

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

[www.ramsey.gov.im](http://www.ramsey.gov.im)

11<sup>th</sup> January, 2019.

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 evening next, **16<sup>th</sup> January, 2019, at 7.00 p.m.**

### **BUSINESS:**

1. **Apologies for Absence:** Mr. G. Monk.  
Canon Greenwood has been granted Leave of Absence.
2. **Minutes for Adoption:** pages: 1 - 9
  - Minutes of Board Meeting held on 19<sup>th</sup> December, 2018.
  - Minutes of Special Board meeting held on 9<sup>th</sup> January, 2019. (To be tabled)
  - Minutes of Special Board Meeting held on 14<sup>th</sup> January, 2019. (To be tabled)
3. **Matters arising not included within the Agenda.**
4. **Chairman's Report:** page: 10
  - Christmas in Ramsey
  - Meet and Greet
  - RNLI Chilly Dip
  - Civic Service Invitation Malew
5. **Finance and General Purposes:** pages: 11 - 23
  - Town Clerk's Report:
    - Civil Registry
    - Consultation Sexual Offences and Obscene Publications Bill 2018
  - Finance Officer's General Report:
    - Accounts
    - Summary of Revenue Income and Expenditure

**6. Works and Development:**

pages: 24 - 27

- Chief Technical Officer's Reports:
  - Planning Applications
  - Appendix
  - Disposal of Clinical Waste

**7. Housing and Property:**

pages: 28 - 41

- Housing and Property Manager's Reports:
  - Auldryn Meadows Additional Properties Offer
  - Periodic Rental Policy Consultation

**8. Parks and Leisure:**

pages: 42 - 43

- Town Clerk's Report:
  - Council of Ministers Libraries Working Party

**9. Any other Business:**

page: 44

(by permission of Chairman)

- Representatives Report(s)



Town Clerk & Chief Executive.

# **RAMSEY TOWN COMMISSIONERS**

**[ PUBLIC ]**

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 19<sup>th</sup> December, 2018, at 7.00 p.m.

**Present:** Mr. A. G. Cowie, Mesdames. M. B. Quayle and J. Wedgwood, Messrs' W. L. Hankin, N. P. Howard, J. McGuinness, G. Monk, A. J. Oldham, L. Parker, F. B. R. Williams and W. G. Young.

**Apologies:** Canon Greenwood has been granted leave of absence.

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

## **(2018/19:353) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 21<sup>st</sup> November, 2018, and the Special Board Meeting held on 10<sup>th</sup> December, 2018, be confirmed and signed by the Chairman.

## **(2018/19:354) Matters Arising:**

There were no matters arising that were not included elsewhere within the meeting's agenda.

## **(2018/19:355) Chairman's Report:**

Resolved: To note the Chairman's report dated 14<sup>th</sup> December, 2018.  
The Chairman reiterated his goods wishes for Christmas and the New Year.

## **Finance and General Purposes:**

### **(2018/19:356) Town Clerk's Report – Easement Coronation Park:**

Members considered the Town Clerk's report dated 13<sup>th</sup> December, 2018, concerning the defective manhole in the roadway at Queen's Pier Road and the proposal to make a direct connection to a manhole situate with the Coronation Park, subject to the grant of an Easement to cross land in the Commission's ownership.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed an Easement be granted at nomination consideration subject to approval of the Department of Infrastructure under S25 of the Local Government Act 1985.

**(2018/19:357) Town Clerk's Report – Ramsey Town Commissioners' Bye-Elections:**

Members considered the Town Clerk's Report dated 3<sup>rd</sup> December, 2018, in response to the Board's directive to draw-up a strategy to improve the bye-election process. Members welcomed the options presented by the Town Clerk to increase awareness in the bye-election process and the "action calendar". Mr. Parker asked if the calendar might be extended? Members were reminded that revised legislation is being progressed by Government. Members also felt that greater "induction" would be beneficial along with wider publication of bye-elections in respective wards.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness that a policy be drafted incorporating the Town Clerk's options.

**(2018/19:358) Finance Officer's Report:**

Resolved: To note and approve the Finance Officer's General Report dated 12<sup>th</sup> December, 2018, subject to the following:

Accounts - a query with regard to services supplied by a particular company was answered to members' satisfaction.

Members were reminded that budget process discussions are on-going.

**Works and Development:**

**(2018/19:359) Chief Technical Officer's Report - Planning Applications:**

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

REF NO:	3618	<b><u>AMENDED PLANS</u></b>
P.A. NO.:	18/01106/B	
APPLICANT:	Hartford Homes Limited	
PROPOSED:	Erection of a detached dwelling with associated parking	
NOTES:	P.A. in Detail	
SITE:	<b>Land to the west of 17, Royal Park, Ramsey.</b>	

A letter of mitigation to the objections raised by the Commission had been received and after discussion it was proposed by Mr. Williams, seconded by Mr. Oldham and agreed by 6 votes to 5 to affirm the Commission's objection as no changes had been made to the plans. Those members voting in favour were Messrs' Williams, Oldham, Parker, Monk, Hankin and Howard.

**(2018/19:359) Chief Technical Officer's Report - Planning Applications Cont:**

REF NO: 3628  
P.A. NO.: 18/01234/B  
APPLICANT: David Hathersich-Jones  
PROPOSED: Variation of condition 1 of PA 16/00576/A for the approval in principle for the erection of a four storey apartment block, to extend the period of approval for a further 2 years  
NOTES: P.A. in Detail  
SITE: **21 - 22, West Quay, Ramsey.**

It was proposed by Mr. Williams, seconded by Mr. McGuinness and agreed that no objection be made to the application but an observation be made that the Commissioners feel that no further extensions of planning permission should be granted.

REF NO: 3629  
P.A. NO.: 18/01255/B  
APPLICANT: Dandara Homes Limited  
PROPOSED: Erection of 34 dwellings with associated highway and drainage works  
NOTES: P.A. in Detail  
SITE: **Land adjoining Residential Development, Auldyn Meadow Drive, Ramsey.**

An email containing various points of objection was circulated. Mr. Williams proposed that an observation be submitted that no further development (including that within this application) be approved until completion of the second carriageway to Gardeners Lane in the area of the former Railway Line. The Town Clerk advised members of his understanding that the Department of Infrastructure is proposing to introduce dual carriageway traffic controls in this area once the second lane is completed, and Mr. Williams extended his proposal to include that the Department of Infrastructure be requested to actively manage control of traffic at all junctions with Gardeners Lane.

The proposal was seconded by Mr. Oldham and agreed without division.

REF NO: 3630  
P.A. NO.: 18/01265/B  
APPLICANT: Elliot Construction Limited  
PROPOSED: Conversion of existing building to form 6 self contained apartments (comprising amendments to 06/01427/B)  
NOTES: P.A. in Detail  
SITE: **Glenville, Ballure Road, Ramsey.**

Discussion ensued with reference being drawn to the Strategic Plan 2016 with regard to parking provision. It was proposed by Mr. Cowie, seconded by Mr. Williams that an objection be submitted. The proposal failed by 4 votes to 7, Messrs' Cowie, Hankin, Oldham and Williams voting with the proposal.

**(2018/19:360) Chief Technical Officer's Report - Emergency Road Closure West Quay:**

Resolved: To note the Chief Technical Officer's report dated 12<sup>th</sup> December, 2018, advising of actions taken in securing an emergency road closure on West Quay on 28<sup>th</sup> November.

It was agreed to advise the contractor that the Commissioners believe that if their preferred style of fencing had been used the problem would not have arisen.

It was further resolved, following a proposal by Mr. Cowie, seconded by Mr. Williams and agreed that an attempt be made to recover costs incurred by the Commission in providing the road closure.

**(2018/19:361) Technical Assistant's Report - Recycling of Christmas Trees:**

Resolved: To note the Technical Assistant's report dated 12<sup>th</sup> December, 2018, advising of facilities that will be available to enable real Christmas trees to be recycled between 2<sup>nd</sup> and 11<sup>th</sup> January, 2019.

