



Town Hall,
Parliament Square,
Ramsey,
Isle of Man.

www.ramsey.gov.im

16th December, 2011.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held in the Boardroom of the Town Hall, Parliament Square, Ramsey, on **Wednesday, 21st December, 2011**, at 7.00 p.m.

BUSINESS:

- 1. Apologies for Absence:** Mr. K.B. Mayne
- 2. Minutes for Adoption:** pages: 1 – 10
 - Minutes of the Board Meeting held on 16th November, 2011.
 - Minutes of the Special Board Meeting held on 23rd November, 2011.
- 3. Chairman's Report:** page: 11
 - Meeting with Local Businesses
 - Civic Duties
 - Christmas in Ramsey
- 4. Town Clerk's Reports:** pages: 12 - 30
 - Action Pending **(Multi)**
 - Bleak House **(FGP/WD)**
 - Boundary Review Committee Report **(FGP)**
 - Countryside Care Scheme (2009) **(FGP)**
 - Drinking in Public Places **(FGP)**
 - Local Authorities Members' Interests **(FGP)**
 - Out of Town Retail – Next PLC **(FGP / WD)**
 - Review into the Future of High Streets **(RRGen)**
 - Scope and Structure of Government **(FGP)**
- 5. Finance Officer's Report:** **(FGP)** pages: 31 - 36

- Revenue Accounts
- Capital Account
- Quarterly Financial Returns
- Rates

6. Chief Technical Officer's Reports: (WD) pages: 37 - 44

- Planning Applications
- Appendices
- General Report
Combined Windows and Rainwater Scheme Refurbishment

7. Housing & Property Manager's Report: pages: 45 - 46

- Kitchen Framework Agreement (HP)

8. Public Correspondence: pages: 47 -

- IOM LG Superannuation Scheme – Statement of Accounts.. (FGP)
- Petition for Redress of Grievance of Mr. David Nicholas Sykes (WD)
- Appointment to Employers Side IOM Whitley Council (FGP)
- Domestic Waste Charges (FGP / WD)
- Ramsey Golf Club – Golf Monthly 100 Hidden Gems (FGP/PL)
- Her Majesty The Queen's Diamond Jubilee Celebrations 2012 (FGP)
- Concern Over Pavements – Schoolhouse Corner (WD)
- Consultation – Payment of the Personal Allowance Credit (FGP)
- Consultation Tax Relief for Letting a Room (FGP)
- Training of Surveyors – Keep Britain Tidy Group (WD)
- Official Opening – Northern Civic Amenity Site (FGP/WD)

9. Notice of Motion: page: 51

- Notice of Motion dated 2nd December, 2011, standing in the name of Mr. W. G. Young:
“That the Ramsey Town Commissioners promote a scheme under Section 9 of the Local Government Act 1985 for the abolition of the North and South Ward within the Town District of Ramsey so that all Commissioners would be elected by the whole Town and not within the existing 2 wards.”

10. Any other Business:
(By permission of Chairman)

Town Clerk & Chief Executive

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
DECEMBER, 2011.**

Fellow Members,

Meeting with Local Businesses

Thank you to everyone who attended the meeting with members of the local business community on 12th December, 2011.

Civic Duties:

In the past month I have had the pleasure of representing the Commission at the following functions:-

- Auldyn School Christmas Fair
- Ramsey Grammar School Carol Service
- Official Opening of The Martin Ward Ramsey Cottage Hospital
- Ellan Vannin Memorial Service
- AFD Software Presentation
- Switch On – Ramsey Christmas Lights

Christmas in Ramsey:

We record our grateful thanks to Britannia International for their continued kindness in sponsoring the provision of the Christmas Tree; to the Rotary Club of Ramsey for their assistance towards the provision of a tree, and also the members of the public who attend the switch on ceremonies.

We congratulate the Chamber of Commerce on the success of their their Santa Trail and also the initiative of St. Paul's Square Traders in introducing the Charity Christmas Market.

We thank the Town Band for their continued support in playing Christmas Carols around the Town.

I take the opportunity to wish everyone a happy Christmas and healthy New Year and in so doing record our appreciation to those who work at this time – staff in hospitals, residential and care homes, police and members of the emergency service.

16th December, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

As requested the table below details matters currently pending further action following consideration by the Commission.

	Topic	Action	Notes
Public Correspondence	Control of Injurious Weeds	Further Report	Pending
Chief Technical Officer	Britain in Bloom	Initiatives to continue Island competition	Letter sent to incoming Minister for Community Culture and Leisure
Chief Technical Officer	Land at Poyll Dooley	Meeting with Heritage Homes and Planners	Pending
Regeneration Committee	Street lighting proposals	Presentation by design team	Pending – date to be agreed
Town Clerk Report	Ellan Vannin Fuels Limited – off-licence application	Court Order issued for submission of skeleton arguments	Court Hearing 30 th January 2012

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

14th December, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BLEAK HOUSE
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

The Town Clerk has met with a member of the public who has advised of a proposal to acquire a leasehold interest in Bleak House.

The party has enquired as to any charge against the lease which the Commission might have. The Town Clerk has advised that to date all prosecutions and default works undertaken by the Commission would form a charge against the freehold owner, Pygott-White Limited, and that no charge or claim presently exists against the leaseholders.

The Town Clerk has outlined the background to the various legal actions, and the history of the premises. The Town Clerk has strongly recommended that before entering into any purchase agreement the party should obtain their own legal advice and establish with the Freeholder and other leaseholders [if any] the future management terms of the premises and should also have drawn up for implementation, concurrent with the purchase, a management agreement. The Town Clerk also outlined the present action being taken by the Commission, regarding the external appearance of the property, the escalation action which might follow if no work is undertaken, and the proposal to proceed to acquisition and disposal of the property by private Bill to Tynwald.

The party advised that his intention would be to undertake the replacement/repair of windows to the leasehold areas, the repair of render and lintols, patching of the roof where required and the painting of the property. Thereafter it would be his intent to re-register the flats and seek to convert the bar area into additional flats.

The Town Clerk confirmed that in the event that the requested works to the external envelope were completed and the property was properly maintained then any further legal action or progress of the matter to Tynwald would, subject to the Commission's confirmation, be negated. Attention was also drawn to the requirement for the property and any flats therein to comply with the requirements of the housing flats legislation and fire regulations.

Recommendation: to be noted

**T.P. Whiteway
Town Clerk & Chief Executive.**

24th November, 2011,

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BOUNDARY REVIEW COMMITTEE REPORT
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

At the December sitting of Tynwald the Chief Minister moved –

“That the Interim Report of the Boundary Review Committee dated November 2011 be received and the following recommendations be approved -

Recommendation 1

Tynwald accepts the principle of equality of representation so that all constituencies each return an equal number of Members to the House of Keys.

Recommendation 2

Tynwald accepts the principle of equivalency across the constituencies, confirms that the allowance figure for variance should be no greater than 15%, and agrees that the relevant calculations should be based upon population numbers in each constituency.

Recommendation 3

Tynwald accepts the principle of seeking to achieve 95% of the population qualified to vote being so registered and that proposals be submitted to attain this aim.

Recommendation 4

Tynwald accepts the principle of regular review of the number and boundaries of the constituencies and agrees to the establishment, by the Governor in Council, of a permanent independent electoral committee or commission following each second general election anniversary. Such body must report to Tynwald no later than eighteen months after its appointment but be given powers to report more frequently to Tynwald if specifically required.

Recommendation 5

Tynwald hereby directs the Boundary Review Committee to complete its report in accordance with these approved principles and to report back no later than the December 2012 sitting of Tynwald. (Town Clerk emphasis)”

The resolution was approved by Tynwald.

Recommendation: to be noted

**T.P. Whiteway
Town Clerk & Chief Executive.**

13th December 2011

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
COUNTRYSIDE CARE SCHEME (2009)
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

The Department of Environment, Food and Agriculture has written to advise that it proposes a number of amendments to the Countryside Care Scheme (2009) to allow for improved budgetary control and to streamline administrative processes. The Department also proposes to re-open the National Reserve in 2012 for New Entrants only.

The Department states that Government and the agricultural industry are currently experiencing a period of significant change. The Department seeks responsive powers to transfer funding to other schemes, or other areas, identified as a priority for funding, such as support for Young Farmers, Agri-Environment schemes, capital grants or subventions. Additionally, the Department may be required to divert funding to address Government budgetary constraints.

An extract of the consultation document, also available on the IOM Government website follows:-

OBJECTIVES OF AMENDMENTS

The Department proposes a number of amendments to the Countryside Care Scheme (2009) to allow for improved budgetary control and to streamline administrative processes. The Department also proposes to reopen the National Reserve in 2012 for New Entrants only.

SUMMARY OF AMENDMENTS

1. Introduce provisions for utilising CCS funding for other agricultural funding priorities;
2. Historic payments to be capped at their historic value for the appropriate scheme year;
3. Cease the accrual of penalties back into the scheme budget;
4. Remove the requirement to distribute any remaining budget at the end of the scheme year;
5. Make a provision for defraying CCS payments against other debts to the Department;
6. Open a National Reserve for New Entrants.

IMPROVED BUDGETARY CONTROL

Government and the industry is currently experiencing a period of significant change. The Department seeks powers to transfer funding to other schemes, or other agricultural areas, identified as a priority for funding, such as support for Young Farmers, Agri-Environment schemes, capital grants or subventions. Additionally, the Department may be required to divert funding to address Government budgetary constraints.

Town Clerk's Report – Countryside Care Scheme (2009)
December, 2011 – Public Continued:

Paragraph 13(1) of the Countryside Care Scheme (CCS) restricts the CCS to a maximum expenditure of £7,625,000. This budget covers all of the expenditure of the Countryside Care Scheme, National Reserve and various headage schemes.

The budget for the CCS is set annually, via the Department's annual budget setting process in discussion with Treasury. The overall Government budget is set by Tynwald at the annual budget. Whereas the Department has powers to reduce the CCS budget via the annual budget setting process, these amendments would allow the Department flexibility to respond quicker to new or emerging fund priorities.

