



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

www.ramsey.gov.im

13th January, 2012.

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, 18th January, 2012**, at 7.00 p.m.

BUSINESS:

1. Apologies for Absence:

2. Minutes for Adoption:

pages: 1 - 7

- Minutes of the Board Meeting held 21st December, 2011.

3. Chairman's Report:

page: 8

- Civic Duties
- New Year's Day Dip

4. Town Clerk's Reports:

pages: 9 - 22

- Action Pending **(Multi)**
- Advertising for Expressions of Interest for Select List of Contractors **(FGP)**
- Consultation Local Government Superannuation Scheme 2012 **(FGP)**
- Consultation – Weeds Act **(FGP / WD)**
- Local Elections **(FGP)**
- Out of Town Retail **(FGP/WD)**
- Standing Orders on the Making of Contracts **(FGP)**

5. Finance Officer's Report:

(FGP) pages: 23- 29

- Revenue Accounts
- Capital Account
- Estimated Housing Deficiency

- 6. Chief Technical Officer's Reports:** (WD) pages: 30 - 33
- Planning Applications
 - Appendices
 - General Report
 - Combined Windows and Rainwater Scheme Refurbishment
 - Recycling of Christmas Trees
- 7. Housing and Property Manager's Report:** (HP) page: 34
- Kitchen Framework Agreement
- 8. Administration Officer's Report:** (WD) page: 35
- Enforcement Actions
- 9. Public Correspondence:** pages: 36
- Northern Civic Amenity Site – Financial Contribution (FGP/WD)
- 10. Notice of Motion:** pages: 37 - 38
- 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.”*
- 11. Any other Business:**
(By permission of Chairman)

Town Clerk & Chief Executive

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
JANUARY, 2012.**

Fellow Members,

Civic Duties:

It was a privilege to make visits to the Cottage Hospital and the Town's Residential and Nursing Homes at Christmas Time. I record my thanks to Mrs. Beattie for accompanying me on these visits which we know the patients and residents found as enjoyable as we did.

New Year's Day Dip

On 1st January 2012 the Friends of Auldyn Infants School organised a New Year's Day dip. Over 140 people joined in and the event was very well attended by spectators.

I would like to congratulate the organisers and all those who took part, I understand the event is running again next year and I wish the organisers the very best.

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13th January, 2012.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
JANUARY 2012 – PUBLIC**

Mr. Chairman and Members,

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

	Topic	Action	Notes
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
	Drinking in public places	Meeting with Inspector Kinley	To be arranged

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

13th January 2012.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ADVERTISING FOR EXPRESSIONS OF INTEREST FOR SELECT
LIST OF CONTRACTORS
JANUARY, 2012 – PUBLIC**

Mr. Chairman and Members,

Treasury has written in relation to changes in the way advertising for capital schemes, which are subject to Capital Procedure Notes, should be undertaken. The Capital Procedure notes apply to all Capital Projects and Government revenue funded projects exceeding £250,000.00.

At present, the Capital Procedures require advertisements to be placed in the local press for contractors wishing to be considered for inclusion on select tender lists.

However, with the emergence of the revamped approved contractors list now known as the Manx Accredited Construction Contractors list (MACCS) and modern technology there are opportunities to save advertising costs whilst ensuring that all local contractors are made aware of forthcoming tenders.

The Employers Federation operates the MACCS list on behalf of Government and circulating tender details to members would enable only Manx-based firms to receive the advertisements as opposed to the current situation where off-Island contractors can respond to advertisements in Isle of Man newspapers. Clearly where a project may require off island skills the option to advertise in the press will remain. Contractors have to be MACCS approved to work for Government, therefore using the Employers Federation to contact MACCS approved contractors (in the appropriate trade category) will be a 'catch all' situation and will avoid the often used excuse that 'we didn't see the advert'.

It has therefore been agreed that Departments, Statutory Authorities and Local Authority projects advertising in the press is to cease and circulate Advertisements for Tenderers via the Employers Federation.

Recommendation: to note the amended procedures to be applied to all schemes subject to the IOM Government Capital Procedure Notes and to apply such also to all rate funded schemes except where off-island contractor expertise is required.

The application of the amended procedures will require formal amendment to the Commission's Standing Orders on the Making of Contracts for which a separate report is provided.