**(2018/19:362) Chief Technical Officer's Report - Refuse Collection Alterations Christmas and New Year 2018/19:**

Resolved: To note the Technical Assistant's report dated 12<sup>th</sup> December, 2018, advising of changes to refuse collections during Christmas and New Year 2018/19. The report also details the opening hours of the Civic Amenity Site.

It was proposed by Mr. McGuinness seconded by Mr. Oldham and agreed that the Commission record its appreciation to its outdoor staff for all the additional duties undertaken at this time of year.

**Housing and Property:**

**(2018/19:363) Housing and Property Manager's Report - Auldyn Meadows Additional Properties Offer:**

Members received the Housing and Property Manager's report dated 12<sup>th</sup> December, 2018, advising of the availability of properties under the Section 13 Affordable Housing arrangement, should the Commissioners wish to purchase them. Discussion ensued with regard to the numbers on the Housing Waiting Lists for the size of properties being offered.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed that the matter be deferred pending submission of an analytical / demographic report of Housing Waiting List applicants from the Housing and Property Manager.

**Parks and Leisure:**

**(2018/19:364) Deputy Town Clerk's Report - Christmas Events:**

Resolved: To note the Deputy Town Clerk's report dated 12<sup>th</sup> December, 2018, advising of events taking place during the festive period.

Mr. Oldham advised of a current exhibition taking place at the Courthouse with art work by Mr. Michael Starkey and photographs by Mr. Les Clarke.

**Any Other Business:**

**(2018/19:365) Representative Report:**

Resolved: To note the representative reports submitted by Mr. McGuinness - Northern Local Authorities Swimming Pool Board and Mr. Cowie - Isle of Man Municipal Association.

A report by Mrs. Quayle, comprising minutes of a meeting held on 2<sup>nd</sup> October, 2018, was circulated.

**(2018/19:366) Sundry Matters:**

The following sundry matters were queried / advised:

- Mr. Hankin queried speed of traffic and lack of illumination Waterloo Road, Albert Road areas - the Town Clerk advised that officers of the Department are proposing to install speed / traffic monitoring equipment early in the New Year.
- Mrs. Wedgwood queried, on behalf of a third party, access to St. Paul's Square by emergency vehicles because of traffic control barriers - she was advised that emergency services would take whatever direct action was felt necessary in times of emergency, which may include breaking through the barrier.
- Mr. Oldham advised that he has been appointed Parade Marshal and Poppy Liaison Officer, in his capacity as a member of Ramsey Branch Royal British Legion.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.20 p.m.

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

**(2018/19:367) Minutes:**

Resolved: To note that no matters from the Board meeting held on 19<sup>th</sup> November, or 10<sup>th</sup> December, 2018, had been recorded in private.

**Matters for Information:**

**(2018/19:368) Housing Committee:**

Resolved: To note and approve the minutes of the Housing Committee held on 4<sup>th</sup> December, 2018, subject to the following:-

*Clause 58e)* members were advised that no points had been deducted in view of the circumstances of this refusal of tenancy offer.

*Clause 62a)* the Licence to Occupy has been renewed

*Clause 62b)* a further Court hearing will be held on 1<sup>st</sup> February in view of outstanding matters.

*Clause 63d)* this application was discussed and the circumstances noted.

**(2018/19:369) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 14<sup>th</sup> December, 2018, included within the agenda and the following comments made thereon, and accepting that some matters may be referred to in other sections of these minutes:-

- ***Decorative and Festive Lighting*** - the Chief Technical Officer informed members that advice is being sought from Douglas Corporation and Mr. Parker advised that he has spoken to a local company who will make contact with the Technical Services Manager in January.
- ***Amenity Byelaws*** - Mr. Hankin queried if domestic bins left on pavements was subject to byelaws and was advised that the matter fell under the Public Health Act but that no regulations existed at present. The Town Clerk noted that action may be possible under the Highways Act, and undertook to enquire further in this regard.
- ***War Memorial*** - a specification will be prepared for consideration at the January, 2019, Board Meeting;
- ***Former Mart Site*** - a further revised agreement is being prepared for signature;
- ***Public Open Space former Grand Island Site*** - the agreement has been “signed-off” by the Attorney General. A reminder was given about the covenant contained within the agreement concerning building and agreement to sign the agreement on behalf of the Commission given;
- ***Ramsey Courthouse*** - Proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that quotations be obtained for and a survey progressed. The proposal was agreed without division. Mr. Oldham did not vote owing to a possible interest.



**Finance and General Purposes:**

**(2018/19:370) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's Report dated 12<sup>th</sup> December, 2018, subject to the following:

**Rent Arrears:** It was noted that the following actions are on-going with certain tenants listed on the Rent Arrears as follows:

- 7 - letters have been addressed to this tenant;
- 12 - staff are liaising with the tenant in an attempt to reduce arrears
- 15 - this tenant is coming in to discuss arrears

**Aged Debtors:** queries raised with regard to particular debtors were answered to members' satisfaction.

**Pay Award:** Members were advised that allowances for any pay award and increases in National Insurance and pension costs will be factored into the budget figures for 2019/20.

**Works and Development:**

**(2018/19:371) Town Clerk's Report – Bleak House:**

Members considered the Deputy Town Clerk's report dated 13<sup>th</sup> December, 2018, advising on the current state of negotiations between parties with regard to Bleak House and in his supplemental report dated 19<sup>th</sup> December, 2018, a reminder of the legislation and Commissioners' current position with regard to the property.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Hankin and agreed that legal advice be sought in this matter having regard to the current proposals being presented.

Mr. Young proposed that the Commission write-off monies due to it following works undertaken to make the property safe did not receive a seconder.

It was further resolved to advise the party making enquiry about the acquisition of land, adjacent to Bleak House, in the Commission's ownership, that the Commissioners are not prepared to consider this matter whilst the question of debt related to the property exists.

**(2018/19:372) Town Clerk's Report – MER Station:**

Members considered the Town Clerk's report dated 13<sup>th</sup> December, 2018, and Draft options provided by the Department of Infrastructure with regard to the MER Station (Ramsey Transport Hub). Discussion ensued. Mr. Cowie explained that the ideas presented were still at a conceptual stage.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Oldham, that the Department be informed that the Commissioners' preference is for option 4e, presented within their draft options document. The proposal was carried by 7 votes to 4 with Mrs. Wedgwood and Messrs' Cowie, Parker and Young voting against.

It was further resolved to confirm that the Commission is not in favour of extending tram lines into Peel Street as the area had recently been regenerated, the loss of parking and the disruption to businesses. Members also confirmed that they would prefer not to lose any car parking facilities in the Town and would wish to increase these if possible.

**(2018/19:373) Deputy Town Clerk's Report – Parking Strategy:**

Members considered the Deputy Town Clerk's report dated 13<sup>th</sup> December, 2018, advising of the initiative of the Department of Enterprise, through Business Isle of Man, to prepare a brief and engage a consultancy to develop a "Parking on the Island" strategy.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed that those parameters suggested by the Deputy Town Clerk be presented to consultants and Business Isle of Man for further discussion.

**(2018/19:374) Chief Technical Officer's Report – Wall at Water Street Car Park:**

Members considered the Deputy Town Clerk's report dated 13<sup>th</sup> December, 2018, and the Technical Services Manager's supplemental report thereto dated 18<sup>th</sup> December, to which was appended the report of MacOwan Collett Consulting Engineers.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Parker, and agreed, the content of the report be brought to the attention of Mr. Young.

**Housing and Property:**

**(2018/19:375) Housing and Property Manager's Report - 47 - 59, Upper Queen's Pier Road Refurbishment:**

Resolved: To note and approved the Housing and Property Manager's report dated 12<sup>th</sup> December, 2018, advising of the pre-tender estimate and professional fees in respect of the proposed refurbishment of seven properties at Upper Queen's Pier Road.

It was further resolved, that following a proposal by Mrs. Wedgwood, seconded by Mr. Williams and agreed by 10 votes to 1, Mr. Young voting against, that the project proceed to tender Action, about which a Tender Report I3 will be presented.

**(2018/19:376) Housing and Property Manager's Report - Properties at Bircham Avenue:**

Resolved: To note the Housing and Property Manager's report dated 12<sup>th</sup> December, 2018, advising of the amounts spent on properties at Bircham Avenue since 2015 and detailing the general dynamic of occupancy of such properties.