Proposed amendment Insert into section 13

Despite paragraph 13(1) the Department may transfer monies from the established budget to fund other schemes, grants, subventions or to address Government budgetary constraints.

NO DISTRIBUTION OF SURPLUS FUNDS

The Department proposes to end the practice of "Positive Modulation", whereby applicants to the CCS receive a payment in excess of over and above the value of their Historic Entitlements. This will further include the practice of redistributing any financial penalties incurred under the scheme at the year end to all eligible applicants (including those penalised).

The current CCS budget exceeds the value of all Historic Entitlements issued. In addition, any financial penalties incurred by applicants to the CCS are returned to the budget. These practices are both difficult and disproportionately time-consuming to administer.

The requirement that any remaining budget is distributed to successful scheme applicants in an equal percentage has resulted in additional payments (above the established historic entitlements) to applicants of £260,061 (5.06%) in 2009 and £300,354 (5.04%) in 2010. This funding would be better deployed for specific projects, especially as the current redistribution is both difficult and disproportionately time-consuming to administer.

The amendments below will prevent payments to applicants exceeding the values of their Historic Entitlements claim. Funding retained from these amendments would be put towards other agricultural areas, in particular the operation of the National Reserve in 2012.

Town Clerk's Report – Countryside Care Scheme (2009)
December, 2011 – Public Continued:

Proposed amendment The following highlighted wording is removed
13(3) Penalties as defined in the Scheme may be applied to any payment and the funds accrued from such penalties will be returned to the Scheme budget.
13(4) Any remaining budget at the end of any Scheme year is to be distributed to successful applicants to the Scheme as an equal percentage increase to the payments made in that Scheme year.

Proposed amendment

Insert into paragraph 14
The Department may recover from any applicant to the Scheme by way of a deduction from any sum payable under this Scheme any amount due by that person to the Department.

OPENING OF NATIONAL RESERVE FOR NEW ENTRANTS

The Department proposes to open the National Reserve in Scheme year 2012 for New Entrants to the industry since 2007. Individuals who have already been issued with Historic Entitlements cannot apply. Further details are contained in appendix 1 enclosed.

Comment is requested to be submitted no later than 6th January 2012.

Recommendation: for discussion and comment as considered appropriate.

T.P. Whiteway
Town Clerk & Chief Executive.

1st December, 2011.

APPENDIX 1 National Reserve proposals

A.1. Introduction

National Reserve is the term given to a fund of money, established from the overall Countryside Care Scheme (CCS) budget, which the Department will use to help farmers whose businesses, because of their particular circumstances, might otherwise be at a disadvantage due to the implementation of the CCS.

This Document sets out proposals for the operation of the National Reserve for the CCS 2012 Scheme year. No commitment is made to operate the National Reserve in the 2013 or subsequent Scheme years.

A.2. Application Process

The Department will accept applications to the National Reserve during the period 2nd April to the 30th April 2012.

Applications must be accompanied by such details and information relating to the application as the Department may require.

As a minimum the Department will require:

- A credible business plan, which demonstrates a viable business proposal;
- Tenancy documents (if appropriate);
- crop/ livestock records.

Where appropriate the Department may seek evidence that the applicant is a genuine and independent business.

A.3. Individuals, partnerships and bodies Corporate

Applications will be accepted from individuals, partnerships and bodies corporate. Where an application is received from a partnership or body corporate the Department requires that the majority of the beneficial owners and directors meet the conditions for eligibility. The Department must be satisfied the people or persons on whom the eligibility is established are heading up the business and are responsible for the majority of decisions affecting the business, and are actively engaged in the day-to-day operation of the business.

A.4. Conditions for eligibility

An eligible applicant is one who:

- i) is a farmer carrying out agricultural activity as defined by the Department in Government Circular GC 65/08 A Definition of Agriculture;
- ii) started farming in the Isle of Man after 31st December 2007, or prior to this but without having carried out significant agricultural activity. For the purposes of an application to 2012 National Reserve, "significant" is taken to mean a combined annual turnover in excess of

£5,000;

- iii) has not previously been issued with Historic Entitlements by DEFA or made a successful application to the National Reserve;
- iv) has not previously carried out any significant agricultural activity in their own name, or at their own risk (for example, as a partner or director in a farm business) either in the Isle of Man or any other jurisdiction before the start of the current farming activity which is the subject of the National Reserve application;
- v) can demonstrate to the satisfaction of the Department an acceptable level of agricultural competency. For example, an appropriate agricultural qualification such as a Diploma or higher qualification in agriculture, or an NVQ Level 3 in agriculture and/or at least 5 years of relevant agricultural experience (e.g. as an agricultural employee). For a body corporate to be able to meet this criteria, at least 50% of its directors and owners must be suitably qualified, as described above;
- vi) is intending to apply to the CCS in 2012 and can provide information on all land which the applicant will include in an application to the Countryside Care Scheme in 2012. Applicants must declare and provide evidence, to the Department's satisfaction, of all land held by the applicant at the 31st January 2011 or, in the case of seasonally rented land, between 1st April and 30th September 2011. Acceptable evidence may include land deeds, completion of sales contracts, lease agreements or written confirmation from landlords in the case of seasonal lets;
- vii) is engaged in an agricultural activity which immediately prior to the implementation of the Countryside Care Scheme (2009) would have been supported by the Department and can demonstrate to the satisfaction of the Department they would have expected a sustained level of support from the agricultural production schemes in place immediately prior to the implementation of the Scheme;
- viii) hold a minimum of 20 eligible acres classified as Below the Mountain Line (land classified as Above the Mountain Line will not be considered as part of a National Reserve application). National Reserve entitlements will be based on the area of BML eligible land that was held by the applicant on 31st January 2012 (or, in the case of seasonally rented land, between 1st April to 30th September 2011); or the eligible land declared in the application to the Countryside Care Scheme in 2012, whichever is the lesser;
- ix) Applicants will be required to fully engage with DEFA's advisory service. As a minimum successful applicants will be required to meet at least quarterly with one of its advisors and fully engage with the Department's financial benchmarking.

A.5. Ineligibility Factors

The National Reserve is specifically aimed at genuine New Entrants to agriculture. As such the following will not be eligible to receive an award from the National Reserve.

- i) Applicants who subsequently do not apply to the Countryside Care Scheme in 2012.
- ii) Individuals inheriting or taking over an existing agricultural business from a family member.
- iii) Individuals deemed not to be separate from any other existing agricultural business.

A.6. Calculating the number of Entitlements

National Reserve entitlements will be allocated on the lower of:

- a. The eligible land declared in the application to the Countryside Care Scheme in 2012; or
- b. the land held by the applicant on the 31st January 2012 (or, in the case of seasonally rented land, between 1st April to 30th September 2011).

A.7. Calculating the Value of Entitlements

The value of entitlements will be established relevant to the rate determined for land classified as Below the Mountain Line. Successful applicants to the National Reserve under the New Entrant category shall typically be awarded a Historic Entitlement of up to £85 per acre for land Below the Mountain Line.

The Department may restrict payments to a maximum of £20,000 to any one applicant.

The Department will also take into consideration reasonable stocking and cropping activity on land subject to a New Entrant application to the National Reserve.

An acre of eligible crops, which for the purposes of the Countryside Care Scheme includes horticultural field crops, which would have previously attracted a subsidy support payment, will constitute an acre of eligible cropping activity.

The Department expects at least 80% of the land at 31st January 2012 which is subject to the National Reserve application, (or in the case of seasonally rented land 80% of the land held between 1st April and 30th September 2011) to have been used by the applicant for agricultural production that either received a subsidy payment, or can be evidenced by other supporting documentation (for example, herd/flock records, cropping records) that it would have qualified for such payments.

Farm businesses and land which did not/would not have qualified for subsidy support will not be eligible to apply to the National Reserve. Where less than 80% of land has been used for a previously supported agricultural enterprise an award from the National Reserve may still be made. In these circumstances the award will be proportionate to the agricultural activity and the land used to support that agricultural activity.

In the case of grass and other forage crops, it is unlikely that a full allocation of payment would be awarded. For example, if a block of 100 acres of eligible land Below the Mountain Line, were only supporting 5 breeding ewes the farming activity would not be considered proportionate to the land. The farming activity will have to be shown to be reasonable in relation to the type of land and farming system proposed. For the purposes of the National Reserve, the following indicative

stocking levels will be applied to determine the effective area of land declared as grass and other forage crops that an award will be based on:

Land classified as Below the Mountain Line (BML) = 0.45 livestock units per acre

Where:

Breeding ewe/adult sheep	= 0.15 livestock unit
Adult cattle (over 24 months of age)	= 1 livestock unit
Young cattle (6-24 months of age)	= 0.6 livestock unit

Note – these indicative levels are not recommended stocking rates, nor would stocking at these levels necessarily meet Cross Compliance requirements in relation to animal husbandry or maintaining land in good agricultural and environmental condition. They are used here only to determine the effective usage of agricultural land.

Land Above the Mountain Line will not be eligible for claims against the National Reserve.

A.8. Restrictions on National Reserve Entitlements

Entitlements which are issues as a result of a successful National Reserve application may not be transferred for five years. A claim against some or all of the entitlements must be made in each of the first five years of the award, otherwise Entitlements will be withdrawn.

A.9. Cost

Applications to the National Reserve will cost £250 and this payment must be submitted together with the completed application form, and all appropriate supporting information. Cheques should be made payable to the Isle of Man Government. The fee will be refunded if the application is successful.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
DRINKING IN PUBLIC PLACES
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

At their public meeting held on 17th October, 2007, the Ramsey Town Commissioners considered the question of drinking in public places, and the operation of the Drinking in Public Places (Designated Places)(Ramsey) Order 2002, made under section 76 of the Licensing Act 1995 and applicable to areas within the Ramsey town centre.