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

8th January 2012

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION – LOCAL GOVERNMENT SUPERANNUATION
SCHEME 2012
JANUARY, 2012 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has issued a consultation document on proposed amendments to the Isle of Man Local Government Superannuation Scheme, which is the scheme by which pensions are provided to local authority employees on the Island.

The consultation document and all appendices are available on the Government Website www.gov.im/consultations.gov

1. Background

1.1 Under the provisions of the Superannuation Act 1984 (“the 1984 Act”), the Department of Infrastructure (“the Department”) has a statutory responsibility to make superannuation schemes with respect to persons in local government service in the Island and other persons for whom it considers appropriate to provide superannuation under any such scheme (“admitted bodies”).

1.2 The provisions of the 1984 Act allows the Department to apply English pensions legislation (Statutory Instruments) subject to such modifications as may be specified in the Scheme.

1.3 The draft Local Government Superannuation Scheme 2012 (“the 2012 Scheme”) will apply, subject to exceptions and modifications, Statutory Instruments relating to local government superannuation in England and Wales. A copy of the draft 2012 Scheme is attached as Appendix A.

1.4 The 2012 Scheme will introduce in the Island pensions legislation that was first introduced in England and Wales in April 2008 and will enable the Island’s local government pension legislation to be brought up to date. The current Scheme was first introduced in 2003 and as well as being considerably out of date is also becoming increasingly difficult to administer.

2. Main Changes

2.1 New contribution rates – in the 2012 Scheme, instead of most people paying a standard contribution rate of 6%, there will be different contribution rates for different pay bands. These new rates have been designed to provide more equality between the contributions paid and the benefits of scheme membership.

2.2 The new rates are between 5.5% and 7.5% of pensionable pay depending which pay band applies. While some lower paid workers will pay less, those earning more than £18,000 per annum will pay more. The % contribution will be gradually increased from 6.5% up to a maximum of 7.5% for those earning more than £75,000.

**Town Clerk's Report – Consultation – Local Government Superannuation
Scheme 2012 – January, 2012. Public Continued:**

Transitional arrangements will mean that, where applicable, the % increase will be phased in over a number of years. Details of the bands are illustrated on the next page.

2.3 Under the new proposals members will benefit from a higher rate of accrual, more flexible lump sum options, modified ill-health retirement provisions and new flexible retirement options.

Band	Range	Contribution Rate
1	£0 to £12,000	5.5%
2	£12,001 to £14,000	5.8%
3	£14,001 to £18,000	5.9%
4	£18,001 to £30,000	6.5%
5	£30,001 to £40,000	6.8%
6	£40,001 to £75,000	7.2%
7	More than £75,000	7.5%

2.4 New calculations for benefits allows greater flexibility. The 2012 Scheme is still a final salary Scheme so benefits will continue to be based on final pay and number of years as a member of the Scheme. For each year in the Scheme up to 31 March 2012 members will receive a pension of 1/80th of their final salary plus an automatic lump sum of 3 times their annual pension. For each year from April 2012 member`s pensions will be based on a rate of 1/60th of their final year`s pay. There will be no automatic lump sum for membership built up after March 2012 but members will have the option to take a lump sum in exchange for some of their pension – by exchanging £1.00 of their annual pension for £12.00 of lump sum. Your administrative authority will be able to offer you advice on how you can opt for a lump sum.

2.5 Retirement age

Normal retirement age will remain at age 65 but the minimum age at which benefits can be paid rises from age 50 – 55. Ill health retirement remains at any age subject to employer approval. If you continue working beyond 65 members will be able to stay in the Scheme but must draw their benefits by age 75.

2.6 Improved death benefits

Under the 2012 Scheme there will be improvements to the Scheme`s benefits if a member dies before age of 75.

2.7 Additional information about proposed changes

Further information about the changes including details of “what`s gone, what`s changed and what`s new” is enclosed for members information.

Additional information which illustrates how the relevant English Regulations have been modified for the Isle of Man is also available on the Department`s website. The consultation began on 14th December 2011 and will close on 17th February 2012.

Recommendation: for discussion

8th January, 2012.

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

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION – WEEDS ACT
JANUARY, 2012 – PUBLIC**

Mr. Chairman and Members,

The Department of Environment Food and Agriculture has issued a consultation document proposing amendments to the Weeds Act 1957.

