had been raised at the Finance Committee. The interim gravedigger is looking at becoming self-employed, which will resolve the set pay issue. **Noted.**

The Chairman reported an operational matter relating to the grave digging which the Interim States Engineer will address with the SWD Team. **Noted.**

INTERIM ENGINEER

12.9 Any Other Matters Arising from the Minutes None.**14/2015 General Works (including Agriculture)****14.1 States Works Report**

Interim States Engineer reported that the shredder is now in operation at Mannez Quarry. The new dust cart door has been damaged from an accident during strong winds which caught the door and folded it back during waste collection at Braye Street. The new panel has been ordered, and the SWD are using a lorry in replacement. It was considered that employees need to take extra care and attention during periods of strong winds. **Noted.**

14.2 SWD Machinery/Plant update

SWD have requested a second purchase for a mini digger to compete with work load. The Treasurer advised that SWD has £40k in the capital budget for 2015 replacements. Any capital requests would have to be fully costed and brought to Committee and onward through the approval process. Interim Engineer is to meet with Team Leaders, and arrange a visit with Mr Roberts and Mr Tugby to look at the machinery at SWD. It was also suggested that an agreement should be considered with a contractor, for the use of other machinery when needed.

INTERIM ENGINEER

14.3 Teachers Houses update report - Paper from Treasury dated 4TH February 2015 tabled and considered.

RESOLVED unanimously to agree to the use of the property known as the Teachers House in Braye Road by the Education Department to provide a specialised educational facility for a young person with specific educational needs, as opposed to key worker housing; to authorise the Interim Engineer to proceed with obtaining costings for exterior structural repair to the property as necessary and permit the Education Department to carry out internal decoration and modification at their own cost, subject to prior landlord approval; to agree to a 2 year lease, under similar terms and conditions as the one previously held with the department, subject to no rent being charged for the first 3 months of the lease, with a rent of £143.48/per week, thereafter, increased annually by RPIX; should the rent be deemed too high by the Education Department to authorise Treasury to enter negotiations

with the Department and advise Members accordingly.

TREASURY

The Interim States Engineer advised that in respect of the quotations for the refurbishment of the two properties, the third tenderer was unable to provide a quotation. The Committee therefore agreed that the lower costing of the two tenders received should be submitted to Committee for capital approval at the next meeting. The costings to now exclude internal repairs to one of the properties (as above).

INTERIM STATES ENGINEER

14.4 Any Other Business Relating to General Works

The Green Waste site at the Impot has been relocated to Mannez Quarry, which has more room to accommodate the waste. Interim Engineer has met with SWD Team Leaders, who are in process of improving the size of the access road. Passing places will be incorporated when the digger is available and improvements are therefore on-going. **Noted.**

15/2015 Recreation, Welfare and Environment (including States Land)

15.1 Saye Campsite

It was reported that maintenance work is in progress. Planned electrical work is in progress, which was included in the 2014 Budget. Interviews are in process for the new operators. The Committee agreed to hold a Special GSC Meeting on the 24th February for the Campsite, to discuss the proposals from all applicants, and to decide on the new operators. Although this is a GSC matter it was agreed that all States Members should be invited to attend. Mrs Paris and CE Office to circulate proposals to members for information on 23rd February. **Noted.**

NP/CE OFFICE

15.2 Dog and Horse restrictions on Beaches Survey results tabled and **noted.**

Deferred to next month. **Noted.**

15.3 Request for permit Report from Chief Executive's Office, dated 4th February 2015, tabled and **noted.**

RESOLVED unanimously to approve the issue of a certificate to the applicant under section 5 of "The Protection of Wild Birds (Alderney) Ordinance, 2005" for a term specified by the Committee (up to but not exceeding one year) and within an area as specified on the certificate (land in the vicinity of the airport).

CE OFFICE

15.4 The Old Connaught/other buildings GSC responsible for

Interim States Engineer reported that there has been some sealing work completed to the chimney and the coping of the wall between the building and the adjacent property, due to water leaking from the chimney void. This has been resolved, however the Interim States Engineer advised that further work needs to be done to the building, to make water tight. A survey is in progress, awaiting the report. Mr McKinley stated that we may have a proposal brought to the Committee in the near future, who are interested in the building for development. **Noted.**

INTERIM ENGINEER

15.5 Any Other Business relating to Recreation, Welfare and Environment

16/2015 Roads and Transport

16.1 Ferry Proposals Nothing to report.

16.2 Mannez Quarry Access

Interim States Engineer reported that the SWD are in progress of clearing and widening the access road into Mannez Quarry. See 14.4. **Noted.**

16.3 Cobble Contract

Interim States Engineer to research through previous files regarding the Plan and Budget Proposal. It was suggested that the work could be carried out through stages over a set timeframe. The Treasurer advised that there is £200k in the capital budget for 2015, and £600k for 3 years thereafter, and that it had been previously suggested that a professional company would be employed for the first stage of the project, with the idea that on Island labourers can be trained for the completion of future phases, and to keep costs low.

INTERIM ENGINEER

16.4 Pot Holes

The Interim States Engineer reported that the SWD have been mapping the pot holes around the island. The Committee proposed that the SWD fill in the pot holes with black died concrete, for a short term solution until asphalt is available on the island. It was recommended that they start with the worst holes first. **Noted.**

INTERIM ENGINEER

16.5 Track – Le Cocq's Stores

The Chairman advised that the track opposite the Le Cocq Stores down the harbour has corroded on the side adjacent to the railway line. Interim Engineer to liaise with SWD. **Noted.**

INTERIM ENGINEER

16.6 Any Other Business relating to Roads and Transport

It was noted that the junction mirrors have been replaced at Les Vennelles and Allee es Fees. Interim States Engineer to add to the list a further mirror at the La Marette junction, onto the Airport Road. **Noted.**

INTERIM ENGINEER

17/2015 Any Other Business

Street lighting in Ollivier Street – it was reported that both ends of Ollivier Street have no adequate street lighting for pedestrians. Interim Engineer to organise with AEL. **Noted.**

INTERIM ENGINEER

Driffield Estates Ltd – Parcel 8 Section 6 Coastguards – Acknowledgement of right of way. The Committee agreed to have an on-site visit prior to the next meeting, which Mr Baron can attend. **Noted.**

INTERIM ENGINEER

18/2015 Press Releases None.**19/2015 For Information**

- **Aviation Statistics – January 2015**

Meeting closed 12noon

DATE OF NEXT MEETING: 10th March 2015

Signed: Ian Tugby

Date: 10th March 2015