Following discussion of this matter the Town Clerk was instructed to request, on behalf of the Commission, the Department of Home Affairs consideration to the extension of the existing Order to encompass the entire Town District of Ramsey.

The Commission was at the time concerned about the extent of anti-social behaviour within the town and notes the particular problems caused by people leaving licensed premises and walking through the town consuming alcohol and drinking in public places generally where alcohol is suspected of being supplied to under 18's. The Commission had worked closely with the Northern Policing Team, particularly in the introduction and operation of CCTV, and felt that the additional powers provided to the police by the existence of such Orders is a major tool in their endeavour to combat anti-social behaviour. Discussion with then Inspector David Duke confirmed that drinking of alcohol in public, particular when leaving pubs, is a contributory factor in anti-social behaviour, and on inquiry Inspector Duke confirmed that his officers would welcome the introduction of a wider Drinking in Public Places Order covering Parliament Street and the Market Square area.

The Commission recognised that such Orders provide a power to which Police discretion is applicable, and understood that it is not practicable nor indeed always desirable to prevent drinking in public in all circumstances, however believed that the manner in which the present Order is applied does provide benefits for the police and the community in general and that there would be an advantage in applying such an Order to the town as a whole.

As reported at the November meeting provision was incorporated within the Criminal Justice Amendment Bill which failed to complete its passage in the life of the last parliament. As a consequence the Town Clerk, on instruction, wrote to the Minister expressing the Commissions disappointment that the provision had not progressed and seeking his support in progressing legislation.

The Minister has responded asking, before addressing the matters raised, the Commission to furnish further information as to the nature of the problems within Ramsey and what specific provisions in law the Commissioners seek.

Recommendation: to be noted and further discussion with Northern Neighbourhood Police Inspector at a mutually convenient date.

1st December, 2011.

**T.P. Whiteway
Town Clerk & Chief Executive.**

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL AUTHORITIES MEMBERS' INTERESTS
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

On 15th November 2011 Tynwald debated the Petition for Redress of Grievance of Mr. Joseph Rae Hamilton and agreed to the following resolution:

That a select committee of three Members be appointed with powers to take written and oral evidence pursuant to sections 3 and 4 of the Tynwald Proceedings Act 1876, as amended, to consider the Petition for Redress of Grievance of Mr Joseph Rae Hamilton presented at St John's on 5 July 2011 in relation to declarations of interest by members of local authorities.

A copy is enclosed of Mr. Hamilton's Petition and of the Hansard for the debate leading to the establishment of the Committee. The Members appointed to the Committee by Tynwald were Mr. Graham Cregeen, M.H.K., Mr. Richard Ronan, M.H.K., and Mr. Juan Turner, M.L.C. The Committee has elected Mr. Ronan as its chairman..

The Committee has sought a response from local authorities, to be submitted by **Friday 6th January 2012**, to the following questions:

1. Is the authority aware of the recommendation of the Select Committee on the Affairs of Braddan Commissioners, approved by Tynwald in June 2009, that the register of interests maintained by each local authority should be made available for public inspection?
2. Is the authority aware of the "Corporate Governance Principles and Code of Conduct" issued by the Department of Local Government and the Environment in July 2009 which recommends that authorities comply with the June 2009 resolution in addition to the statutory requirements?
3. Is the authority's register open to inspection by the public?
4. If so, is it available online?
5. If not, has the authority considered opening its register to the public, and for what reason has it decided not to do this?
6. Would the authority like to make any comments or put forward any proposals in response to the issue identified in the prayer of Mr Hamilton's petition?

The Committee will assume that the authority is content for any submission it makes to be published unless otherwise indicated.

**Town Clerk's Report – Local Authorities Members' Interests
December, 2011 – Public Continued:**

The statutory provision concerning Members' interest is included within sections 11 to 14 of the Local Government Act 1985, an extract of which is appended hereto together with a copy of the petition of Mr Hamilton and Hansard relating to the debate in Tynwald Court.

Members will recall that recommendation of both the Select Committee on the Affairs of Braddan Commissioners and the Corporate Governance Principles and Code of Conduct, have been reported to the Commission. Whilst no decision has been taken regarding the publication of the Register of Members interests, retained under Section 13 of the Local Government Act 1985, all disclosures made by Members during debate are clearly recorded within the public minutes which are available for inspection both at the Town Hall and on the Commissioners Website.

Members will be aware that the Tynwald Register of Members Interests is available for public inspection at the Office of the Clerk of Tynwald, however is presently not published on the internet.

Recommendation: for discussion

**T.P. Whiteway
Town Clerk & Chief Executive.**

24th November 2011

Extract from Local Government ACT 1985 [as amended]

Restrictions on voting

11 Disability of members of authorities for voting on account of interest in contracts, etc

(1) Subject to section 14, if a member of a local authority has any pecuniary interest, direct or indirect, in any contract, proposed contract or other matter, and is present at a meeting of the local authority at which the contract or other matter is the subject of consideration, he shall at the meeting and as soon as practicable after its commencement disclose the fact and shall not take part in the consideration or discussion of the contract or other matter or vote on any question with respect to it.

(2) If any person fails to comply with the provisions of subsection (1) he shall for each offence be liable on summary conviction to a fine not exceeding £2,500 unless he proves that he did not know that the contract, proposed contract or other matter in which he had a pecuniary interest was the subject of consideration at that meeting.

(3) A prosecution for an offence under this section shall not be instituted except by or on behalf of the Attorney General.

(4) The following, that is to say-

(a) the receipt by the mayor of remuneration or his right to receive, or the possibility of his receiving, such remuneration;

(b) the receipt by a member of a local authority of an allowance or other payment under Schedule 2 or his right to receive, or the possibility of his receiving, any such payment;

shall not be treated as a pecuniary interest for the purposes of this section.

12 Pecuniary interests for purposes of section 11

(1) For the purposes of section 11 a person shall be treated, subject to subsections (2) and (3) and to section 14, as having indirectly a pecuniary interest in a contract, proposed contract or other matter, if-

(a) he or any nominee of his is a member of a company or other body with which the contract was made or is proposed to be made or which has a direct pecuniary interest in the other matter under consideration; or

(b) he is a partner, or is in the employment, of a person with whom the contract was made or is proposed to be made or who has a direct pecuniary interest in the other matter under consideration.

(2) Subsection (1) does not apply to membership of or employment under any public body, and a member of a company or other body shall not by reason only of his membership be treated as having an interest in any contract, proposed contract or other matter if he has no beneficial interest in any securities of that company or other body.

(3) In the case of married persons living together the interest of one spouse shall, if known to the other, be deemed for the purpose of section 11 to be also an interest of the other.

(4) In the case of civil partners living together the interest of one civil partner, shall, if known to the other, be deemed for the purpose of section 11 to be also an interest of the other.

13 General notices and recording of disclosures for purposes of section 11

(1) A general notice given in writing to the clerk of the authority by a member thereof to the effect that he or his spouse or civil partner is a member or in the employment of a specified company or other body, or that he or his spouse or civil partner is a partner or in the employment of a specified person, or that he or his spouse or civil partner is the tenant of any premises owned by the authority, shall, unless and until the notice is withdrawn, be deemed to be a sufficient disclosure of his interest in any contract, proposed contract or other matter relating to that company or other body or to that person or to those premises which may be the subject of consideration after the date of the notice.

(2) The authority shall cause to be recorded in a book to be kept for the purpose particulars of any disclosure made under section 11 and of any notice given under this section, and the book shall be open at all reasonable hours to the inspection of any member of the local authority.

14 Removal or exclusion of disability, etc

(1) The Department may, subject to such conditions as it may think fit to impose, by order remove any disability imposed by section 11 in any case in which the number of members of the local authority disabled by that section at any one time would be so great a proportion of the whole as to impede the transaction of business, or in any other case in which it appears to the Department in the interests of the inhabitants of the district that the disability should be removed.

(2) The power of the Department under subsection (1) includes power to remove, either indefinitely or for any period, any such disability which would otherwise attach to any member or any class or description of member by reason of such interests, and in respect of such matters, as may be specified by the Department.

(3) Nothing in section 11 precludes any person from taking part in the consideration or discussion of, or voting on, any question whether an application should be made to the Department for the exercise of the powers conferred by subsections (1) and (2).

(4) Section 11 does not apply to an interest in a contract, proposed contract or other matter which a member of a local authority has-

(i) as a ratepayer or inhabitant of the district; or

(ii) as a tenant of a dwelling house owned by the local authority where that dwelling house is the subject of consideration in common with other dwelling houses owned by the local authority in the same locality;

or to an interest in any matter relating to the terms on which the right to participate in any service, including the supply of goods, is offered to the general public.

(5) For the purpose of section 11 a member shall not be treated as having a pecuniary interest in any contract, proposed contract or other matter by reason only of an interest of his or of any company, body or person with which he is connected as mentioned in section 12(1) which is so remote or insignificant that it cannot reasonably be regarded as likely to influence a member in the consideration or discussion of, or in voting on, any question with respect to that contract or matter.

(6) Where a member of a local authority has an indirect pecuniary interest in a contract, proposed contract or other matter by reason only of a beneficial interest in securities of a company or other body, and the total nominal value of those securities does not exceed £1,000 or one-hundredth of the total nominal value of the issued share capital of the company or body, whichever is the less, and if the share capital is of more than one class, the total nominal value of shares of any one class in which he has a beneficial interest does not exceed one-hundredth of the total issued share capital of that class, section 11 shall not prohibit him from taking part in the consideration or discussion of the contract or other matter or from voting on any question with respect to it, without prejudice, however, to his duty to disclose his interest.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
OUT OF TOWN RETAIL – NEXT PLC
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

PA 11/01594/LAW - Application for Certificate of Lawful Use; being the retail sale by Next Plc for the sale of furniture, household goods and decorating items plus childrens wear, Unit 1 Land at Spring Valley Industrial Estate Douglas Isle of Man

The above application has been submitted by Roger Tym & Partners on behalf of Next plc. The application seeks consent to the sale of children's wear within a proposed Next Home Store.