The Weeds Act 1957 provides legislation to prevent the proliferation of 'injurious' weeds on agricultural land. The injurious weed species listed in the act are:

- broadleaved dock *Rumex obtusifolius*
- curled dock *Rumex crispus*
- creeping thistle *Cirsium arvense*
- spear thistle *Cirsium vulgare*
- ragwort/cushag *Senecio jacobaea*
- wild oat *Avena fatua*
- giant hogweed *Heracleum mantegazzianum*

The Agriculture Directorate of the Department of Environment, Food and Agriculture (DEFA) is responsible for the enforcement of this legislation.

The consultation document including the full text of the Weeds Act is available on the IOM Government Website <http://www.gov.im/lib/docs/daff/weedsactconsultation.pdf> and a copy has been lodged in the public library.

1 Penalty for permitting weeds to grow

Any occupier of any land who shall suffer or permit any injurious weeds to which this Act applies growing upon such land to remain uncut or not destroyed on the first day of August in any year or on any earlier date when the said injurious weeds are developing flowers, shall be liable on summary conviction to a fine not exceeding £500 and to a further fine not exceeding £5 for every day during which the default continues after conviction.

2 Notice to cut down or destroy weeds

Notwithstanding the provisions of section one of this Act, where the Department of Agriculture, Fisheries and Forestry (in this Act referred to as 'the Department') are satisfied that there are injurious weeds to which this Act applies growing upon any land, the Department may at any time serve upon the occupier of the land a notice in writing requiring him to cut down or destroy the weeds within the time specified in the notice.

**Town Clerk's Report – Consultation Weeds Act
January, 2012 – Public Continued:**

The Act also provides a fine of up to £500 for failing to comply with a notice and a continuing daily fine, and provides default powers to the Department and power to recover costs where such default powers are applied.

The Department advises that every year many complaints are received by DEFA as the responsible Department and also to the Department of Infrastructure due to their involvement in managing roadside verges etc where injurious weeds can persist.

DEFA officers endeavour to address all complaints that they receive but state that the Act is, in part, unenforceable: Section 1 of the Act states:

'that it is an offence to allow any of the listed species to 'remain uncut or undestroyed by the 1st of August, or before this date if already in flower'.

This has a number of repercussions:

- If followed correctly, the Act would result in the extermination of the listed species. However, with the exception of giant hogweed, this would in the Departments view be unethical as all of the species listed are native species and have a role in the functioning of healthy ecosystems.
- Members of the public frequently complain about the presence of weeds, especially cushag in gardens, brownfield sites and hedgebanks where no agricultural problem is apparent. This takes up significant officer time where no meaningful actions can be taken, reducing the time that can be spent on infestations that are a real risk to agricultural areas, particularly those with horses.

Section 2 of the Act permits the Department to issue a notice on landowners to cut or destroy injurious weeds within a specified time. This is easier to enforce and is only carried out where there is a significant infestation that will affect agricultural land. The Department feels that focusing on the use of notices under Section 2 would achieve the required reduction of risk to animals on agricultural land.

For comparison, the UK Weeds Act does not have an equivalent to IOM Act Section 1 but functions solely on text similar to Section 2 of the Act.

The Department proposes that if Section 1 was removed from the Act, it would no longer be an offence to harbour listed species on the Weeds Act, unless a notice has been issued by DEFA. This would remove the duty to eliminate these species from the island – a duty that is in itself both unachievable and contrary to sound environmental practice and convention.

**Town Clerk's Report – Consultation Weeds Act
January, 2012 – Public Continued:**

The Commission may agree that although the amendment will remove the specific offence of harbouring weeds the ability of Department officers to inspect lands where complaints are received and to issue notices where the location presented a risk to animals on agricultural land will ensure adequate control. The Department would of course have to consider whether allowing some species to proliferate could increase the risk of spread to agricultural lands and how best to manage such.

Recommendation: for discussion

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

8th January 2012

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL ELECTIONS
JANUARY, 2012 – PUBLIC**

Mr. Chairman and Members,

At the January Sitting of Tynwald the Minister for Infrastructure will move the following:-

Local Elections Act 1986

The Minister for Infrastructure to move –

- That the Local Election (Amendment) Rules 2011 be approved [SD No 1082/11]

These Rules further amend the Local Election Rules 2003 (SD 888/03 as amended by SD 40/08). The amendments generally reflect recent changes to House of Keys elections. The main change relates to the timetable for local elections. Rule 3 is amended to improve the procedures for dealing with the delivery of, and the withdrawal and making of objections to, nomination papers.