It was noted that further report will be presented to the Board in 2019.

It was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that all further business be deferred to a special meeting of the Board to be held on 9<sup>th</sup> January, 2019, when consideration will be given to the budget for 2019/20.

The meeting closed at 10.00 p.m. giving a time of 3.00 hours for payment of attendance allowances.

Chairman.

**RAMSEY TOWN COMMISSIONERS  
CHAIRMAN'S REPORT  
JANUARY, 2019.**

Fellow Members,

**Christmas in Ramsey**

In wishing everyone a Happy New Year I would also like to congratulate and thank the many people in the community who organised festive entertainment or events during the Christmas and New Year period and who continue to contribute to the community of Ramsey in so many ways.

**Meet and Greet:**

The opportunity is taken to give a reminder about the Meet and Greet to be held at Ramsey Courthouse on 19<sup>th</sup> January, 2019, between 10.00 a.m. and 12 noon.

It is hoped that members of the public will drop in to discuss with members of the Commission any matters of interest or concern they may have in relation the town and the services provided by the local authority.

**RNLI Chilly Dip**

A hardy 166 souls took part in the 2019 New Year's Day Chilly Dip organised by the Ramsey RNLI, including Town Commissioner Nigel Howard and the Town Clerk who was being sponsored to raise funds for this year's causes the Ramsey RNLI and Bunscoill Rhumsaa.

**Civic Service Invitation Malew**

Mrs. Barbara Brereton, Chairman and the Members of Malew Parish Commissioners have extended an invitation to the Annual Civic Service to be held on Sunday, 3<sup>rd</sup> March, 2019, at the Abbey Church, Ballasalla at 3.00 p.m. and after which light refreshments will be served in the Ballasalla Village Hall.

If members could advise Mrs. Chrystal if they wish to attend please, as a response to the invitation is requested by 11<sup>th</sup> February.

11<sup>th</sup> January, 2019.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CIVIL REGISTRY  
JANUARY 2019 – PUBLIC**

Mr. Chairman and Members,

The following table summarises registrations undertaken and ceremonies which have been conducted at Ramsey Town Hall Civil Registry during the 2018 calendar year.

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
<b>Births</b>	10	6	12	3	8	3	7	10	6	11	8	3	<b>87</b>
<b>Deaths</b>	27	16	20	19	13	10	8	9	11	10	14	9	<b>166</b>
<b>Resident</b>	27	16	19	19	13	10	8	9	11	10	14	9	<b>165</b>
<b>Non Resident</b>	0	0	1	0	0	0	0	0	0	0	0	0	<b>1</b>
<b>Marriages</b>	2	0	1	1	4	3	2	5	3	1	1	1	<b>24</b>
<b>Civil Partner</b>	0	0	0	0	0	1	0	0	0	0	0	0	<b>1</b>
<b>Still Births</b>	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>

The figures are comparable with overall registrations over the similar period in the previous year shown below:-

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Births</b>	13	12	15	3	6	10	10	15	2	7	13	10	<b>116</b>
<b>Deaths</b>	14	18	12	12	13	17	13	10	5	14	10	17	<b>155</b>
<b>Resident</b>	14	18	12	12	13	17	13	9	5	14	10	17	<b>154</b>
<b>Non Resident</b>	0	0	0	0	0	0	0	1	0	0	0	0	<b>1</b>
<b>Marriages</b>	0	1	1	2	2	5	4	5	5	0	0	2	<b>27</b>
<b>Civil Partner</b>	0	0	0	1	0	0	0	0	0	0	0	0	<b>1</b>
<b>Still Births</b>	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>

The service continues to be very well received and appreciated by those who use it many of whom comment favourably on the ability to undertake civil registrations in Ramsey.

**Recommendation: to be noted.**

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

4<sup>th</sup> January 2019.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CONSULTATION SEXUAL OFFENCES AND OBSCENE  
PUBLICATIONS BILL 2018  
JANUARY 2019– PUBLIC**

Mr. Chairman and Members,

The Department of Home Affairs (DHA) is consulting on a draft Sexual Offences and Obscene Publications Bill 2018. The consultation was circulated to Members in advance of the agenda being issued and is also enclosed herewith.

The purpose of the Bill is to modernise and consolidate the legislation and address important matters such as:

- updating the definition of consent to ensure that it provides appropriate and clear protection for victims
- reviewing sentences for offences
- addressing image-based abuse
- modernising the legislation relating to pornography and obscene publications and
- the pardoning and removal of criminal records relating to historic consensual homosexual offences

The consultation can be responded to individually using the Gov't consultation hub <https://consult.gov.im/home-affairs/sexual-offences-and-obscene-publications-bill/>

The consultation closes on 4<sup>th</sup> February 2019 and seeks responses to the following questions:-

**A. CONSENT**

*Q1. At what age do you feel a person can consent to sex?*

- 16 years of age
- 17 years of age
- 18 years of age
- Other – please specify

*Q2. Do you agree that consent should be shown to be sought and explicit rather than implied?*

- Yes
- No

***B. ABUSE OF POSITIONS OF TRUST:***

*Q1. Are there other persons, bodies or jobs you wish to see included in the list of those in 'Positions of Trust'?*

- *Yes*
- *No*

*(If yes, please say who or what)*

***C. POWERS OF THE POLICE***

*Q1. Do you believe the powers given to the police to enable them to search property and seize images and other evidence are proportionate?*

- *Yes*
- *No*

*Q2. Do you feel that future legislation might be needed to enable the police to gain access to computer files which may be password protected, or encrypted?*

- *Yes*
- *No*

***D. NOTIFICATION ORDERS AND SEXUAL OFFENCES ORDERS***

*Q1. Do you agree that the notification requirements should remain in the Bill and continue to be imposed on convicted sex offenders?*

- *Yes*
- *No*

*Q2. Do you agree with the ability of the court to make Sexual Harm Prevention Orders?*

- *Yes*
- *No*

*Q3. Do you agree with the ability of the Chief Constable to apply to a court for a Sexual Risk Order where he has reasonable cause to believe it is necessary to protect the public?*

- *Yes*
- *No*

*Q4. Do you agree with the powers to restrict travel by sexual offenders?*

- *Yes*
- *No*

***E. PROPOSED PARDON FOR NOW REPEALED HISTORICAL  
HOMOSEXUAL OFFENCES***

*Q1. Which of the following are preferred methods of proposing pardon and repeal for criminal convictions against homosexual offences in the Isle of Man?*

- *Option 1: That each individual or their family would apply and have their case looked at in isolation with a pardon being granted if it met the criteria and the past conviction or caution being disregarded and removed from all records. This is the system currently used in England and Wales.*
- *Option 2: That all persons convicted of those offences are pardoned automatically by virtue of the Act. It is then up to the person or the person's relatives to formally apply to have the past conviction or caution disregarded and removed from all records. This is the situation being developed in Scotland.*

***F. WITNESS AND VICTIM ANONYMITY***

*Q1. Do you agree that the Court should be able to keep the name of any victims and witnesses anonymous in cases related to sexual offences and that any admissible evidence should be justified?*

- *Yes*
- *No*

*Q2. Currently the penalty for disclosing details of a witness or victim without the permission of the court is by fine only. Do you agree the court should have the power to impose a custodial sentence?*

- *Yes*
- *No*

*Q3. If yes, do you think the maximum sentence of 12 months proposed in the Bill is appropriate?*

- *Yes*
- *No*

*If no, what length do you believe would be appropriate?*

*Q4. Do you think the identity of the defendant could, in certain circumstances, be anonymised and protected from publication?*

- *Yes*
- *No*

*Q5. If you do agree, in what circumstances does the identity of a defendant need to be anonymised and protected against identifiable publication? (e.g. Only until charged? Or until convicted? In order to protect the identity of the victim or because the defendant is vulnerable?)*



**G. OBSCENE IMAGES AND PUBLICATIONS**

*Q1. Do you agree that there should be specific provision to cover extreme pornography and that this should be treated differently in terms of sentencing?*

- Yes
- No

*If no, why not?*

*Q2. Do you agree with the definition of pornography and extreme pornography used in the Bill?*

- Yes
- No

*Q3. Do you think there are enough protections to allow for art and free expression which may involve nudity or images seen by some to be sexual in nature?*

- Yes
- No

**H. IMAGE-BASED SEXUAL ABUSE**

*Q1. Would you agree that 'upskirting' is a form of image-based sexual abuse?*

- Yes
- No

*Q2. Should 'upskirting' be punishable under sentencing for "Recording an intimate image without consent" (and therefore be subject to the same penalties) or should it be treated as a separate and specific offence?*

- Should be treated as an offence punishable under "intimate image recorded without consent".
- Should be treated as a separate offence.