A planning application for 2 retail units PA08/2135 was approved at appeal in January 2010. This application stated that the 2 units would be retail warehouse development, occupied by operators selling predominantly bulky goods (i.e. carpets, flooring, car accessories, bicycles, electrical and DIY goods, pet supplies and furniture), The 2 units would comprise large showroom style sales areas. Two retail firms were very interested in taking the proposed units – Halfords and Pets at Home - but their occupation of the units could not be guaranteed.

The planning consent for the store contains a condition restricting the range of products to be sold at the site, as follows:-

Notwithstanding the provisions of article 4 of the Town and Country Planning (Permitted Development) Order 2005, or any order revoking and re-enacting that Order with or without modifications, the goods to be sold within the units hereby approved shall not include food and shall consist primarily of building, decorating and home-improvement materials and equipment, furniture and floor coverings, garden goods and equipment, car parts, spares, maintenance goods and equipment, camping equipment, boats, quad bikes, bicycles, electrical goods and equipment, light fittings, pet food, pet supplies and pets.

The condition is consistent with the proposed use of the site by the retail stores Halfords and Pets at Home.

The question of out of town retail has been the subject of various debate, so far as established policy exists a Tynwald resolution in 1987 stated that “*Positive steps should now be taken to revitalise existing town and village centres for the benefit of the whole community...and no further major out of town retailing developments should be permitted*”.

The Isle of Man Strategic Plan, approved by Tynwald in 2007, states

Business Policy 5: On land zoned for industrial use, permission will be given only for industrial development or for storage and distribution; retailing will not be permitted except where either:

(a) the items to be sold could not reasonably be sold from a town centre location because of their size or nature; or

(b) the items to be sold are produced on the site and their sale could not reasonably be severed from the overall business; and

in respect of (a) or (b), where it can be demonstrated that the sales would not detract from the vitality and viability of the appropriate town centre shopping area.

The Strategic plan continues to discuss retail development as follows:-

9.4.2 The reasons for directing retail development to town centre sites are essentially those set out in paragraph 9.3.3 in respect of offices, but to these must be added the need for there to be a sufficient range and choice of goods available in the one shopping trip, without the need to travel between sites. Experience in the UK illustrates the impact which out-of-town retail development has on the traditional town centre high street and on small village shops, and it is pertinent to note the reversal of policy by the UK Government. The Department therefore proposes to adhere to the established policy which was embodied in the Tynwald resolution of 1987 (see paragraph 9.2.5).

9.4.3 Exceptions to this general policy have been identified in paragraph 9.2.6. In addition, there are community benefits associated with neighbourhood shops (see paragraph 10.6.1). The following general policy is therefore appropriate:

Business Policy 9: The Department will support new retail provision in existing retail areas at a scale appropriate to the existing area and which will not have an adverse effect on adjacent retail areas. Major retail development proposals will require to be supported by a Retail Impact Assessment.

Business Policy 10: Retail development will be permitted only in established town and village centres, with the exceptions of neighbourhood shops in large residential areas and those instances identified in Business Policy 5.

Isle of Man Island Retailing Study, ironically prepared by Roger Tym & Partners who have also submitted the application on behalf of Next, for then Department of Trade and Industry states:-

Bulky Comparison and Retail Warehousing

9.24 It is generally acknowledged that bulky goods comparison shopping provision is not easily accommodated within the strict confines of a town centre, such as Douglas, mainly due to the specific physical requirements and need for large on-site car parking amenities.

**Town Clerk's Report – Out of Town Retail – Next PLC
December, 2011 – Public Continued:**

9.25 Where there is identified scope for provision, it is therefore deemed appropriate to plan for bulky goods retail provision, such as retail warehousing on the edge-of-town centres where a site may be available and where one or more units could be provided. This would apply where there are no town centre sites available, or for out-of-centre sites where there are no edge-of-town-centre site alternatives.

9.26 In assessing the suitability of any such bulky goods retail development it is important to consider the scale, design and character of the development; the vehicular access and movement arrangements, as well as the quantitative and qualitative retailing need for development.

9.27 Where bulky goods retail development provision is permitted, outlets should be restricted solely to the use of real 'bulky household' goods. Through the use of planning conditions (and subsequent DLGE enforcement powers) it can be ensured that the range of goods sold from any such premises will comply with this restriction, typically including: DIY and garden materials, carpets, furniture and white electrical goods.

9.28 Increasingly in the UK and Ireland, for example, retail warehousing outlets and parks have been allowed to sell toys and sports goods, and in some instances 'high street' shopping products such as clothes and shoes. This is a policy stance and direction that the Isle of Man should refrain from adopting at this current time to protect the competitiveness of its centres and to encourage investment in their ongoing development (and redevelopment).

The application touches on the question of out of town retail, and seeks to introduce the retail sale of items normally found in town centres only, in the Isle of Man context, to what were intended to be industrial areas. Whilst the proposal might impact most upon the Douglas centre the expansion of out of town retail will, as has been recognised by Government, have a negative impact upon the established retail centres throughout the island. The proposal therefore challenges the robustness of Governments planning controls, and the ability of such controls to respond to and conform to Tynwald policy, and may provide precedent which could have a major impact on the islands retail sector and town centres.

The application was advertised on 24th November 2011 with submissions required to be made by 15th December 2011. As the Commission does not hold automatic interested party rights the Town Clerk has discussed the application with the Lead Member for Works and Development and an objection to the application has been submitted on the grounds that the application is contrary to Tynwald policy and to the provisions of the IOM Strategic Plan 2007 business policies 5 and 10.

Recommendation: to be noted and for discussion as appropriate

**T.P. Whiteway
Town Clerk & Chief Executive.**

1st December 2011

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
SCOPE AND STRUCTURE OF GOVERNMENT
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

The Chief Minister is reported in the media and having confirmed that he plans to reconvene a committee which proposed a radical overhaul of Government structure. The scope of government is to be examined, with the committee reporting to the Council of Ministers by the end of March 2012.

An Independent report to Council of Ministers was produced in September 2006, this report was the subject of a response by Council of Ministers in January 2010, as a consequence of which certain structural changes to central government were undertaken.

The 2010 report commented specifically upon the findings of the Review Committee in respect of their recommendations for local government as follows:-

2.4 LOCAL GOVERNMENT

2.4.1 The Review Team considered the case for reforming local government and the possibility of Government functions being transferred to a new and effective system of local government and made the following three recommendations.

2.4.2 Review Report Recommendation 7

2.4.3 *“Government should commit to a restructuring of local government such that, after restructuring, local authorities should be large enough and have the capability to deliver a wider range of public services, including services devolved from Government. “*

2.4.4 Review Report Recommendation 8

2.4.5 *“In the meantime, and pending local government reform, Government should establish, as an executive agency reporting to the proposed Department of Infrastructure , a Local Government Transitional Agency, to which it should devolve those Government functions which it would propose, ultimately, to devolve to local government. We have suggested that these should include public authority housing, building regulations, first stage planning, certain environmental health functions, pest control, street cleaning, car parks and parking control, and waste management and refuse disposal.”*

2.4.6 Review Report Recommendation 9

2.4.7 *“The board of the transitional agency should comprise local authority representatives and should hold its meetings, so far as possible, in public.”*

2.4.8 The Government Strategic Plan 2007-2011 has the following aims in respect of local government re-organisation:

“To delegate the responsibility to local government for the provision of services – we will

- Ensure there are effective systems of accountability within local government
- Ensure the system and structure of local government meets the needs of communities
- Encourage greater participation in local democracy, giving people more say over their locally provided services
- Consider transferring responsibility for certain local services from central government to local authorities appropriate to their structure”

2.4.9 The Committee considers that the current Administration has clearly defined its policy with regard to local government.

2.4.10 The Committee does not support the Review Report recommendation.

It is apparent that the initial review committee had clear ideas about the range of functions which should, in its view, be devolved to local authorities, and that the then Administration did not subscribe to those views.

The new review is expected to concentrate predominantly upon the scope of services provided by central and local government, and may address issues such as privatisation of service delivery or government bodies, transfer of functions to/from local authorities, as well as the question of the number and size of local authorities.

In the light of the review the Commission may wish to consider whether it would like to make a submission to the review body, once its full terms of reference are announced, and whether it would wish to discuss the principles of the scope of government, and the structure of and functions undertaken by local authorities, with the Members of the House of Keys for Ramsey.

Recommendation: to be noted and discussion as appropriate.

**T.P. Whiteway
Town Clerk & Chief Executive.**

13th December 2011

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
REVIEW INTO THE FUTURE OF HIGH STREETS
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

In May this year the UK Prime Minister and Deputy Prime Minister appointed Retail Specialist Mary Portas to lead an independent review into the future of High Streets.

As part of her review Mary Portas was expected to advise on how Government, businesses and shoppers could:

- Address the problem of vacant shops
- Adopt new business models for the high street that fit the needs of the modern shopper.
- Prevent the proliferation of 'clone towns'
- Increase the number of small and independent retailers doing business in local town centres.

The Portas report is now published and presents a number of recommendations, cast in terms of UK legislation and practice, to protect and develop the future of the countries high streets. The report is available online at <http://www.maryportas.com/>

Introducing her report Mary Portas stated "I want to put the heart back into the centre of our High Streets, re-imagined as destinations for socialising, culture, health, wellbeing, creativity and learning. Places that will develop and sustain new and existing markets and businesses. The new High Streets won't just be about selling goods. The mix will include shops but could also include housing, offices, sport, schools or other social, commercial and cultural enterprises and meeting places. They should become places where we go to engage with other people in our communities, where shopping is just one small part of a rich mix of activities.

High Streets must be ready to experiment, try new things, take risks and become destinations again. They need to be spaces and places that people want to be in. High Streets of the future must be a hub of the community that local people are proud of and want to protect.