Other changes provide for a number of minor amendments which modernise some of the current procedures. Some minor typographical errors and outdated references are also corrected.

Local Elections Act 1986

Representation of the People Act 1995

The Minister for Infrastructure to move –

- That the Local Elections (Absent Voters) (Amendment) Regulations 2011 be approved [SD No 1083/11]

These Regulations amend the Local Elections (Absent Voters) Regulations 2008 (SD 41/08). The changes modify some of the procedures which apply to local elections to take account of recent changes introduced for the House of Keys Elections. Other minor amendments are also made.

Local Elections Act 1986

The Minister for Infrastructure to move –

- That the Local Elections (Fees) Order 2011 be approved [SD No 1081/11]

This Order increases the fees, in line with the Retail Price Index, paid to officials with respect to local elections. The Local Election (Fees) Order 2008 (SD 42/08) is therefore revoked.

Town Clerk's Report – Local Elections – January, 2012, Public Continued:

The amendments all come into operation on 1st February 2012. The amendments are therefore made in time for the next local authority “general” election to be held in April 2012.

It is anticipated that the Department of Infrastructure will issue the Notice of Election for the local authority “general” election on the 15th March 2012, the notice will be placed in the local press, the last day for delivery of nomination papers is anticipated as being Thursday 29th March 2012, and the Polling Day (subject to adequate nominations being received) will be Thursday 26th April 2012.

Copies of the above documents are enclosed for Members information, and are available on the Tynwald Website www.tynwald.org. Consolidated election regulations will be available prior to the 2012 election process commencing.

Recommendation: to be noted

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

12th January 2012

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
OUT OF TOWN RETAIL
JANUARY 2012 – 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

At the December meeting the Board noted an objection to the above application submitted on behalf of Next plc. The application sought consent to the sale of children's wear within a proposed Next Home Store.

On 12th January the application was refused by the Planning Committee, at the time of reporting the formal notice had not been received.

PA 11/01726/B - Construction of internal mezzanine floor to increase retail floor space, Unit 1 Spring Valley Industrial Estate, Douglas, Isle of Man

A further application for the same location was submitted on 16 December 2011 on behalf of Dixons Retail for a PC World/Curry's operation seeking approval to install a mezzanine floor to increase the retail floor area of the premises.

The applicant seeks open a new out of town retail store for PC World/Curry's which retails computer, white goods and other electrical items. The original planning consent, granted at appeal included a condition which limited the "maximum retail floor space" to 1672m². Inspection of the application approved at appeal [PA 08/2135] plans shows that the application refers to 2 retails units with the following areas:-

	Total floor area (m²)	Quoted sales area (m²)
Unit 1	926	743
Unit 2	743	635
Totals	1669	1378

The approval [PA08/02135] was also subject to a condition that

"..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."

Recommendation: to be noted and for discussion as appropriate

13th January 2012

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

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
STANDING ORDERS ON THE MAKING OF CONTRACTS
JANUARY, 2012 – PUBLIC**

Mr. Chairman and Members,

Further to amendments to Government Capital Procedures the Commission will be required to amend Standing Orders in relation to building and civic engineering contracts and to reflect changes in the structure of Government. The Existing Standing Orders on the Making of Contracts are appended; these apply to construction, civil and service contracts.

Standing Order 2(2) & (3) to be amended to read:-

2. *(1) Subject to the provisions of paragraph (3) and Standing Order 3 below, before seeking to make any contract for the supply of goods or services the Board shall cause appropriate public notice to be placed in a newspaper circulating in the Island and/or a trade journal giving not less than 14 days' notice of the intended contract and inviting tenders therefore by a fixed date and time.*

(2) In the case of a contract for capital works (see Standing Order 12 of these Standing Orders), notice to invite any contractor interested in tendering for the work to submit his name to the authority shall be given by notification of such to the Isle of Man Employers Federation and the Board may then proceed to request tenders from contractors selected from the list of those responding to the notice.

The footnote to Standing Order 3 to be amended to read:-

** Included on the Manx Accredited Construction Contractors list (MACCS) where applicable*

Standing Orders 12 & 13 to be amended, to reflect the change in Government Departments, to read :-

12. *In addition to the foregoing provisions this Part shall have effect in regard to any contract for the execution of works which will form the subject of a borrowing petition to the Department of Infrastructure or the Department of Social Care.*

13. *Pre-petitioning procedures recommended by the Department of Infrastructure or the Department of Social Care must be observed.*

Standing Order 19 states that:- Any motion to add to, vary or revoke these Standing Orders shall when proposed and seconded stand adjourned without discussion to the next ordinary meeting of the Board.