*Q3. Do you agree that 'image-based sexual abuse' should be made a criminal offence?*

- Yes
- No

## ***I. SENTENCING***

*Q1. Do you consider the levels of the maximum sentences a court may impose, as set out within the Bill, to be reasonable in all the circumstances?*

- *Yes*
- *No*

*Q2. The Bill currently empowers the sentencing in child image cases to be assisted by UK sentencing guidelines. Do you think provision for sentencing guidelines should be extended to all the offences within this Bill?*

- *Yes*
- *No*

## ***J. FEMALE GENITAL MUTILATION***

*Q1. Do you feel that updating the current law regarding FGM along the lines suggested in A to E should be included in the Sexual Offences and Obscene Publications Bill?*

- *Yes*
- *No*

*If no, would support the changes being made through a separate amendment Bill?*

The Board is invited to determine whether a corporate response should be provided or that Member should may individual submissions if they so wish.

**Recommendation: for discussion.**

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

9<sup>th</sup> January 2019.

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
JANUARY 2019 - PUBLIC**

Mr. Chairman and Members,

The following documents are appended for review and/or information :

1. A summary of accounts paid and suppliers used in December 2018 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31<sup>st</sup> December 2018 – Appendix 2.

**Accounts**

Accounts totalling £1,077,463.28 were paid through the General Revenue Account and accounts totalling £16,216.41 were paid through the Northern Civic Amenity Site Account in December 2018, details of which are attached at Appendix 1.

**Recommendation : To be noted.**

**Summary of Revenue Income and Expenditure**

A summary of the 2018-19 Income and Expenditure for the period to 31<sup>st</sup> December together with associated graphical depiction is attached at Appendix 2. It should be noted that the graphical disclosures are both for month-by-month and cumulative figures from 1<sup>st</sup> April 2018.

10<sup>th</sup> December 2019

N.Q. Cannell, FCCA  
Finance Officer.

# Ramsey Town Commissioners

**Accounts paid to the 31 December 2018**

**Appendix 1**

Payee	Description	Amount (incl. VAT)
<b><u>General Account</u></b>		<b>£</b>
Banks	Loan repayments - interest	445,225.47
Banks	Loan repayments - capital	382,631.25
Staff	Wages, salaries, ITIP, NI & superannuation	151,004.13
IOM Government	Waste disposal charges	29,714.84
Various	Housing property repairs, maint. & safety checks	12,606.56
Various	Fuel & oil	12,350.20
Manx Utilities	Street lighting	7,662.72
Various	IT costs	6,452.74
Various	Legal & prof. fees - housing	3,859.20
Various	Office expenses - post, printing, stationery etc.	3,472.01
Various	Park materials	3,367.25
Manx Utilities	Electricity	3,302.37
Banks	Bank & debit card charges	2,343.45
Various	Refuse materials & equipment	2,071.10
Various	Staff training	2,034.00
Various	Security, Town Warden etc.	2,004.30
Various	Vehicle maintenance, repairs & licences	1,512.01
Various	Commission property repairs, maint. & safety checks	1,505.54
M. Telecom	Phones	1,414.27
Various	Library books & DVD's	1,226.43
Various	Machinery maintenance	646.06
Various	Media & advertising	370.16
Various	Town events	340.00
Various	Gift vouchers & donations	225.00
Various	Rent refund	122.22
		<u>1,077,463.28</u>
<b><u>Northern Civic Amenity Site</u></b>		
IOM Government	Waste disposal charges	10,552.67
Various	Skip haulage	3,660.00
Various	Recycling charges	1,310.02
Various	Site maintenance	498.32
Manx Utilities	Electricity	141.19
Worldpay	Debit card reader charge	41.69
Bank	Charges	12.52
		<u>16,216.41</u>

## Ramsey Town Commissioners

### Suppliers utilised during December 2018

### Appendix 1

AB Photography	IOM	Manx Telecom	IOM
Allutech	IOM	Manx Utilities Authority	IOM
Appleby	IOM	Marksmann Locksmith	IOM
Argon IT Services Ltd.	IOM	Marown TV	IOM
Argon Office Systems Ltd.	IOM	Martin & Watson Ltd.	IOM
AWF Specialist Systems	UK	Office Equipment Centre	IOM
Bertram Trading Ltd.	UK	Paul Wheeler Ltd.	IOM
Brew & Corkill Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Phoenix Windows Ltd.	IOM
Buffalo Bowling Ltd.	IOM	Pro-tec Security	IOM
CE Richmond Ltd.	IOM	Ramsey Garden Centre	IOM
Chartered Institute of Housing	UK	Ramsey Shipping Services Ltd.	IOM
Dave O'Sullivan Ltd.	IOM	Ramsey Skips	IOM
David Perry Electrical Consultants Ltd.	IOM	Royal British Legion	IOM
Ellan Vannin Fuels Ltd.	IOM	Secure Scaffolding Ltd.	IOM
Express Fixings Ltd.	IOM	Shakti Man	IOM
Farmers Combine Ltd.	IOM	St Johns Ambulance	IOM
G4S Secure Solutions Ltd.	IOM	Suez Recycling	IOM
Gresswell Ltd.	UK	Supply Safety Company	UK
Haldane Fisher (IOM) Ltd.	IOM	TLC Business Solutions	IOM
IOM Government	IOM	Ulverscroft Large Print Books Ltd.	UK
IOM Newspapers	IOM	Warwick IOM	IOM
IOM Post Office	IOM	WDS Ltd.	IOM
Island Drainage & Groundworks Ltd.	IOM	WF Howes Ltd.	UK
JBA Consulting Ltd.	IOM	WH Looney Ltd.	IOM
Jewson Ltd.	UK	Whittaker Trading Ltd.	IOM
Macs Builders Ltd.	IOM	Wicksteed Leisure Ltd.	UK
Mannin Media Group	IOM	Worldpay (UK) Ltd.	UK
Manx Business Solutions Ltd.	IOM	Wurth Ltd.	IOM

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 31 DECEMBER 2018 - Appendix 2**

<b>Housing and Property</b>	2018 - 2019 to date			Estimate for 2018 - 2019		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	3,203,259	3,304,826	(101,567)	4,083,100	4,255,740	(172,640)
Cl. Woirrey/ Cl. y C Glass	19,122	10,085	9,037	26,830	21,400	5,430
Brookfield Court	9,771	6,332	3,439	13,900	13,130	770
Close ny Mooragh	20,405	15,859	4,546	28,500	32,100	(3,600)
Town Hall	160,919	21,017	139,902	223,500	8,750	214,750
Workshops	83,866	3,000	80,866	105,800	3,000	102,800
Public Conveniences	33,708	0	33,708	56,200	0	56,200
Courthouse	19,297	0	19,297	37,200	0	37,200
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	14,908	17,459	(2,551)	17,000	18,700	(1,700)
<b>Sub Total</b>	<b>£ 3,565,255</b>	<b>£ 3,378,578</b>	<b>£186,677</b>	<b>£ 4,592,030</b>	<b>£ 4,352,820</b>	<b>£ 239,210</b>

<b>Works &amp; Development</b>	2018 - 2019 to date			Estimate for 2018 - 2019		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	1,445	0	1,445	5,000	0	5,000
Car Parks	25,237	15,793	9,444	53,550	17,245	36,305
Refuse Removal	611,178	92,064	519,114	899,200	146,000	753,200
Sewers & Pumps	78,651	78,651	0	104,820	104,820	0
Prom Shelters, etc	8,537	0	8,537	18,050	0	18,050
Street & Dec Lighting	98,334	0	98,334	104,400	0	104,400
Local Services	44,506	0	44,506	115,500	0	115,500
Govt Department Agencies	0	0	0	55	55	0
Private Property Repairs	1,044	0	1,044	15,000	0	15,000
<b>Sub Total</b>	<b>£ 868,932</b>	<b>£ 186,508</b>	<b>£682,424</b>	<b>£ 1,315,575</b>	<b>£ 268,120</b>	<b>£ 1,047,455</b>

