The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 18th April, 2018, at 7.00 p.m.


Apologies for absence were received from Messrs’ J. McGuinness and Revd Canon N. D. Greenwood.

The Town Clerk, Deputy Town Clerk, Chief Technical Officer, Finance Officer, Housing and Property Manager, and Minute Clerk were in attendance.

(2017/18:369) Minutes:

Resolved: That the Minutes of the Board Meetings held on 21st and 28th March, 2018, be confirmed and signed by the Chairman.

(2017/18:370) Matters Arising:

- **Ramsey Courthouse** - The Town Clerk presented his report, dated 18th April, 2018, which gave a history of the process of acquiring the Courthouse in conjunction with the leasing arrangements of the Police Office at the Town Hall. It was noted that departmental approval had been granted for the above as well as consent to look at future uses of the Courthouse. It was noted that after discussions between the Department and the Attorney General’s Chambers a new lease was required to be drafted, with which all parties are satisfied, and a confirmatory Petition is required to be submitted to the Department in respect of the purchase in association with the lease.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Williams, and agreed without division, a formal Petition be made to the Department of Infrastructure, as follows:-

1. **under Section 25 of the Local Government Act 1985 to the purchase of the Ramsey Courthouse and Grounds from the Department of Home Affairs consideration thereof being: -**
   a. **The sum of ONE POUND (£1.00) by way of deposit which shall be paid on the date of exchange of the Agreement for acquisition**
   b. **The sum of SEVENTY NINE THOUSAND NINE HUNDRED AND NINETY NINE POUNDS (£79,999.00) paid upon the completion date.**
   c. **the balance of THREE HUNDRED AND SEVENTY THOUSAND POUNDS (£370,000.00) paid and discharged in twenty five (25) equal annual instalments of FOURTEEN THOUSAND EIGHT HUNDRED POUNDS (£14,800.00)**

2. **under Section 25 of the Local Government Act 1985 the granting of a lease to the Department of Home Affairs, for 25 years from the 1st April 2018, at an annual rental payment of FOURTEEN THOUSAND EIGHT HUNDRED POUNDS (£14,800.00) of the Police Office premises at Ramsey Town Hall**

3. **under Section 26 of the Local Government Act 1963 to look at future uses of the Courthouse with a view to improving the amenity of the district.**
(2017/18:370) Matters Arising Continued:

- Sale Castletown Police Station - Mrs. Wedgwood queried if Government had made any response to concerns raised about the way in which the sale of Castletown Police Station was being progressed - the Town Clerk advised his understanding that the method proposed was effectively the same as that by which the sale of the Courthouse had taken place.

(2017/18:371) Chairman’s Report:

Resolved: To note the Chairman’s Report dated 13th April, 2018. The Chairman reiterated his congratulations to Shennaghys Jiu and Miss Mera Royal, and his thanks to Members and staff.

Finance and General Purposes:

(2017/18:372) Town Clerk’s Report – Consultation - Election Legislation:

Members considered the Town Clerk’s Report dated 12th April, 2018, advising of the consultation launched with regard to local authority elections’ legislation. The consultation had been circulated to Members and it was proposed by Mr. Parker, seconded by Mrs. Wedgwood and ultimately agreed that the Commission respond corporately to only selective questions - accepting that any member may submit an individual response to the consultation.

Resolved: That the following response be submitted:

<table>
<thead>
<tr>
<th></th>
<th>Should there be a single piece of primary legislation covering all public elections on the Isle of Man?</th>
<th>Mr. Ayres referred to the Representation of the People Act which is in place and should be followed. The Town Clerk advised that only certain sections of this Act were applied to Local Authority Elections. It was generally agreed Yes and such legislation should be followed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Should the House of Keys and Local Authorities have the same term of office?</td>
<td>Proposed by Mr. Corkish, seconded by Mr. Cowie that both serve a 5 year term. Amendment proposed by Mr. Parker seconded by Mr. Ayres that both serve a 4 year term. The amendment was put to the vote and defeated with only Mrs. Quayle voting with the proposer and seconder. The substantive resolution was then put and carried by 7 votes to 3 - Mrs. Quayle, Mr. Ayres and Mr. Parker voting against.</td>
</tr>
<tr>
<td></td>
<td>Response options:</td>
<td>Response options:</td>
</tr>
<tr>
<td></td>
<td>Yes</td>
<td>4 Years</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>5 Years</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>5</td>
<td>If so, should their elections be held on the same day?</td>
<td>Members were not in favour of the Elections being held on the same day.</td>
</tr>
<tr>
<td>10</td>
<td>Should the rules for Local Authority elections be consistent with the rules for House of Keys elections?</td>
<td>Proposed by Mr. Young, seconded by Mr. Oldham and carried by 9 votes to 1, Mr. Corkish voting against, that the Rules for Local Authority elections should not be consistent with those for House of Keys elections.</td>
</tr>
<tr>
<td>21</td>
<td>Could Government or Local Authority employees act as returning officers for House of Keys elections?</td>
<td>It was proposed by Mr. Hankin, seconded by Mrs. Wedgwood and carried by 6 votes to 4 that Government or Local Authority employees should not act as Returning Officers for House of Keys elections - Messrs' Cowie, Corkish, Parker and Williams voted with the proposer and seconder.</td>
</tr>
<tr>
<td>35</td>
<td>Should you be registered automatically, using data or information that the Government already holds?</td>
<td>Proposed by Mr. Oldham seconded by Mr. Parker that registrations should be automatic from data held. This was carried by 7 votes to 3, Mrs. Quayle, Mrs. Wedgwood and Mr. Young voting against. It was suggested that data protection might be compromised and that some people might be missed off electoral rolls.</td>
</tr>
<tr>
<td>53</td>
<td>Should there be universal guidance for the conduct of election counts to ensure consistency of practice?</td>
<td>Yes - and such guidance must be followed. Members were informed that Rules were in place for local authority elections</td>
</tr>
</tbody>
</table>

(2017/18:373) Town Clerk’s Report – Consultation Review of the Rates of Minimum Wage:

Members considered the Town Clerk’s Report dated 12th April, 2018, concerning views sought on the Minimum Wage to be effective from October, 2018.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Oldham and agreed without division, that no response be submitted in view of the Commission’s declared statement to apply Living Wage.
(2017/18:374) Town Clerk’s Report – Police Appointment:

Resolved: To note the Town Clerk’s Report dated 12th April, 2018, advising of the appointment of Sergeant Neil Hastie as new Police Sergeant for the Northern Neighbourhood Policing Team and that Sergeant Hastie will be invited to meet the Commission when mutually convenient.

(2017/18:375) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 12th April, 2018.

(2017/18:376) Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 12th April, 2018, detailing the losses during the Great War to be commemorated in the next few weeks.

(2017/18:377) Technical Assistant’s Report - Enforcement Actions:

Members considered the Technical Assistant’s Report dated 12th April, 2018, advising of recent successful action brought against persons for parking offences in Commissioners’ car parks.

Works and Development:

(2017/18:378) Town Clerk’s Report – Meeting with Highways Services:

Resolved: To note the Town Clerk’s Report dated 12th April, 2018, advising of the request made by Mr J. Robinson, Highway Services, Department of Infrastructure, that he and his team meet the Commission at a mutually convenient date.

(2017/18:379) Town Clerk’s Report – Water Pollution Act - Discharge Licence Applications:

Members considered the Town Clerk’s Report dated 12th April, 2018, advising of the applications made to discharge effluent from Balladoole Sewage Treatment Plant and the storage tank at the Vollan.

Resolved: That no objections to the applications be made.
(2017/18:380) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 12th April, 2018, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and approved, subject to the following:-

REF NO: 3557
P.A. NO.: 18/00284/B
APPLICANT: Ardlui Limited
PROPOSED: Alterations and roof extension to provide one retail unit (Class 1), four offices (Class 4) and one residential apartment
NOTES: P.A. in Detail
SITE: Auldyn House, 24, Parliament Street, Ramsey.

Members queried the height of balconies within the proposals and were advised that safety matters were covered under the Building Regulations. Mr. Corkish queried why no objection to parking provision is suggested and was advised that the Commission has only previously made objection to lack of parking provision for new developments, and not for refurbishment of existing buildings.

(2017/18:381) Bleak House:

Members considered the Chief Technical Officer’s Report dated 12th April, 2018, advising of the content of the report received following an inspection of Bleak House on 13th March, 2018, by Messrs’ McOwan and Collett.

Resolved: That, following a proposal by Mr. Corkish seconded by Mr. Hankin and agreed by 9 votes to 1, Mr. Young voting against, a Time and Place Hearing be arranged and the appropriate Notice thereof be given to all interested parties.

Members were informed that interested parties would include adjacent property owners and the period of notice required to be given of such Hearing was 21 days.