Recommendation: for discussion

8th January 2012

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

RAMSEY TOWN COMMISSIONERS

STANDING ORDERS ON THE MAKING OF CONTRACTS

In exercise of the powers conferred on the Ramsey Town Commissioners by Section 27(3) of the Local Government Act, 1955, and of all other powers enabling it in that behalf, the following Standing Orders are hereby made:-

PART 1 - GENERAL

APPLICATION

1. These Standing Orders shall apply to the making of contracts by the Board, or on its behalf, for the supply of goods or materials or for the execution of works.

INVITATION OF TENDERS

2. (1) Subject to the provisions of paragraph (2) and (3) and Standing Order 3 below, before seeking to make any contract the Board shall cause appropriate public notice to be placed in a newspaper circulating in the Island and/or a trade journal giving not less than 14 days' notice of the intended contract and inviting tenders therefore by a fixed date and time.

(2) In the case of a contract for capital works (see Standing Order 12 of these Standing Orders), the public notice given under paragraph (1) may invite any contractor interested in tendering for the work to submit his name to the authority and the Board may then proceed to request tenders from contractors selected from the list of those responding to the notice.

(3) The Board may, by resolution, exempt any contract from the provisions of paragraph (1) where the authority is satisfied that the exemption is justified by special circumstances.

3. Notwithstanding the provisions of Standing Order 2(1) above:-

(a) Tenders for a contract for the execution of works estimated to cost between £10,000 and £25,000 may be sought from not fewer than three Registered* Contractors without public notice inviting tenders.

(b) A contract for emergency works or a contract estimated to cost less than £10,000 may be sought or negotiated directly with a Registered* Contractor, except that the circumstances of any emergency contract exceeding £3,000 in cost shall be reported to the Board.

* Registered with the Registration Council of Builders and Workmen (Building Trades Council).

TENDERS

4. Tenders shall be required to be forwarded to the Town Clerk and Chief Executive in plain envelopes marked "TENDER". Any tender received after the date and time fixed for receipt shall not be considered.

[Amendment – carried at a meeting of the Ramsey Town Commissioners held on 16th December, 2009.]

5. Tenders shall be opened after the fixed date and time for receipt at a time set by the Town Clerk in the presence of the Chairman or Vice-Chairman or an appropriate Lead Member of the Board.

6. Where the Board decides to accept a tender other than the lowest, the reasons for such action shall be specified in the minutes of the meeting at which the Board makes that decision.

7. Where the Board decides to reject a tender, the reason for such rejection shall be specified in the minutes of the meeting at which the Board makes that decision.

CONTRACTS

8. All written contracts must provide for damages for default by the contractor and for possible cancellation in the case of bribery.

9. All written contracts must in all respects be construed and operate as Isle of Man contracts and shall be interpreted in accordance with Isle of Man Law.

10. Payments on account to contractors shall be made on a certificate issued by an authorised officer of the Board which shall show the total amount of the contract, the value of the work executed to date, and the value of materials.

11. Every significant variation on a contract for the execution of works shall be authorised in writing by an authorised officer of the Board. Variations which will result in the amount of the accepted tender being exceeded shall, as soon as possible, be reported to the Board and, except where unavoidable in the Board's interest, no expenditure shall be incurred in respect of such variations without the approval of the Board.

PART II - CAPITAL SCHEMES

APPLICATION

12. In addition to the foregoing provisions this Part shall have effect in regard to any contract for the execution of works which will form the subject of a borrowing petition to the Department of Local Government and the Environment.

PRE-PETITIONING PROCEDURES

13. The Department of Local Government and the Environment's recommended pre-petitioning procedures must be observed.

CONTRACTS

14. An appropriate standard form building or engineering contract must be used and every clause completed or deleted as applicable.

15. Where the contract provides for increases in the cost of labour and materials, a schedule of the price of labour, materials and goods must be completed. The contract must state if this schedule is not completed fluctuations will not be allowed.

16. Provisional sums should be kept to a minimum and wherever reasonably possible, all items should be written into the specification.