<b>Parks &amp; Leisure</b>	2018 - 2019 to date			Estimate for 2018 - 2019		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Advertising & Entertaining	37,441	3,017	34,424	35,600	3,700	31,900
Parks, Gardens & Land	220,509	602	219,907	316,150	102	316,048
Mansail Lease	6,262	6,005	257	21,800	7,580	14,220
Games Concessions	10,906	1,571	9,335	16,300	2,000	14,300
Lakeside Centre	6,613	8,636	(2,023)	7,250	11,200	(3,950)
Parklands Day Nursery	1,716	12,417	(10,701)	2,440	16,650	(14,210)
Non-Lease Properties	7,953	0	7,953	5,150	0	5,150
Swimming Pool	16,390	0	16,390	17,500	0	17,500
Bowling Alley	7,247	11,250	(4,003)	2,000	15,000	(13,000)
Public Library	104,398	8,170	96,228	155,400	11,000	144,400
<b>Sub Total</b>	<b>£ 419,435</b>	<b>£ 51,668</b>	<b>£367,767</b>	<b>£ 579,590</b>	<b>£ 67,232</b>	<b>£ 512,358</b>

<b>Finance &amp; General Purposes</b>	2018 - 2019 to date			Estimate for 2018 - 2019		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	39,480	0	39,480	130,250	0	130,250
Office Expenses	647,633	76,918	570,715	897,050	80,775	816,275
Sundry Expenses	11,951	0	11,951	19,500	0	19,500
Miscellaneous	34,954	19,059	15,895	50,400	24,100	26,300
Town Band	2,000	0	2,000	2,000	0	2,000
Vehicle Replacement	0	0	0	10,000	0	10,000
Ramsey Town Management	837	0	837	31,500	0	31,500
<b>Sub Total</b>	<b>£ 736,855</b>	<b>£ 95,977</b>	<b>£640,878</b>	<b>£ 1,140,700</b>	<b>£ 104,875</b>	<b>£ 1,035,825</b>

<b>TOTAL</b>	<b>£ 5,590,477</b>	<b>£ 3,712,731</b>	<b>£ 1,877,746</b>	<b>£ 7,627,895</b>	<b>£ 4,793,047</b>	<b>£ 2,834,848</b>
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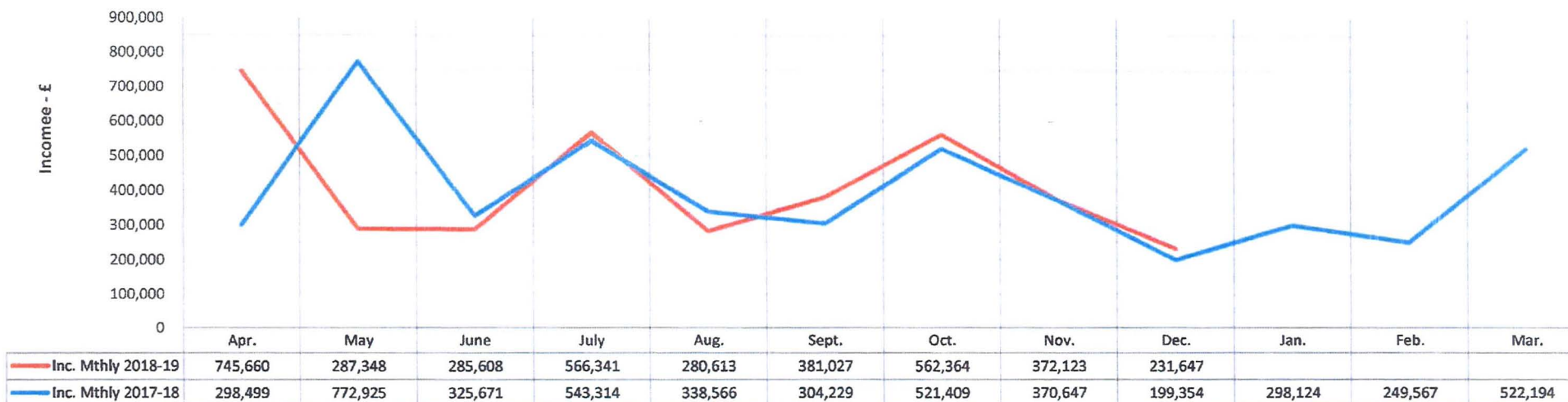
<b>Town rates</b>	<b>£ -</b>	<b>£ 2,145,281</b>	<b>(£2,145,281)</b>	<b>£ 23,000</b>	<b>£ 2,511,646</b>	<b>(£2,488,646)</b>
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# RAMSEY TOWN COMMISSIONERS

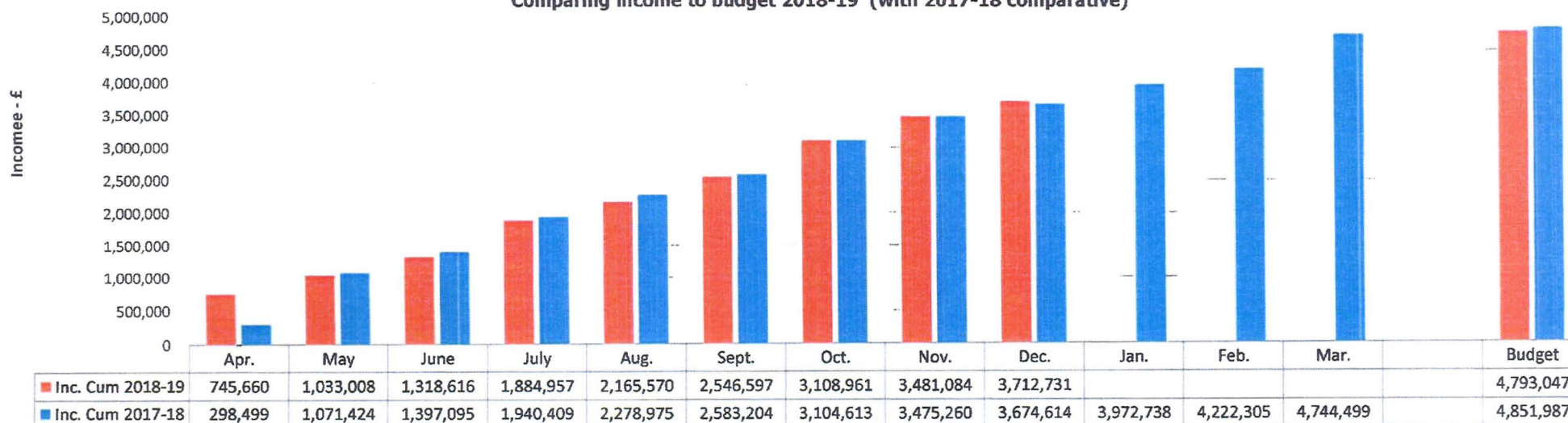
## SUMMARY OF INCOME & EXPENDITURE TO 31 DECEMBER 2018

Appendix 2

Ramsey Town Commissioners  
Month-on-month income summary 2018-19 & 2017-18 comparative



Ramsey Town Commissioners  
Comparing income to budget 2018-19 (with 2017-18 comparative)