Housing and Property:

(2017/18:382) Housing and Property Manager’s Report - Regional Political Meeting for Housing:

Resolved: That to note the Housing and Property Manager’s report dated 10th April, 2018, advising that a regional meeting has been scheduled with the Minister and Officers of the Department of Infrastructure on Wednesday, 23rd May, 2018, at the Town Hall Ramsey, and to which the Commissions from Ramsey and the Northern Parishes are invited to attend.
Any Other Business:

(2017/18:383) TT Parking - Former Albert Road School Site:

Mr. Hankin asked if enquiry could be made with the owners of the former Albert Road School Site to see if car parking could be made available for the T.T. fortnight. The Chairman advised that discussions on this matter are on-going.

(2017/18:384) Transfer of Land - Mayfield Sheltered Housing:

The Town Clerk advised members that the Deed effecting the transfer of land for the nominal consideration of 25p between Ramsey Town Commissioners and the Ramsey and Northern Districts Housing Committee with regard to the provision of sheltered housing accommodation requires to be sealed and signed on behalf of the Commission.

Resolved: That following a proposal by Mr. Cowie, seconded by Mrs. Quayle and agreed that authority to such action be granted.

(2017/18:385) Criminal Damage - Public Conveniences Coronation Park:

The Deputy Town Clerk drew attention to criminal damage caused to the public conveniences in the Coronation Park. Information has been provided to the Police. The public conveniences remain open but with fewer facilities available.

The Housing and Property Manager was requested to obtain costings for the provision of stainless steel fittings.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.17 p.m.

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

(2017/18:386) Minutes:

Resolved: That the Minutes of the Board Meeting held on 28th March, 2018, be confirmed and signed by the Chairman.
Matters for Information:


Resolved: To note the “Action Tracker”, to 13th April, 2018, included within the agenda and the following comments made thereon, and accepting that some matters may be referred to in other sections of these minutes:-

- **Town Monument** - members were informed that works are currently being undertaken;
- **Adoption of Land Traie Twote** - the developer is to be asked to provide a CDM file of the actual build.
- **Scaffolding on Public Highway** - noted that some scaffolding has been removed from the Victoria Mall and enquiries are being made with regard to estimated completion date for the remaining works;
- **Amenity Byelaws** - the revised draft has been received and will be circulated;
- **Parking Queen’s Promenade** - Mr. A. Hardinge, Department of Infrastructure, to be contacted in a further attempt to progress this matter;
- **Regeneration Works Parliament Street** - the Town Clerk undertook to raise “reporter problems” with photographs of the areas of concern;
- **Unsightly Shop Premises** - it was agreed to press for action before T.T. fortnight and to investigate use of vinyl graphics for windows of such premises promoting the Town;
- **Mooragh Park Management Agreement** - the Head Gardener has submitted his proposal to the Chief Technical Officer - it was agreed they be viewed by the Lead Member, prior to submission to Department of the Environment, Food and Agriculture.

(2017/18:388) Northern Districts Civic Amenity Site Joint Committee:

Resolved: To note the Minutes and financial information provided by the Finance Officer with regard to the Civic Amenity Site.

The Finance Officer answered various queries raised with regard to the financial information submitted and members were informed that the fuel tank is now in situ and awaiting fixing of the battery linked solar panel.

Finance and General Purposes:

(2017/18:389) Town Clerk’s Report – Rates Arrears:

Members considered the Town Clerk’s Report dated 11th April, 2018, and appended list of rate defaulters.

Resolved: That, following a proposal by Mr. Parker, Seconded by Mrs. Quayle and agreed without division, legal action be progressed against the person specifically named within the report for recovery of outstanding rates.

Members queried the accuracy of the list and were informed that actual debts would be verified before legal action is progressed.
(2017/18:390) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s Report dated 12th April, 2018, subject to the following:

Bank Balances: A query was raised with regard to the difference in the Unapplied Capital Receipts Account at 31st March, 2018, as compared to that at 31st March, 2017. The Finance Officer supplied a suitable response. Rent Arrears - members discussed the list of tenant in arrears with their rental payments, and circumstances concerning several tenants were explained.

Reference was made to an administrative error that had resulted in direct debits being taken too early from accounts. Members were informed that all tenants affected had been written too immediately the error had been discovered and it was ensured that no-one had incurred financial penalty because of the error. The Finance Officer was asked to investigate the feasibility of putting safeguards in place to prevent a re-occurrence.