ADDITIONS AND VARIATIONS

17. Any significant additions and variations to the contract must be approved and minuted by the Board and written instructions given to the Board's Architect / Supervising Professional for the project.

18. Minutes of progress and/or site meetings must be formally recorded and presented to the Board by the Architect / Supervising Officer.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S REPORT
JANUARY, 2012, - PUBLIC**

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £1,150,197.22 were made in December, 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 December, 2011, totalling:-

£ 326,961.47

- **Estimated Housing Deficiency:**

Attached as Appendix 3, is a revised Estimate of the 2011 – 2012 Housing Deficiency. A claim has been made to the Department of Social Care for £623,722.18 representing 50% of the estimated deficiency net of the 2010 – 2011 over-claim of £182,172.81.

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

11th January, 2012.

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 |

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

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 31st DECEMBER, 2011
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Acc. No.	Payee	Description	Amount	Total
118	Barista Coffee House	L.H.E. Phase 5		57.50
119	Garden world	L.H.E. Phase 5		162.50
120	Dalrymple Associates	Remedial Works L.H.E.	1,250.00	
		Fascias Soffits, Rainwater Goods	<u>1,743.24</u>	2,993.24
121	Dave Perry Electricals	Remedial Works L.H.E.		134.70
122	Felton's	Remedial Works L.H.E.		518.94
123	C E Richmond Ltd	Remedial Works L.H.E.		27.70
124	Auldyn Construction Ltd	Remedial Works L.H.E.		81,306.31
125	Mr G M Quine	Remedial Works L.H.E.		40.00
126	Holmes Grace	L.H.E. Phase 2	3,255.00	
		L.H.E. Phase 5	6,452.00	
		Brookhill/Seamount Rd Refurb	900.00	
		Station Road Car Park	<u>8,610.00</u>	19,217.00
127	Island Drainage & Groundworks	Station Road Car Park		85,092.09
128	SafetyNet Ltd	Station Road Car Park		1,250.00
129	Tfr to General Revenu	Remedial Works L.H.E.		123.63
130	Mortgage Bond No. 6211	Bond Repaid		2,000.00
131	Mortgage Bond No. 6243 (part)	Bond Repaid		750.00
132	Mortgage Bond No. 6243 (part)	Bond Repaid		750.00
133	Mortgage Bond No. 6243 (part)	Bond Repaid		750.00
134	Mortgage Bond No. 6243 (part)	Bond Repaid		750.00
135	Mortgage Bond No. 4753 (part)	Bond Repaid		500.00
136	Mortgage Bond No. 4753 (part)	Bond Repaid		500.00
137	Mortgage Bond No. 4753 (part)	Bond Repaid		500.00
138	Mortgage Bond No. 4753 (part)	Bond Repaid		500.00
139	Mortgage Bond No. 6215	Bond Repaid		10,000.00
140	Mortgage Bond No. 6275	Bond Repaid		1,000.00
141	Furnitureland	Remedial Works L.H.E.		1,041.63
142	Glenn Moore	Remedial Works L.H.E.		480.00
143	Auldyn Construction Ltd	Remedial Works L.H.E.	63,334.69	
		L.H.E. Phase 5	<u>3,097.57</u>	66,432.26
144	Dalrymple Associates	Remedial Works L.H.E.	1,250.00	
		Fascias Soffits, Rainwater Goods	<u>1,053.24</u>	2,303.24
145	Ms H Lombard Chibnell	Remedial Works L.H.E.		122.00
146	McGarrigle Architects	Remedial Works L.H.E.		2,477.40
147	N J Dernie	Kitchen Framework Agreement		2,480.00
148	Auldyn Construction Ltd	L.H.E. Phases 3 - 4		40,066.33
149	N J Dernie	Kitchen Framework Agreement		2,635.00
TOTAL				£ 326,961.47

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – JANUARY, 2012**

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: 2922
P.A. NO.: 11/01560/B
APPLICANT: Mr. R. Woodcock & Mrs. B. Woodcock
PROPOSED: Installation of french doors to replace existing window to rear elevation
NOTES: P.A. in Detail
SITE: **Norlands, 1, Auburn Place, Lezayre Road, Ramsey**

REF NO: 2923
P.A. NO.: 11/01587/B
APPLICANT: Drayton Pensions Limited
PROPOSED: Erection of a four storey building to provide ground shop unit and bar/restaurant and nine apartments
NOTES: P.A. in Detail
SITE: **5, East Street & 42, Parliament Street, Ramsey**