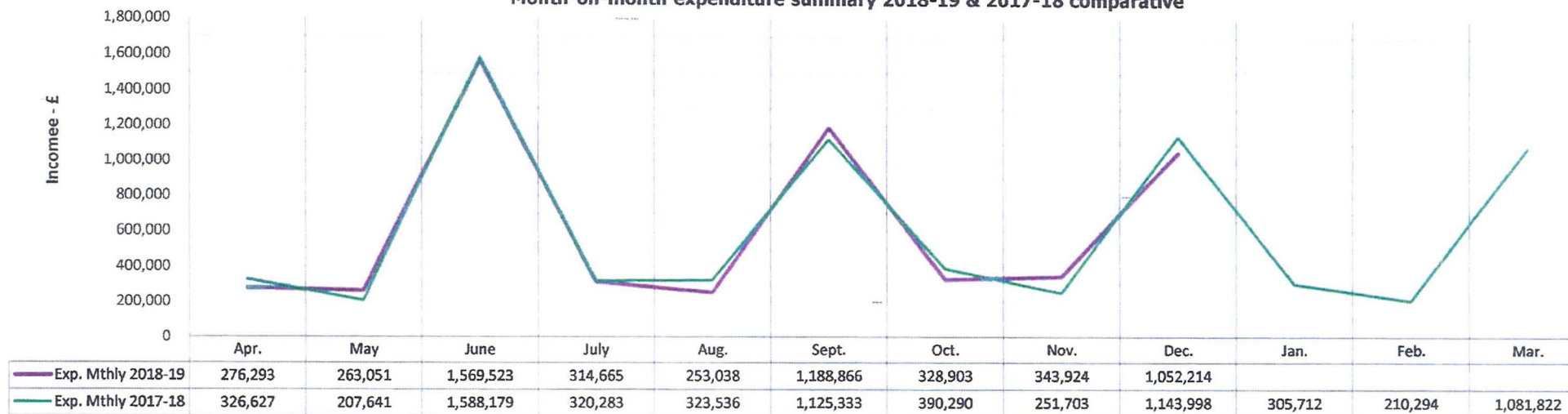


# RAMSEY TOWN COMMISSIONERS

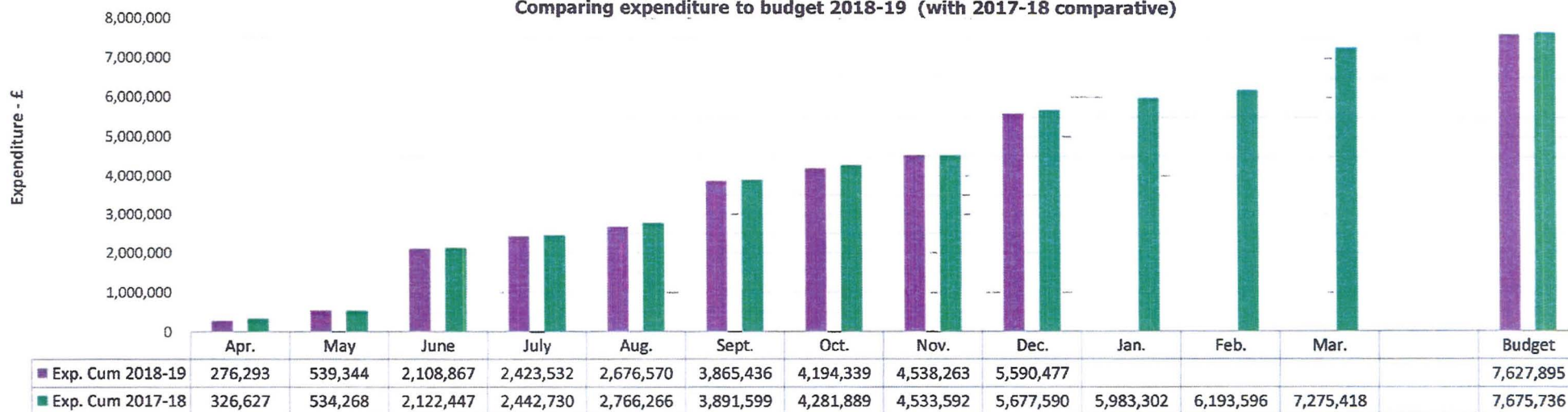
## SUMMARY OF INCOME & EXPENDITURE TO 31 DECEMBER 2018

Appendix 2

Ramsey Town Commissioners  
Month-on-month expenditure summary 2018-19 & 2017-18 comparative



Ramsey Town Commissioners  
Comparing expenditure to budget 2018-19 (with 2017-18 comparative)



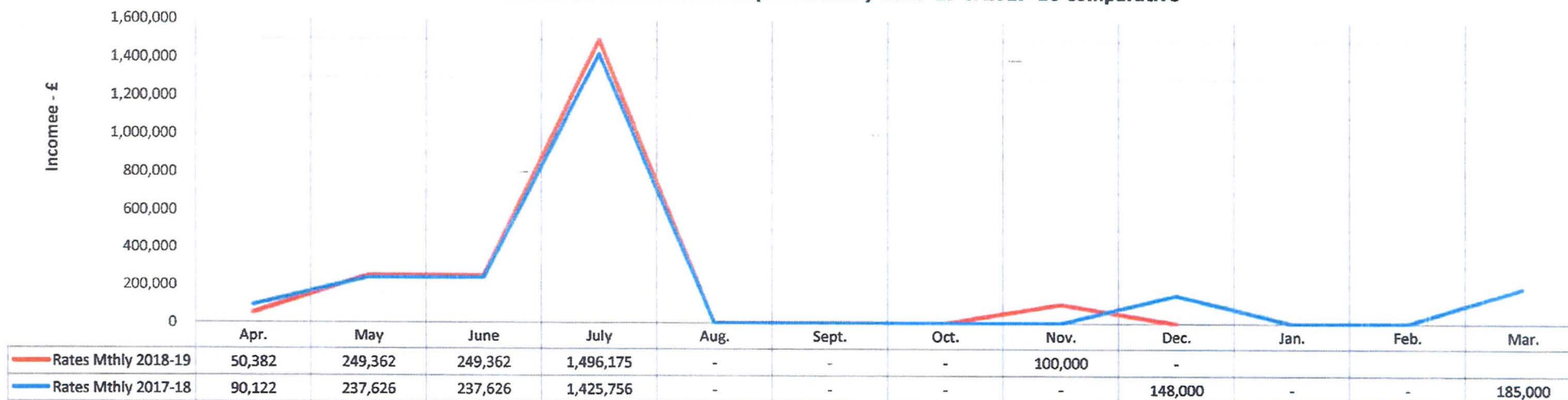


# RAMSEY TOWN COMMISSIONERS

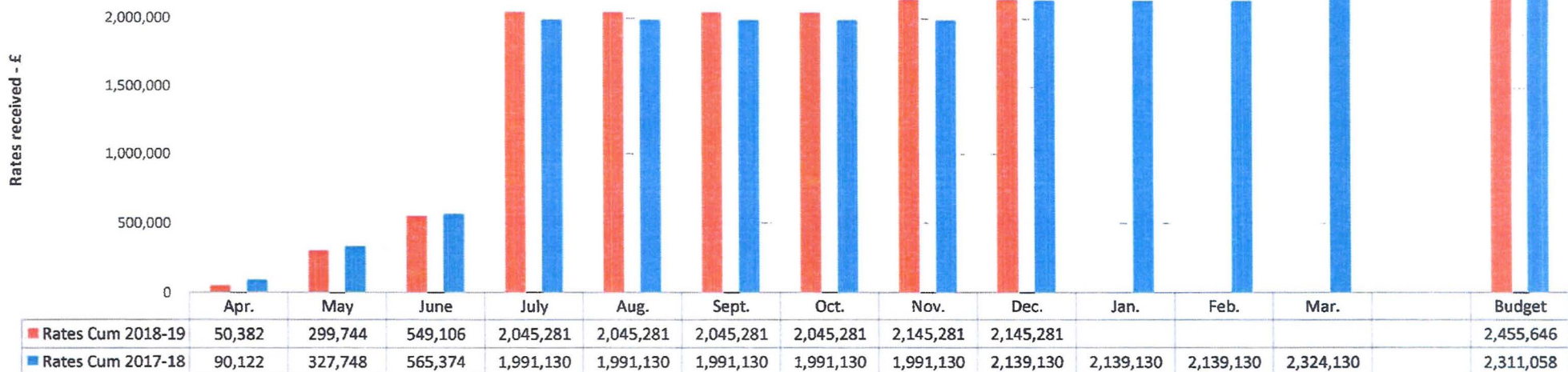
## SUMMARY OF INCOME & EXPENDITURE TO 31 DECEMBER 2018