Works and Development:

(2017/18:391) Chief Technical Officer’s Report - Northern Civic Amenity Site Closure and Reporting:

Resolved: To note the Chief Technical Officer’s Report dated 11th April, 2018, referring to the unavoidable recent closure of the Northern Civic Amenity Site. It was noted that the communication between the C.A. Site and other members of staff has improved and should result in no further problems of this nature being encountered.


Resolved: To note the Chief Technical Officer’s report dated 12th April, 2018, concerning tenders submitted in respect of the Town Warden Contract.

It was noted that the Lead Member and Chief Technical Officer will interview the companies and further report will be submitted to the Board.

Housing and Property:

(2017/18:393) Housing and Property Manager’s Report - 47 - 59 Upper Queen’s Pier Road Refurbishment Consultant Appointments:

Members considered the Housing and Property Manager’s Report dated 10th April, 2018, concerning quotations received from companies to provide Planning Supervisor, Project Design/Contract Administration, and Quantity Surveyor services for the refurbishment of 7 properties at Upper Queen’s Pier Road.
(2017/18:393) Housing and Property Manager’s Report - 47 - 59 Upper Queen’s Pier Road Refurbishment Consultant Appointments:

Resolved: That, following a proposal by Mr. Oldham, seconded by Mr. Hankin and agreed without division, the quotations submitted by SafetyNet Ltd., Modus Architects, and Magee & Co., as detailed within the report be accepted.

Members expressed concern that no Ramsey based firms were included and it was further resolved that for future schemes expressions of interest be invited in the first instance.

Any Other Business:

(2017/18:394) Ramsey Carnival:

The Chairman reported receipt of correspondence from Mr. M. Childs, Chairman, Ramsey Carnival Committee, thanking the Commission for their support of the 2017 Ramsey Carnival and asking if similar support, by way of sponsorship of prize money could be forthcoming for the 2018 Carnival.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Quayle, and agreed without division, a sum not exceeding that paid for prizes in 2017 be offered for prizes in 2018.

It was noted that logistical support will also be required.

(2017/18:395) Raymotors Petrol Station:

Members referred to the closure of Raymotors Petrol Station and asked if enquiry could be made from the Administrator to see if the petrol station could be opened during the TT fortnight.

(2017/18:396) Chair-based Exercises:

Members referred to the cessation of the chair-based exercises held at the Town Hall twice a week in that complaint were being made inferring that the Commission had been the instigator of such.

Members were informed that the company who organised the exercises had decided to discontinue the classes in Ramsey and had indicated the reason that an instructor could not be found to run the classes.

It was agreed that officers investigate if an alternative qualified provider can be identified to run classes at the Town Hall, through an alternative source of funding and at no cost to the Commission.
(2017/18:397) Bowling Green Mooragh Park:

Mr. Hankin, as Lead Member for Parks and Leisure, referred to test results he had received which indicated that, despite previous assurances, "everything" was wrong with the bowling green, advice received suggests that the green is playable but perhaps not to the standard required for competitions. Mr. Hankin suggested the Commission let the bowling club play through the season and get expert advice as to how the green can be repaired during the closed season.

The Chairman asked Mr. Hankin to confirm if it was his wish to make a formal proposal that the Club be permitted to play this season and then get costs for someone to manage the repairs.

It was noted that a further meeting will be held with North Ramsey Bowling Club within the next few days.

Mr. Ayres suggested that work on the bowling green be totally out-sourced.

Mr. Hankin then proposed that the Commission’s staff restrict work on the bowling green to mowing and consultant be appointed in October to oversee repairs. This was seconded by Mr. Young.

Mr. Ayres proposed an amendment that the Commission’s staff mow and provide minimal maintenance to the green, that the Commission seek to appoint a consultant as soon as possible to advise on green management and the Club pay for use of the green this season. Mr. Ayres’s proposal was seconded by Mr. Williams.

A proposal by Mr. Parker that the Commission’s staff only mow the green and do not appoint a consultant was withdrawn for want of a seconder.

The amendment was put to the vote and was carried by 6 votes to 4, Messrs’ Ayres, Corkish, Cowie, Hankin, Oldham and Young voting in favour.

Matters of Establishment:

(2017/18:398) Minutes Establishment Committee Meeting:

Resolved: To approve the Minutes of the meeting of the Establishment Committee held on 28th March, 2018.

The meeting closed at 10.00 p.m. giving a time of 3hours for payment of attendance allowances.

Chairman.