REF NO: 2924
P.A. NO.: 11/01605/B
APPLICANT: Dr. T. Grass
PROPOSED: Window alterations to front and rear elevations of dwelling
NOTES: P.A. in Detail
SITE: **1, Thornhill Close, Ramsey**

REF NO: 2928
P.A. NO.: 11/01714/B
APPLICANT: Mr. & Mrs. O. Pearce
PROPOSED: Alterations and two storey extension to provide garaging and additional living accommodation
NOTES: P.A. in Detail
SITE: **Green Bank, Bride Road, Ramsey**

REF NO: 2929
P.A. NO.: 11/01719/B
APPLICANT: Mr. & Mrs. G. Garrett
PROPOSED: Erection of an extension and creation of a patio area to dwelling
NOTES: P.A. in Detail
SITE: **Hamara, Riverbank Road, Ramsey**

REF NO: 2930
P.A. NO.: 11/01765/B
APPLICANT: Mr. B. Logan
PROPOSED: Alterations and installation of dormer windows to dwelling
NOTES: P.A. in Detail
SITE: **The Beeches, Lezayre Road, Ramsey**

REF NO: 2931
P.A. NO.: 11/01766/B
APPLICANT: Mr. B. Logan
PROPOSED: Demolition of existing dwelling and erection of a building containing five apartments
NOTES: P.A. in Detail
SITE: **18, North Shore Road, Ramsey**

REF NO: 2932
P.A. NO.: 11/01775/B
APPLICANT: Mr. R. & Mrs. M. Kennish
PROPOSED: Erection of replacement porch and utility room extensions
NOTES: P.A. in Detail
SITE: **2, Westlands Close, Ramsey**

REF NO: 2933
P.A. NO.: 11/01777/A
APPLICANT: Mr. & Mrs. M. Casson
PROPOSED: Approval in Principle for the erection of a detached dwelling
NOTES: Approval in Principle
SITE: **Land associated with Fairfield, Fairfield Avenue, Ramsey**

REF NO: 2934
P.A. NO.: 12/00010/B
APPLICANT: Mr. & Mrs. J. I. Parsons
PROPOSED: Alterations and extension to dwelling
NOTES: P.A. in Detail
SITE: **7, Rheast Mooar Close, Ramsey**

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JANUARY, 2012

<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>
11/01537/B R.T.C. 2921	Mr. B. Curran	Erection of extension above existing garage to create a dwelling	Land adjacent to Woodbrae, The Crescent	Meeting held: 16/11/11 Observation	16/12/11 Application REFUSED	1

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – JANUARY, 2012

No.	P A No.	Applicant / Site / Description	Details
1	11/01537/B R.T.C. 2921	Mr. B. Curran, Land adjacent to Woodbrae, The Crescent Erection of extension above existing garage to create a dwelling	The proposed development, by virtue of its height and proximity to the boundary, would adversely affect the outlook at privacy of those in Hollybank and thus would be contrary to General Policy 2g of the Strategic Plan. The proposed building would be out of place in a streetscene characterized by buildings with pitched roofs. The dwelling would be dominated by large areas of hard surfacing and limited green or garden areas, compared with the layout of dwelling generally in the vicinity. As such, the proposal would be contrary to the provisions of General Policy 2b and c of the Strategic Plan.

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
JANUARY, 2012 – 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.

In addition, the works to replace the soffits, fascias and rainwater goods and window replacement to Seamount Road and Queens Pier Road have been completed

Works have been completed to houses 1 and 2 Cronk Elfin with the replacement rainwater goods and fascias and the replacement of the windows.

Works have now commenced on the remainder of the replacement fascias, soffits, rainwater goods and windows to the Cronk Elfin properties.

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 commenced in November 2011, completion of the scheme is programmed to be the end of July 2012.

Recommendation For information only.

Recycling of Christmas Trees

Works have commenced in respect of the shredding of real Christmas trees which have been delivered to the Commissions Nursery site after the Christmas period. The delivery of trees will be accepted until 13th January and the resultant shredded material will be used as a surfacing material for paths around the Poyll Dooey Nature Reserve and other areas.

Recommendation For information only.