My goal is to breathe economic and community life back into our High Streets and town centres. I want to see all our High Streets bustling with people, services, and jobs. They should be vibrant places that people choose to visit. They should be destinations. Anything less is a wasted opportunity."

**Town Clerk's Report – Review into the Future of High Streets
December, 2011 – Public Continued:**

A summary of the 28 recommendations is provided below:-

1. Put in place a “Town Team”: a visionary, strategic and strong operational management team for high streets
2. Empower successful Business Improvement Districts to take on more responsibilities and powers and become “Super-BIDs”
3. Legislate to allow landlords to become high street investors by contributing to their Business Improvement District
4. Establish a new “National Market Day” where budding shopkeepers can try their hand at operating a low-cost retail business
5. Make it easier for people to become market traders by removing unnecessary regulations so that anyone can trade on the high street unless there is a valid reason why not
6. Government should consider whether business rates can better support small businesses and independent retailers
7. Local authorities should use their new discretionary powers to give business rate concessions to new local businesses
8. Make business rates work for business by reviewing the use of the RPI with a view to changing the calculation to CPI
9. Local areas should implement free controlled parking schemes that work for their town centres and we should have a new parking league table
10. Town Teams should focus on making high streets accessible, attractive and safe
11. Government should include high street deregulation as part of their ongoing work on freeing up red tape
12. Address the restrictive aspects of the ‘Use Class’ system to make it easier to change the uses of key properties on the high street
13. Put betting shops into a separate ‘Use Class’ of their own
14. Make explicit a presumption in favour of town centre development in the wording of the National Planning Policy Framework
15. Introduce Secretary of State “exceptional sign off” for all new out-of-town developments and require all large new developments to have an “affordable shops” quota
16. Large retailers should support and mentor local businesses and independent retailers
17. Retailers should report on their support of local high streets in their annual report

**Town Clerk's Report – Review into the Future of High Streets
December, 2011 – Public Continued:**

18. Encourage a contract of care between landlords and their commercial tenants by promoting the leasing code and supporting the use of lease structures other than upward only rent reviews, especially for small businesses
19. Explore further disincentives to prevent landlords from leaving units vacant
20. Banks who own empty property on the high street should either administer these assets well or be required to sell them
21. Local authorities should make more proactive use of Compulsory Purchase Order powers to encourage the redevelopment of key high street retail space
22. Empower local authorities to step in when landlords are negligent with new “Empty Shop Management Orders”
23. Introduce a public register of high street landlords
24. Run a high profile campaign to get people involved in Neighbourhood Plans
25. Promote the inclusion of the High Street in Neighbourhood Plans
26. Developers should make a financial contribution to ensure that the local community has a strong voice in the planning system
27. Support imaginative community use of empty properties through Community Right to Buy, Meanwhile Use and a new “Community Right to Try”
28. Run a number of High Street Pilots to test proof of concept

Whilst the report is produced for the UK Government a request has been received to refer it to the Commission for discussion to establish whether any of its recommendations may assist in the context of Ramsey Town Centre.

Recommendation: for referral to Ramsey Commissioners' Regeneration Committee.

**T.P. Whiteway
Town Clerk & Chief Executive.**

13th December 2011

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S REPORT
DECEMBER, 2011, - PUBLIC**

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £254,705.95 were made in November, 2011. Details of the net invoices paid during the period are attached as Appendix 1.

Recommendation: That the Board grant approval for payment of the Revenue Accounts.

- **Capital Accounts:**

Attached as Appendix 2 are details of accounts for the month of November, 2011, totalling:-

£ 200,513.25

- **Quarterly Financial Return:**

Attached as Appendix 3, is the Quarterly Financial Information Return 2011-2012, second quarter, which has been submitted to the Department.

- **Rates:**

We have received from Treasury the Third Supplementary Rating List for 2011. This shows a small increase in the gross (1.65%) and net (1.52%) rateable value of the Town over the past twelve months, as follows:-

	Gross	Rateable	Gross	Rateable
Existing Listing			774,8736	675,817
Valuations Added	10,813	8,652		
Valuations Cancelled	<u>- 4,333</u>	<u>- 3,466</u>		
	6,480	5,186	6,480	5,186
			<u>£ 781,353</u>	<u>£ 681,003</u>

The above rateable value of £681,003 includes agricultural hereditaments which are excluded for the purpose of estimates as they are only subject to a water charge. Therefore, the total for the Town of Ramsey as at 1st December, 2011, is RV £678,579. This compares with a figure of £668,410 in December, 2010.

We have also received from Treasury a further payment of rates for the current year of £90,000 bringing the total to date to £1,882,799.70.

- **Public Sector Rents:**

We have received from the Minister for Social Care, The Hon. Chris. Robertshaw, M.H.K., details of changes to Public Sector Rents. There are also changes to the ways that Housing Maintenance Allowances and Housing Administration Allowances are to be calculated.

The approved annual increase in Public Sector Rents is 10%, increasing the rent points value from 1.0621 to 1.1683.

Last year the Maintenance Allowance was reduced from 33.33% to 30%, its current level. The allowance for 2011-12 is currently estimated to £540,060. The allowance for 2012-2013 is to be this amount plus 5.9% increase for inflation, i.e. £571,920 (estimate 28.50%). This means the Maintenance Allowance will no longer be a set percentage of the net rental income due.

The Administration Allowance is to remain unchanged from its current level, estimated for the current year to be £135,000 (estimate 6.74%). Again this is a departure from existing conditions of the allowance being set at 7.50% of the net rental income due. This decision reflects the decision that there are no pay awards due in the current economic climate.

The Minister believes that further changes to Government's funding of affordable housing will be necessary in order to ensure that current and future generations can access affordable housing at a cost that is affordable to both the individuals affected and the taxpayer.

- **Local Authority Lending Scheme:**

In November, the Isle of Man had its long-term sovereign rating lowered from AAA to AA+ by Standard & Poors. The lending and overdraft agreements that the Ramsey Town Commissioners have with the Isle of Man Bank contain clauses which allow the bank to increase the lending margin by 0.25% in the event of such a change in the Isle of Man's credit rating.

This 0.25% increase will take effect from 23rd December, 2011. We have not yet received from the Bank updated repayment schedules for our loans which are currently all on a fixed rate basis. We have been informed by the Department of Social Care that all future loans be under the variable loan terms and conditions.

**J. M. O. Bird,
Finance Officer.**

12th December, 2011.

FINANCE OFFICER REPORT**ACCOUNTS
PAID TO
30 November 2011**

Supplier	Total
2e2 (IOM) Ltd	£ 776.45
A.E. Corkill (Removals) Ltd	£ 55.63
AB Photography Ltd	£ 420.00
Ayre Mowers Ltd	£ 400.80
Bertram Library Services	£ 943.92
Bre	£ 500.00
Brew & Corkill Ltd	£ 305.59
Bridson & Horrox Ltd	£ 1,381.72
BT Global Services	£ 22.50
Capt. N.H. Malpass J.P.	£ 170.00
Chas E Richmond Ltd	£ 2,792.90
Corkhill & Callow	£ 250.00
Coroner of Ayre & Garff	£ 5.40
Dalrymple Associates	£ 592.65
Dave Perry	£ 6,076.37
Descon Ltd	£ 243.60
Dickinson Cruickshank	£ 585.00
Douglas Corporation	£ 3,330.00
Eden Park Garden Centre	£ 491.38
Edmundson Electrical Ltd	£ 96.00
Edwin Dennis Signs Ltd	£ 252.00
Ellan Vannin Fuels Ltd	£ 14,460.21
Farmers' Combine Ltd	£ 182.40
Feltons Ironmongers	£ 360.50
Fire Security Limited	£ 422.10
Firesafety.uk.com	£ 202.80
Flowplant Group Ltd	£ 810.00
Forward Chemicals Ltd	£ 3,335.36
G4S Secure Solutions (Isle of Man) Ltd	£ 2,393.94
Garden Supplies Ltd	£ 150.00
Go Marketing Ltd	£ 381.89
Gresswell	£ 372.84
Haldane Fisher (IOM) Ltd	£ 226.10
Holmes Grace	£ 223.20
Island Drainage & Groundwork Ltd	£ 5,397.62
Isle of Man Government	£ 15,991.31
Isle of Man Library Services	£ 189.41
Isle of Man Newspapers Ltd	£ 816.24
Isle of Man Post Office	£ 1,016.97
Liftmann	£ 156.00
Lombard Manx Leasing Ltd	£ 3,120.00
Magnet Ltd	£ 192.70
Manx Business Solutions Ltd	£ 228.11
Manx Drain Surveys Ltd	£ 228.00
Manx Electricity	£ 571.60
Manx Gas Ltd	£ 165.62
Manx Glass & Glazing Ltd	£ 28,682.21
Manx Radio	£ 180.00

FINANCE OFFICER REPORT**ACCOUNTS
PAID TO
30 November 2011**

Manx Telecom Ltd	£	1,226.47
Marianne's Flowers	£	22.00
Martin & Watson Ltd	£	175.00
McGarrigle Architects Ltd	£	613.20
Mr M Quine	£	10.12
Mrs A M Goodall	£	350.00
Mrs E Perry	£	10.00
Mrs Judy Kelly	£	17.50
Mrs K Bignell	£	8.00
Mrs K J Gibson	£	598.00
Mrs S J Kennish	£	1,950.00
N J Dernie	£	899.00
National Westminster Bank	£	10.57
Outdoor Power & Plant Ltd	£	1,809.67
Outlook Window Systems Ltd	£	14.00
P & M Window Cleaners	£	311.38
Paul Wheeler Ltd	£	7,343.15
Phoenix Windows	£	40.80
Pickwicks	£	36.05
Quiggin & Cubbon Ltd	£	379.67
Ramsey Art Gallery	£	150.00
Ramsey Chamber of Commerce	£	150.00
Ramsey Press	£	396.00
Ramsey Town Band	£	50.00
Ramsey Town Commissioners	£	1,576.30
Raymotors Ltd	£	1,022.60
read - The Reading Agency Ltd	£	37.20
Signrite Isle of Man Ltd	£	172.80
Silva Consulting Limited	£	2,287.80
St. Paul's Bookshop	£	224.38
Star Services Ltd	£	90.00
T&GWU	£	118.84
T.H. Colebourn Ltd	£	1,562.64
The Ramsey Steamship Co. Ltd	£	283.08
The Ramsey Warehouse	£	5.00
Tip Top Cleaners (2006) Ltd	£	3,202.43
Ulverscroft Large Print Books	£	197.74
Viking Direct	£	98.36
W G Young	£	200.00
W.D.S. Ltd	£	412.68
W.F. Howes Ltd	£	194.26
W.H. Looney (Ramsey) Ltd	£	642.00
Whittaker Trading Ltd	£	244.80
Wicksteed Leisure Ltd	£	112.69
Wolseley UK Ltd	£	109.56
Grand Total	£	129,514.78