Appendix 2

Ramsey Town Commissioners  
Month-on-month rate receipts summary 2018-19 & 2017-18 comparative



Ramsey Town Commissioners  
Town rates received 2018-19 (with 2017-18 comparative)



<p style="text-align: center;"><b>RAMSEY TOWN COMMISSIONERS</b>  <b>CHIEF TECHNICAL OFFICER'S REPORT</b>  <b>PLANNING APPLICATIONS – JANUARY, 2019</b></p>
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Mr. Chairman and Members,

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

REF NO:	3608	<b><u>AMENDED PLANS</u></b>
P.A. NO.:	18/00953/B	
APPLICANT:	Mr. & Mrs. P. Taylor	
PROPOSED:	Erection of two storey extension on side of dwelling	
NOTES:	P.A. in Detail	
SITE:	<b>14, Royal Park, Ramsey.</b>	

REF NO:	3632
P.A. NO.:	18/01292/B
APPLICANT:	Heron & Brearley Limited
PROPOSED:	Installation of replacement upper floor windows to front elevation
NOTES:	P.A. in Detail
SITE:	<b>The Royal George Hotel, 10 - 12, Market Place East, Ramsey</b>

REF NO:	3633
P.A. NO.:	18/01322/C
APPLICANT:	Kelproperties Limited
PROPOSED:	Change of use of first floor office (class 4) to a residential apartment
NOTES:	P.A. - Change of Use
SITE:	<b>Kermode House, 74, Parliament Street, Ramsey</b>

REF NO:	3634
P.A. NO.:	18/01339/B
APPLICANT:	Nick Gallin
PROPOSED:	Extension to property in order to accommodate new lifeboat
NOTES:	P.A. in Detail
SITE:	<b>RNLI New Norbury Lifeboat House, Queen's Promenade, Ramsey</b>

REF NO:	3635
P.A. NO.:	18/01344/B
APPLICANT:	Mrs. S. Starkey
PROPOSED:	Replacement of existing conservatory roof with tiled roof
NOTES:	P.A. in Detail
SITE:	<b>67, Claughbane Drive, Ramsey</b>

<b>C.T.O.'s Report - Planning Applications – January, 2019 – Public Continued</b>
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REF NO: 3636  
P.A. NO.: 19/00003/B  
APPLICANT: Hartford Homes Limited  
PROPOSED: Erection of two detached dwellings with integral garages  
NOTES: P.A. in Detail  
SITE: **60 & 61, Royal Park, Ramsey**

REF NO: 3637  
P.A. NO.: 19/00009/B  
APPLICANT: Mr. I. Piercy  
PROPOSED: Erection of a single dwelling on land adjacent to Rheast Mooar House  
NOTES: P.A. in Detail  
SITE: **Land adjacent to Rheast Mooar House, Andreas Road, Ramsey**

P. S. Harrison,  
Chief Technical Officer.

10<sup>th</sup> January, 2019.

**R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JANUARY, 2019**

<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>
18/00793/C  R.T.C. 3599	Department of Infrastructure	Additional use of part of station for parking of up to 10 minibuses (retrospective)	Tram Station, Albert Street	Meeting held: 15/08/18 No Comment	09/01/19 Application WITHDRAWN	

**RAMSEY TOWN COMMISSIONERS  
CHIEF TECHNICAL OFFICER'S REPORT  
DISPOSAL OF CLINICAL AND OFFENSIVE WASTE  
JANUARY, 2019 – PUBLIC**

Mr. Chairman and Members,

This Authority has been contacted by the Department of Infrastructure together with all other Energy from Waste Facility Customers in respect of the delivering of clinical and offensive waste to the Energy from Waste Facility.

This matter has been highlighted by the company which operates the Energy from Waste Facility for the Department of Infrastructure SUEZ IOM in respect of the use of yellow coloured bin bags for disposal of waste.

On a number of occasions, yellow plastic bin bags have been found within the Energy from Waste Reception Hall waste bunker. Yellow bin bags are identified as containing infectious clinical waste which must be disposed of by specialist high temperatures incineration. The Energy from Waste Facility achieves this requirement via the Secondary Waste Incinerator which is not part of the main Reception Hall waste bunker. The waste licence for the EfW facility does not permit the processing of infectious clinical waste within the main Reception Hall bunker and primary incinerator and therefore any clinical waste found within the reception Hall Bunker will result in a charge to the Department of Infrastructure who will in turn seek to recover costs from the company/Local Authority responsible for delivering the yellow bagged waste which will be covered by CCTV recording.

Healthcare waste which is not classed as clinical waste should not be placed in yellow bags but in tiger striped bags which will indicate that the contents are not clinical waste

Healthcare waste/offensive waste in small quantities may be collected as part of the refuse collection system however clinical waste must not enter the general waste stream and separate arrangements for the collection of clinical waste must be made with the Department of Health and Social Care.

All Nursing Homes and other Health Care facilities within the Town have been contacted by letter to advise of this matter and ensure that non-conforming waste is not being collected and delivered to the Energy from Waste facility.

**Recommendation: For information.**

P. S. Harrison.  
Chief Technical Officer

8<sup>th</sup> January, 2019.

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
AULDYN MEADOWS ADDITIONAL PROPERTIES OFFER  
JANUARY, 2019 – PUBLIC**

Mr. Chairman and Members,

As Members will recall, the Board resolved at their June, 2018, board meeting to acquire the 4 two-bedroomed apartments at Auldyn Meadows which are being constructed and sold, under a Section 13 Affordable Housing Agreement, by Dandara Ltd. It was further resolved at the October 2018 Board meeting to progress with the Business Case and petition for borrowing to purchase the properties.

A December 2018 Board report informed Members that Dandara Ltd., have submitted a planning application for the next phase of their development at Auldyn Meadows; 34 units and that the Department of Infrastructure (the Department) will receive the equivalent to 8.25 units in Housing or Commuted Sums. The Department has approached the Commission with an offer to purchase an additional 4 two-bedroom apartments from within that phase.

The cost per unit will be similar to those already being purchased at £140,000; they have been offered to the Commission for purchase as general public sector rental properties under a Section 13 Agreement, the acquisition will be of the freehold and the properties will have an NHBC guarantee.

A copy of the site plan showing the apartments being purchased (B8 – B11) and those being offered (C9 – C12) has been appended to this report as Appendix A.

There are also 4 two-bedroom semi-detached houses available to purchase at a unit price of £150,000 each. These are shown on the same site plan (Appendix A) and are shown on the plan as Larch 2, C13 to C16 and are adjacent to the aforementioned block of apartments. I have also appended the detailed drawing of the properties with this report as Appendix B.

The Board at the December meeting resolved that the matter be deferred pending submission of an analytical / demographic report of Housing Waiting List applicants from the Housing and Property Manager.

The table below illustrates the trend in housing applicants since the year 2013/14 to date. As shown, there is a steady decline of applicants' year on year. The current year shows the total number of applicants on the Northern Shared list where previous to this was for Ramsey only. Housing Applicants can chose three locations to live in the North of the Island and not all applicants on the Northern Shared List have chosen to live in Ramsey therefore a further breakdown is given below the table.

**Housing and Property Manager's Report –  
Auldyn Meadows Additional Properties Offer  
January, 2019, Public Continued:**

<b>Year</b>	<b>Total No. on list</b>	<b>With Children</b>	<b>Without children</b>
2013/14	142	39	103
2014/15	124	32	92
2015/16	107	24	83
2016/17	81	15	66
2017/18	74	13	61
<i>2018/19 (Shared list)</i>	<i>86</i>	<i>18</i>	<i>68</i>

There are currently a total of 86 applicants on the Northern Shared Housing Waiting List; 73 of these applicants wish to live in Ramsey and 16 of these applicants have children residing with them. 57 of the Ramsey applicants are on the one-bedroom housing list and 6 are on the two-bedroom housing list; all are either a single applicant or a couple with no resident children and all qualify for a two-bedroom apartment.

There are 10 applicants with one resident child that qualify for a two-bedroom house; 3 of these applicants are under 25 and the remaining 7 applicants are between 25 and 50 years old. 8 out of the 10 two-bedroom house applicants have given Ramsey or All North as their first choice of location with 2 applicants giving Ramsey as their second choice.