P. S. Harrison,
Chief Technical Officer

10th January, 2012

**RAMSEY TOWN COMMISSIONERS
HOUSING & PROPERTY MANAGER'S REPORT
KITCHEN FRAMEWORK AGREEMENT
JANUARY, 2012 – PUBLIC**

Mr. Chairman and Members,

Kitchen Framework Agreement

This project is being delivered on schedule with properties 1,3,4,5,6, and 10 Albert Terrace being completed before the Christmas break. Mr John Leece, Clerk of Works involved in this matter, has reported positively on each completed property including tenant satisfaction. All tenants involved thus far have indicated that they are either happy, or very happy with the work and the manner in which it has been carried out. Work is now underway to continue the replacement of the remaining properties identified, working on blocks of four properties at a time.

Recommended: For noting

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

9th January, 2012

**RAMSEY TOWN COMMISSIONERS
ADMINISTRATION OFFICER'S REPORT
ENFORCEMENT ACTIONS
JANUARY 2011, - PUBLIC**

Mr. Chairman and Members,

Offences Against The Parking Order

At a Court Hearing on 14th December, 2011, Mr. Matthew Quayle was fined the sum of £80 plus costs of £80 or serves fourteen days imprisonment in default for parking his untaxed vehicle in College Street Car Park. He admitted the offences via the Coroner.

John Donnelly
Administration Officer

6th January 2012

**RAMSEY TOWN COMMISSIONERS
PUBLIC CORRESPONDENCE
JANUARY, 2012.**

Northern Civic Amenity Site - Financial Contribution

The Department of Infrastructure has advised that the cost of operating the Northern Civic Amenity site for 2012/13 will be £185,000.00. The Department advises that the small increase in operational costs for 2012/13 reflects the forthcoming increase in waste charges, and some additional new machinery that will be used at the new site.

Rateable values have changed slightly since last year and the Commissioners contribution is set out below:

Local Authority	% (rounded)	Contribution
Andreas	7.58	£14,018.55
Ballaugh	5.77	£10,674.12
Bride	15.46	£28,603.17
Jurby	4.20	£7,761.97
Lezayre	8.17	£15,111.24
Maughold	6.39	£11,829.00
Ramsey	52.43	£97,001.95
Total cost		£185,000.00

Recommendation: to be noted and financial provision made within 2012/13 rate estimate in the sum of £97,000.00

12th January, 2012.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION – WARD DIVISIONS
JANUARY, 2012 - PUBLIC**

Mr. Chairman and Members:

The following notice of Motion, dated 2nd December, 2011, was submitted in the name of Mr. W G Young at the December 2011 meeting and held over for consideration in accordance with Standing Order 14:

“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 Commissioners would be elected by the whole Town and not within the existing 2 wards.”

The Local Government Act 1985 provides:-

9 Division of district into ward s, etc

(1) The division of any district into wards, and the allocation of members of the local authority for the district to such wards, existing at the commencement of this Act shall continue to have effect, subject to the following provisions of this section.

(2) The local authority for any town district or village district may make a scheme with respect to its district, and the Department may make an order with respect to a parish district, for all or any of the following purposes-

- (a) the division of the district into wards;*
- (b) the alteration of the number and boundaries of the wards;*
- (c) the abolition of wards;*
- (d) the alteration of the number of members of the local authority;*
- (e) the holding of a fresh election of members of the authority following any such division, alteration or abolition.*

(3) A local authority which has made a scheme under subsection (2) may, after giving such notice as may be prescribed, submit the scheme to the Department, and the Department may by order give effect to the scheme, with or without modifications, from such date as may be specified in the order.

(4) An order under subsection (2) or (3) may contain such incidental, consequential, transitional or supplemental provision as appears to the Department to be necessary or proper for the purposes of the order.

(5) Before making an order under subsection (2) or (3), the Department shall cause an inquiry to be held.

(6) An order under subsection (2) or (3) shall not have effect unless it is approved by Tynwald.

**Notice of Motion – Ward Divisions – January, 2012,
Public Continued:**

In order to progress a removal of the existing wards therefore the Commission would be required to submit a scheme effecting such, and after the giving of notice submit the scheme to the Department of Infrastructure. Subject to the consideration of such the Department would be required to cause an inquiry to be held and to make an Order which would be subject to Tynwald approval.

In practice the required process could not be completed in time for the 2012 elections.

T. P. Whiteway
Town Clerk and Chief Executive

13th January, 2012.