CAPITAL ACCOUNTS PAID TO 30th NOVEMBER, 2011
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Acc. No.	Payee	Description	Amount	Total
93	A.I.G. Ltd	Remedial Works L.H.E.		80.00
94	A E Corkill (Removals) Ltd	Remedial Works L.H.E.		55.00
95	Dave Perry	Remedial Works L.H.E.		112.50
96	Mrs M Forgie	Remedial Works L.H.E.		60.40
97	Outlook Window Systems	Remedial Works L.H.E.		70.00
98	C E Richmond Ltd	Remedial Works L.H.E.		119.30
99	Manx Glass & Glazing	Fascias Soffits, Rainwater Goods		50,585.54
100	Dalrymple Associates	Remedial Works L.H.E.	1,250.00	
		Fascias Soffits, Rainwater Goods	<u>1,713.24</u>	2,963.24
101	BRE	L.H.E. Phase 1		2,500.00
102	Island Drainage & Groundworks	Station Road Car Park		26,988.10
103	Isle of Man Government	Remedial Works L.H.E.		1,210.00
104	Manx Gas Ltd	Remedial Works L.H.E.		136.94
105	Transfer to General Revenue	Remedial Works L.H.E.		1,426.47
106	Silva Consulting Ltd	Kitchen Framework Agreement		11,439.00
107	Holmes Grace	Kitchen Framework Agreement		1,116.00
108	McGarrigle Architects Ltd	Remedial Works L.H.E.		3,066.00
109	Mrs E Perry	Remedial Works L.H.E.		83.00
110	Transfer to General Revenue	Remedial Works L.H.E.		138.37
111	A E Corkill (Removals) Ltd	Remedial Works L.H.E.		230.00
112	Mr M Quine	Remedial Works L.H.E.		235.31
113	Transfer to General Revenue	L.H.E. Phase 5		472.86
114	Mrs K Bignell	Remedial Works L.H.E.		40.00
115	Transfer to General Revenue	L.H.E. Phase 5		64.73
116	N J Dernie	Kitchen Framework Agreement		4,495.00
117	Manx Glass & Glazing	Fascias Soffits, Rainwater Goods		92,825.49
TOTAL				£ 200,513.25

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – DECEMBER, 2011.**

Mr. Chairman and Members,

Copies of the following applications have been received from the Department of Infrastructure, Planning and Building Control Division under the planning consultation procedures. The applications are listed for consideration subject to comments where appended.

REF NO: 2919 **AMENDED PLANS**
P.A. NO.: 11/01504/B
APPLICANT: Hartford Homes Limited
PROPOSED: Amendments to detached dwellings with integral garages on plots 1, 2 & 3 approved under PA 10/01320/B
NOTES: P.A. in Detail
SITE: **Plots 1 - 3, Palm Winds, The Vollan, Ramsey**

REF NO: 2925
P.A. NO.: 11/01628/B
APPLICANT: Mr. A. Nuttall
PROPOSED: Installation of replacement windows
NOTES: P.A. in Detail
SITE: **The Apartment, West End Buildings, Parliament Street, Ramsey**

REF NO: 2926
P.A. NO.: 11/01638/B
APPLICANT: Parochial Church Counsel, St Pauls Church
PROPOSED: Creation of an access ramp
NOTES: P.A. in Detail
SITE: **St. Paul's Church Hall, Market Square, Ramsey**

REF NO: 2927
P.A. NO.: 11/01663/B
APPLICANT: Gillian Fieldhouse
PROPOSED: Alterations, installation of a dormer window and replace and existing window with french windows
NOTES: P.A. in Detail
SITE: **Aigh Vie, Beaumont Road, Ramsey**

P. S. Harrison,
Chief Technical Officer

14th December, 2011

**RAMSEY TOWN COMMISSIONERS
PLANNING APPLICATIONS – DECEMBER, 2011**

The following plans are acceptable in terms of planning consideration, unless any Board Member wishes to make comment:

2925
2926
2927

The following plans are for consideration at the Board Meeting for further comment or information only:

R.T.C. Plan No.	Comments
2919	<p>Amendments to detached dwellings with integral garages on plots 1, 2 & 3 approved under PA 10/01320/B - Plots 1 - 3, Palm Winds, The Vollan, Ramsey</p> <p>This application provides details of proposed landscaping layout as required as part of the original Planning Approval</p> <p>Recommendation: Observation:- All areas of landscaping to be conveyed to the appropriate adjacent properties to ensure that future maintenance responsibilities are established.</p>

Mr. G. K. Quayle,
Deputy Lead Member for Works & Development

19th December, 2011

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2011

<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>	<i>Appendix II</i>
11/00791/B R.T.C. 2868	Department of Infrastructure, Highways Division	Alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping	Water Street, Peel Street, Bourne Place, Parliament Street & Courthouse Gardens	Meeting held: 20/07/11 No Objection	09/12/11 Application APPROVED	1
11/00796/B R.T.C. 2869	Department of Infrastructure, Highways Division	Alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping	Market Hill	Meeting held: 20/07/11 No Objection	08/12/11 Application APPROVED	2
11/01243/B R.T.C. 2901	Mr. Howard Eggerton & Mrs. Nancy Eggerton	Erection of an extension and conversion of bedroom to provide tourist accommodation (partial retrospective)	Cherrywood Guest House, 12, Barrule Park	Meeting held: 21/09/11 No Objection – Extension Objection – Tourist Accommodation RTC requested Appeal	11/11/11 Application APPROVED 30/11/11 Request for APPEAL	3
11/01470/C R.T.C. 2918	Natalie Anne Jenkins, Northern Lights Community Centre	Change of use of existing office to a community centre	4, Forest View, Bowring Road	Meeting held: 16/11/11 No Objection	28/11/11 Application APPROVED	4

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2011

No.	P A No.	Applicant / Site / Description	Details
1	11/00791/B R.T.C. 2868	<p align="center">Department of Infrastructure, Highways Division Water Street, Peel Street, Bourne Place, Parliament Street & Courthouse Gardens</p> <p align="center">Alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping.</p>	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice.</p> <p>This approval relates to the alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping as proposed in the submitted documents and drawings all received on 9th June 2011.</p> <p>Prior to the commencement of any works, there must be submitted to and approved by the Department a detailed drawings (sic) showing all street furniture and lighting columns which shall be installed in accordance with these approved plans.</p> <p>Prior to the commencement of any works, there must be submitted to and approved by the Department samples of the hard surfacing which shall be installed in accordance with this approval.</p> <p>Assessment and Conclusions The main issues in both schemes are firstly, the effect of the proposals on the character and appearance of the Conservation Area and, secondly, the effect relating to traffic flows and layout, with particular reference to the mixed business and community uses in this part of Ramsey. On the first issue, I agree with the Planning Authority and the Conservation Officer that both schemes result in an enhancement of the character and appearance of the Conservation Area. The existing streetscape is of very poor quality. The existing tarmac and concrete finishes detract from the appearance of the area and there are no hard surface elements which are historically or traditionally worthy of retention. This part of Ramsey is recognised as being in need of re- generation in order to improve the overall quality of the town centre. The proposed materials, of which I have inspected the submitted samples, are of a high quality and appropriate in form, scale and colour.</p> <p>The ‘flamed’ red which is referred to is not so strident as the name suggests and I consider that the contrasts of colour which de- lineate the road surfaces from the footways are appropriate and will result in an attractive street scene.</p> <p>I consider that both proposals accord with Environment Policies 35 and 43 of the Strategic Plan in relation to the enhancement of the Conservation Area and the re- generation of the town centre. They also accord with the relevant criteria in General Policy 2, particularly in relation to respecting the surroundings; enhancing the character of the area and providing safe access for highway users and pedestrians in this mixed commercial and retail part of Ramsey.</p>

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2011

No.	P A No.	Applicant / Site / Description	Details
	<p>11/00791/B R.T.C. 2868</p>	<p>Department of Infrastructure, Highways Division Water Street, Peel Street, Bourne Place, Parliament Street & Courthouse Gardens</p> <p>Alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping.</p>	<p>With regard to the impact on business users and retailers, there would be a loss of 8 car parking spaces, although three car parking spaces for disabled drivers have been maintained. However, there are alternative parking places within very short distances of this central area, including the temporary car park on Albert Road and the nearby Market Place. With schemes such as this, where priority is generally given to the safety and amenity of pedestrians over vehicles, it is usually likely that existing car parking spaces on the street will have to be sacrificed. In this case the Department's parking study for the whole of Ramsey incorporated the proposals set out in these applications and these matters have been considered by the applicants, and the Planning Authority.</p> <p>Taking into account the proximity of other parking areas and the overall layouts of these two schemes, I consider that adequate on- street parking has been provided. I note the concerns relating to deliveries and loading but a dedicated area has been provided and I do not consider that either of the proposed schemes would be detrimental to the existing commercial or retail activities. The overall advantages of the schemes in providing more user-friendly and attractive pedestrian routes and spaces, (including recreational seating areas within the gardens), will improve general accessibility for the public, resulting overall in a more attractive environment to visit and in which to work and shop.</p> <p>It may well be that there are other previous highways decisions which have led to congestion in this and other parts of the town centre. However, I do not consider that these applications should be withheld on the basis that there may be a more refined solution relating to improving traffic flows around this part of Ramsey. In land use planning terms and with regard to highway safety I consider that these proposals are acceptable. I do not consider that the granting of permission at this stage would be premature.</p> <p>The applications relate to proposed developments to provide alterations and amendments to the existing finishes to highways and pedestrian areas along with new street furniture and hard and soft landscaping. The overall aim is to make this part of Ramsey an attractive focal point for all sections of the community (business, retail, visitors) and to make it a vibrant centre for use by everyone. I consider that any wider matters which relate to traffic flows and congestion need to be dealt with comprehensively by the Highways Authority. The carrying out of these two developments, in the physical form as proposed, would not preclude the authority deciding at a future date that directional flows should be changed in part to suit a different traffic management scheme.</p> <p>I conclude that both Application A and Application B are acceptable and should be permitted.</p> <p>Recommendations</p> <p>I recommend that planning approvals be granted for Application A and Application B subject, in each case, to the conditions set out in the Planning Authority's statements.</p>

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2011

No.	P A No.	Applicant / Site / Description	Details
2	11/00796/B R.T.C. 2869	<p align="center">Department of Infrastructure, Highways Division</p> <p align="center">Alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping</p>	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice. This approval relates to the alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping as proposed in the submitted documents and drawings received on 9th June 2011 and 19th September 2011.</p> <p>Prior to the commencement of any works, there must be submitted to and approved by the Department a detailed drawings showing all lighting columns, tactile paving, the type and position of traffic signs and road markings and position of street furniture which all shall be installed accordance with these approved plans.</p> <p>Prior to the commencement of any works, there must be submitted to and approved by the Department samples of the hard surfacing which shall be installed accordance with this approval.</p> <p>Assessment and Conclusions The main issues in both schemes are firstly, the effect of the proposals on the character and appearance of the Conservation Area and, secondly, the effect relating to traffic flows and layout, with particular reference to the mixed business and community uses in this part of Ramsey.</p> <p>On the first issue, I agree with the Planning Authority and the Conservation Officer that both schemes result in an enhancement of the character and appearance of the Conservation Area. The existing streetscape is of very poor quality. The existing tarmac and concrete finishes detract from the appearance of the area and there are no hard surface elements which are historically or traditionally worthy of retention.</p> <p>This part of Ramsey is recognised as being in need of re-generation in order to improve the overall quality of the town centre.</p> <p>The proposed materials, of which I have inspected the submitted samples, are of a high quality and appropriate in form, scale and colour. The ‘flamed’ red which is referred to is not so strident as the name suggests and I consider that the contrasts of colour which de-lineate the road surfaces from the footways are appropriate and will result in an attractive street scene.</p> <p>I consider that both proposals accord with Environment Policies 35 and 43 of the Strategic Plan in relation to the enhancement of the Conservation Area and the re-generation of the town centre. They also accord with the relevant criteria in General Policy 2, particularly in relation to respecting the surroundings; enhancing the character of the area and providing safe access for highway users and pedestrians in this mixed commercial and retail part of Ramsey.</p> <p>With regard to the impact on business users and retailers, there would be a loss of 8 car parking spaces, although three car parking spaces for disabled drivers have been maintained.</p>

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2011

No.	P A No.	Applicant / Site / Description	Details
	<p>11/00796/B</p> <p>R.T.C. 2869</p>	<p>Department of Infrastructure, Highways Division</p> <p>Alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping</p>	<p>However, there are alternative parking places within very short distances of this central area, Including the temporary car park on Albert Road and the nearby Market Place. With schemes such as this, where priority is generally given to the safety and amenity of pedestrians over vehicles, it is usually likely that existing car parking spaces on the street will have to be sacrificed. In this case the Department's parking study for the whole of Ramsey incorporated the proposals set out in these applications and these matters have been considered by the applicants, and the Planning Authority.</p> <p>Taking into account the proximity of other parking areas and the overall layouts of these two schemes, I consider that adequate on-street parking has been provided. I note the concerns relating to deliveries and loading but a dedicated area has been provided and I do not consider that either of the proposed schemes would be detrimental to the existing commercial or retail activities. The overall advantages of the schemes in providing more user-friendly and attractive pedestrian routes and spaces, (including recreational seating areas within the gardens), will improve general accessibility for the public, resulting overall in a more attractive environment to visit and in which to work and shop.</p> <p>It may well be that there are other previous highways decisions which have led to congestion in this and other parts of the town centre. However, I do not consider that these applications should be withheld on the basis that there may be a more refined solution relating to improving traffic flows around this part of Ramsey. In land use planning terms and with regard to highway safety I consider that these proposals are acceptable. I do not consider that the granting of permission at this stage would be premature.</p> <p>The applications relate to proposed developments to provide alterations and amendments to the existing finishes to highways and pedestrian areas along with new street furniture and hard and soft landscaping. The overall aim is to make this part of Ramsey an attractive focal point for all sections of the community (business, retail, visitors) and to make it a vibrant centre for use by everyone. I consider that any wider matters which relate to traffic flows and congestion need to be dealt with comprehensively by the Highways Authority. The carrying out of these two developments, in the physical form as proposed, would not preclude the authority deciding at a future date that directional flows should be changed in part to suit a different traffic management scheme.</p> <p>I conclude that both Application A and Application B are acceptable and should be permitted.</p> <p>Recommendations I recommend that planning approvals be granted for Application A and Application B subject, in each case, to the conditions set out in the Planning Authority's statements.</p>

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2011

No.	P A No.	Applicant / Site / Description	Details
3	11/01243/B R.T.C. 2901	Mr. Howard Eggerton & Mrs. Nancy Eggerton, Cherrywood Guest House, 12, Barrule Park Erection of an extension and conversion of bedroom to provide tourist accommodation (partial retrospective)	The development hereby permitted shall commence before the expiration of four years from the date of this notice. This approval relates to the alterations and extension shown in drawings reference PD-001, PD-002, PD-003, PD-004, PD-005 and PD-006'all received on 8th September, 2011 and to the use of four of the five bedrooms within the; premises as guest accommodation.
4	11/01470/C R.T.C. 2918	Natalie Anne Jenkins, Northern Lights Community Centre Change of use of existing office to a community centre	The use must be taken up within four years of the date of this notice in order for this approval to remain valid after that time. This permission relates to the use of the premises as shown in the drawing received on 20 th October, 2011 as a community centre. The premises may be operational only between the hours of 10:00 to 22:00 Sunday to Thursday inclusive and between 10:00 and 00:00 Friday and Saturday.

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

Combined Windows and Rainwater Scheme Refurbishment

Manx Glass and Glazing have completed the replacement of fascias, soffits and rainwater goods to the properties on Vernon Road, Grays Gardens, Seamount Road, Upper Queen's Pier Road and Albert Terrace.

Works to replace the soffits, fascias and rainwater goods to Seamount Road and Queens pier Road have been completed and the replacement of windows in these areas has also now been completed.

Works have now commenced to houses 1 and 2 Cronk Elfin with the replacement rainwater goods and fascias now complete and the works are ongoing to replace the windows. The remainder of works to the Cronk Elfin houses will commence after the Christmas break.

This is a 58 week contract in total with the final stage being the replacement of windows, soffits, fascias and rainwater goods to all properties in Cronk Elfin which is due to commence on 28th November 2011, completion of the scheme is programmed to be the end of July 2012.

Recommendation For information only.

P. S. Harrison,
Chief Technical Officer

15th December, 2011

**RAMSEY TOWN COMMISSIONERS
HOUSING & PROPERTY MANAGER'S REPORT
KITCHEN FRAMEWORK AGREEMENT
DECEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

Kitchen Framework Agreement

Following consideration of this matter at the November 2011 Board Meeting and subsequent publicity, a small number of enquiries have been received via our Web Site from members of the public in relation to the question of value for money. For example, this question has been raised by a tenant who has replaced a kitchen in recent years and so is aware of the cost of purchasing kitchen units. We have been able to respond in the following terms....

Your message sent via our web site has been passed to me for a response which I am pleased to give. You rightly state that you replaced your kitchen with our permission, when you moved into the property. At that time the initiative to set up an all-Island kitchen refurbishment scheme had not come into being: this was first mooted in the autumn of 2009.

*The £2,000 you quote for your own kitchen is I assume for the supply of kitchen units. What has to be understood with regard to the public sector housing is that the work involves the **full** refurbishment of the kitchens and in some cases adjoining stores etc...and/or some degree of structural work.*

The full refurbishment of the kitchens as carried out by the contractors includes:-

- *· Surveying every dwelling on an estate and agreeing with the landlord which dwellings should have a kitchen refurbishment.*
- *· Preparing standard designs for each dwelling type and then amending the design to suit each tenant's requirements, so far as reasonably possible. Liaising with each tenant and signing off the design and colour choices.*
- *· Preparation work generally includes providing storage boxes and temporary kitchen facilities, stripping out old units, flooring & services, demolition of redundant larder walls and in some cases chimney breasts, insertion of beams where required, removal of loose plaster and disposal at a licensed tip.*
- *· Reinstatement work includes patch plastering and repairs to ceiling; supplying and fixing kitchen units including work tops, sink, tap; plumbing including hot and cold water, gas, valves, wastes and washing machine connections; electric wiring including ample sockets, cooker point, extractor fan, lighting & light fittings, smoke alarm, heat detector, earth bonding and frequently new consumer units; wall tiling above worktops; floor coverings; redecoration.*
- *· In addition to the above there can be items for asbestos removal, moving boilers and radiators, new external doors, general repairs, providing wall vents for tumble driers etc.*

**Housing and Property Manager's Report – Kitchen Framework Agreement –
December, 2011, Public Continued:**

- *The contractor also has to include for setting up site and providing facilities for the workforce.*

As is the norm with all Capital Schemes of this scale and involving so many properties, a design team (with the necessary fee implications) has to be appointed to ensure the works are carried satisfactorily: this comprises:-

- *Contract Administrator (dealing with financial and Contract matters).*
- *Planning Supervisor (dealing with Health & Safety etc).*
- *Clerk of Works (overseeing the day to day work on site).*
- *Asbestos Surveyor (all properties in such situations must be checked for Asbestos, especially where invasive or structural works are involved).*

Whilst we are not able to give you a price build up I can assure you that prices for the supply of the kitchen units and for carrying out the work were obtained using competitive tendering with all the suppliers and contractors fully aware of the large number of dwellings involved, over a three to five year programme. Treasury and the Department of Social Care are fully satisfied that economies of scale and the tight market conditions were reflected in the tender prices. This does not however, preclude tendering again at the end of the first three years of the programme.

Ramsey Town Commissioners have for a good number of years, had a policy that when a property becomes void, if the kitchen is deemed to be at the end of it's 'useful life', then it would be replaced. However, in such instances, any works carried out must be funded from our Maintenance Budget, which is always stretched. The chance to replace all necessary kitchens under the umbrella of the 'Kitchen Framework Agreement' is a one-off opportunity and the Ramsey Town Commissioners, along with many other Local Authorities across the Island, have determined that this is the correct approach, to enable them to maintain the standard of our public sector housing stock into the future.

I hope this goes some way to explaining the background and justification for the Kitchen Framework Contract which is currently underway in our housing and feedback from tenants so far has been very positive. Our aim is to grasp this opportunity to provide a suitable quality of installation that comes up to modern housing standards, as this option may not be available again in the foreseeable future.

I subsequently spoke to this particular tenant who was very happy with the response and for the information provided.

Recommended: For Noting

**Marlene M Hendy,
Housing & Property Manager.**

14th December, 2011.

**RAMSEY TOWN COMMISSIONERS
PUBLIC CORRESPONDENCE
DECEMBER, 2011.**

**Isle of Man Local Government Superannuation Scheme – (FGP)
Statement of Accounts - Year Ended 31st March 2011**

The above Statement of Accounts has now been completed and audited and can be viewed on the Douglas Corporation website <http://www.douglas.gov.im/pensions.asp>

Recommendation: to be noted

Petition for Redress of Grievance of Mr David Nicholas Sykes (WD)

At the November Sitting of Tynwald Court Mr. L. I. Singer, M.H.K., moved that a Select Committee of three Members be appointed with powers to take written and oral evidence pursuant to sections 3 and 4 of the Tynwald Proceedings Act 1876, as amended, to consider the Petition for Redress of Grievance of Mr David Nicholas Sykes and others presented at St John's on 5th July, 2011, in relation to planning procedure and the risk of flooding.

Mr Singer's motion was defeated in both houses [13:9 in Keys and 5:4 in Legislative Council] and so the Petition has been rejected by the Court.

Recommendation: to be noted

Appointment to Employers Side IOM Whitley Council (FGP)

The appointment of the following members of Tynwald to the Employers' Side of the Whitley Council was approved at the November 2011 sitting of Tynwald:

- Mr. A. L. Cannan, M.H.K. appointed as Chairman of the Employers' Side
- Hon P. A. Gawne, M.H.K. and Mr. L. I. Singer, M.H.K. appointed as members of the Employers' Side.

Councillor Ashford and Mr. R. Moughtin continue as the members of the Employers' Side, appointed by the Douglas Corporation and the Isle of Man Municipal Association, respectively.

Mr. Cannan has also been appointed as Chairman and Mr. Singer as Vice Chairman of the Civil Service Commission.

Recommendation: to be noted

Domestic Waste Disposal Charges

(WD/FGP)

Following a review of waste charges the Department of Infrastructure has approved an increase in the tipping charge for Domestic waste at the EFW plant and Wrights Pit North from £30.74 to £35 per tonne with effect from 1st April 2012.

There will be no increase in the cost of commercial waste

Subject to any adjustment for tonnages the increase of 13.86% will result in an additional rate charge of £12,781 or approximately a 1.91p in the £ rate.

Recommendation: to be noted

Ramsey Golf Club – Golf Monthly 100 Hidden Gems:

(FGP/PL)

There are approximately 3,000 golf courses within the UK. Names such as Royal Lytham St. Anne's, Wentworth and Carnoustie are household golfing venues familiar to all. It is not a surprise when these historical and worthy golf courses creep year after year into the top 100 golf courses of the UK list.

The national specialist magazine, Golf Monthly, together with Footjoy publishes a biennial list entitled "100 hidden gems". In this list, rather than the more exclusive resort style venues, are featured friendly, welcoming golf clubs (often off the beaten track) which warrant a much closer look.

The list is compiled as comprehensively and democratically as possible, with input from county and regional golf unions, senior panellists from the magazine, and a growing number of keen and frequent golfers from all around the country who contribute eagerly to a forum website. It is a huge coup for the Isle of Man therefore that for the very first time, this year's list includes the northern parkland James Braid designed course at Ramsey. The list is published in the December edition of Golf Monthly.

The Board of the Ramsey Golf Club have asked that this be drawn to the Commissioners' attention and state that they are delighted to receive this deserved recognition which puts not only Ramsey but also the Isle of Man on the national golfing map.

Recommendation: to be noted

Her Majesty The Queen’s Diamond Jubilee Celebrations 2012: (FGP/PL)

Mrs. Ann Craine, Secretary to The Queen’s Diamond Jubilee Working Group, Chief Secretary’s Office, Government Office, has written to the Board to enquire what if any celebrations the Board may feel to be appropriate for Her Majesty The Queen’s Diamond Jubilee in 2012.

Information regarding events including participation in the “Beacons Across the UK” will give the Working Group an overview of the Island’s events and will be included on their website.

The Council of Ministers has agreed that a celebration weekend is to be held based on the precedent set for the Isle of Man Golden Jubilee celebrations by having an extra bank holiday on Friday, 6th July 2012 (the day after Tynwald Day) and leave the Spring Bank Holiday in its traditional slot. *(In the UK the Spring Bank holiday in late May will be moved to Monday 4 June 2012 and an additional Jubilee bank holiday will be on Tuesday 5 June 2012.)*

NOTE: It may be noted that the public holiday falls in National Week and together with Tynwald Day provides a long weekend break for many.

In June of this year the Board informed the Working Party that the Island should consider that which best suits the Island and that the Commission have no strong views as to additional celebrations, but felt that an additional bank holiday immediately after Tynwald Day might not suit the majority of persons.

Recommendation: For consideration.

Concern over Pavements - Schoolhouse Corner

(WD)

A copy of a letter dated 9th December 2011 has been received from Mrs Marion Thompson of 50 Queen's Pier Road, Ramsey addressed to Mr. David Cretney, M.H.K., Minister for the Department of Infrastructure.

The letter deals with Mrs. Thompson’s concerns regarding a narrow pavement at Schoolhouse Corner, Lezayre Road in Ramsey. The area is that between The Elms and Kerroo Glass and is used extensively by those walking to residences on Lezayre Road and Lezayre Park and schoolchildren during schooldays.

The matter has been referred to the Northern Traffic Management Liaison Group who may be able to assist in this matter.

Recommended: to be noted

Consultation – Payment of the Personal Allowance Credit (FGP)

Treasury has release a summary of responses received to the aforementioned consultation. Treasury advises that the consultation has generated a large number of comments, with some themes clearly evident – the document is available on the IOM Government Website and a copy has been lodged in the Town Library. Treasury has thanked respondents for their comments and states that it will consider the points raised as part of their 2012 Budget deliberations.

Recommended: to be noted

Consultation - Tax relief for letting a room: (FGP)

Treasury has released a response to the consultation of the proposal to introduce tax relief for letting a room in a house. Following consideration of the responses Treasury has concluded that it is not appropriate at present to introduce tax relief for letting a room in a person's home.

Recommended: to be noted

Training of Surveyors - Keep Britain Tidy Group (WD)

Further to the meeting held at Tynwald Mills, St Johns on 8th November, 2011, at which a presentation of District Local Environmental Quality results was given by the Department of Infrastructure and its surveyors, the Keep Britain Tidy Group, the possibility of each Local Authority getting one or two employees trained as 'surveyors' was discussed to allow the Island to continue to carry out three surveys a year. It was agreed at the meeting that Alan Donnelly of Douglas Corporation would co- ordinate this approach.

It is envisaged that training would be carried out by the Keep Britain Tidy Group but would be on- Island. Training Local Authority employees as surveyors also keeps the expertise and control in- house. Mr Donnelly has enquired whether the Commission would be willing to participate and nominate staff for training. It is envisaged that this training would take place early in 2012, but Mr Donnelly will require numbers in advance to allow co- ordination with the Keep Britain Tidy Group and the Department of Infrastructure.

Recommendation: the Chief Technical Officer to attend/nominate an attendee(s).

Official Opening – Northern Civic Amenity Site (FGP/WD)

An invitation has been received from the Department of Infrastructure, Waste Management, to the Chairman, Members and appropriate Officers, to attend the Opening of the new Northern Civic Amenity Site at Balladoole, Lezayre, on Friday, 20th January, 2012, at 10.00 a.m. The facility will be opened by Mr. Graham Cregeen, MH.K.

Recommendation: to be noted and Members advise if they wish to attend.
12th December, 2011.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION
DECEMBER, 2011.**

Mr. Chairman and Members:

The following notice of Motion, dated 2nd December, 2011, is submitted in the name of Mr. W G Young:

“That the Ramsey Town Commissioners promote a scheme under Section 9 of the Local Government Act 1985 for the abolition of the North and South Ward within the Town District of Ramsey so that all Commissioners would be elected by the whole Town and not within the existing 2 wards.”

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Accordingly this matter is adjourned to the meeting of the Board to be held on 18th January, 2012.

2nd December, 2011.