There are a large number of housing waiting list applicants waiting for a one and two-bedroom apartment and some waiting as long as 8 years, however there are only a small number on the 2 bedroom housing waiting list waiting for a two-bedroom house with the longest waiting applicant joining the list 2 years ago.

Possible risks involved with purchasing these properties include:

- Housing applicants don't accept the properties due to their location
- Current Housing applicants don't accept the properties as they are new and will cost more to provide standard fixtures and fittings to that of a re-let property in the existing stock i.e. new floor coverings, window blinds, curtains etc.

The Commission have £1.05m allocated in the Local Authority budgets after the borrowings for the four apartments at Auldyn Meadow if the Board wishes to acquire further units.

The Housing & Property Manager has been informed by the Department that they will support the acquisition of these units, that there is an understanding with the Department regarding the need to acquire homes to replace those anticipated at the Bus Station site but which did not materialise and there is an allowance within the IoM budget (Pink Book) of £1,650,000 for the purchase of new homes.

**Housing and Property Manager's Report –  
Auldyn Meadows Additional Properties Offer  
January, 2019, Public Continued:**

If the Ramsey Town Commissioners are in support of purchasing the additional aforementioned properties they will be required to seek the approval of the Department of Infrastructure:-

1. under Section 25 of the Local Government Act 1985 to acquire the properties at Auldyn Meadow, Ramsey from the developer Dandara Limited at their purchase price plus legal and other associated costs, for addition to the Commission's public sector housing stock; and
2. under Section 51 of the Local Government Act 1985 to borrow a sum, repayable within 30 years, to defray the cost of the aforementioned acquisition.

The annual cost of borrowing for the additional 4 two-bedroom apartments, assuming the full expenditure of £565,400.00 including legal and other associated fees is borrowed over 30 years at an indicative annual interest rate of 1.84%, are calculated as being £24,566.72, with total repayments of £737,001.60 including interest of £171,601.60.

The annual cost of borrowing for all the additional properties including the 4 two-bedroom and the 4 two-bedroom semi-detached houses, assuming the full expenditure of £1,170,600.00 is borrowed over 30 years at an indicative annual interest rate of 1.84%, are calculated as being £50,862.76, with total repayments of £1,525,882.80 including interest of £355,282.80.

The acquisition of these units by the Commission would be funded through the local authority capital programme under the local authority borrowing agreement. Loan charges on the borrowing for this purpose would be charged to the Commission's housing account and any deficit arising therefrom would be met by Government under the housing deficiency arrangement in accordance with the terms of the Tynwald Policy approved in October 1999.

**Recommendation: for discussion to decide if the Commission wish to purchase the additional 4 two-bedroomed apartments being offered at Auldyn Meadows adjacent to the 4 already being purchased and decide if the Commission would like to express an interest in the 4 two-bedroomed houses being constructed adjacent to the apartments.**

**Mark Close**  
Housing & Property Manager

10<sup>th</sup> January, 2019.



## Appendix



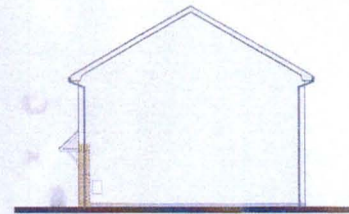




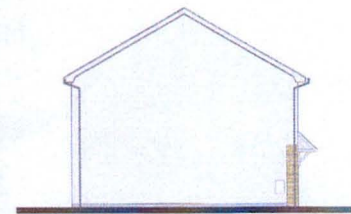
Typical Front Elevation. (Plots C13 and C14 shown.)  
See Street Elevation Drawing 2497.31.01 for elevations of other houses.



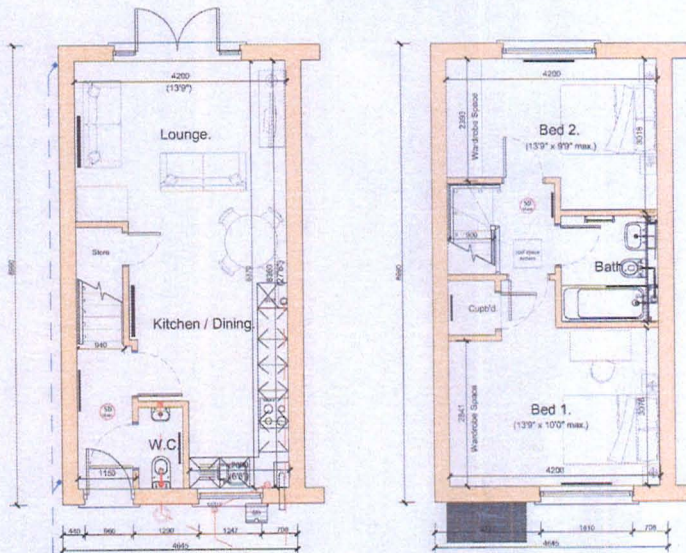
Rear Elevation.



Side Elevation.

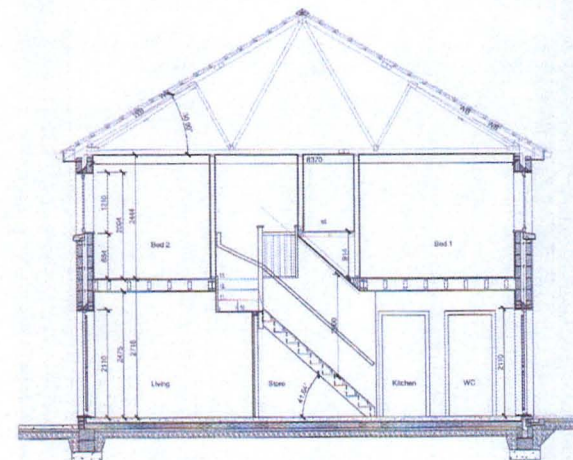


Side Elevation.



Ground Floor Plan.  
Total Floor Area  
70.2 sqm 756 sqft

First Floor Plan.



Typical Section

#### NOTE.

This drawing and the copyright remain the property of Dandara Homes Limited. It may not be copied or altered without their written permission and must be returned to the Housing Department when work is completed.

All dimensions must be checked on site. Any discrepancies should be notified to the Architects. Only written dimensions shall be followed.

#### Materials:

Redland Mini-Stonewall concrete tiles or similar (dark grey).

White UPVC fascia and soffit.

u-PVC windows (dark grey).

Painted concrete tiles.

Verge tiles (fixed using Lulliger Redland Amco-dry verge system).

Painted hardwood entrance door.

White render finish.

Brickwork to be selected later.

18/01/2018

Planning

**dandara**  
award winning property

Dandara Group Head Office  
Isle of Man Business Park  
Coil Road, Braddish  
Isle of Man.

Tel: 01624 843280  
Fax: 01624 843281  
Email: [sales@dandara.com](mailto:sales@dandara.com)  
Web: [www.dandara.com](http://www.dandara.com)

PROPOSED  
Development of Land  
East of Auldryn Meadow,  
Ramsey, Isle of Man.

"Larch2" House.

SCALE	DATE	BY
1:50 & 1:100	Oct 2018	JFC
DWG NO	DATE/REV	REV
2497	32.02	-

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
PERIODIC RENTAL POLICY CONSULTATION  
JANUARY, 2019 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure's Public Estates and Housing Division (DoI) have written to all Local Authority Housing Providers to consult on potential changes to the rent setting process.

A copy of the letter and consultation questionnaire is appended to this report.

In brief, the DoI are considering ending the annual rental setting process and changing it to a 5 year fixed levy rental period, linked to a recognised inflationary index such as the Consumer Price Index (CPI).

As part of the policy change, the DoI are considering maintaining the Treasury approved deficiency limits by accelerating and decelerating the Capital Programme during the fixed rental periods, indicating that it will give Central Government and the Treasury more ability in their financial planning.

The DoI also propose that except to confirm changes in levy, they will **only** consult with Local Authorities during the 5 year period under exceptional circumstances i.e. a significant and unforeseen inflationary increase/decrease.

From a housing management view, if the policy was changed from an annual rent setting process to a 5 year fixed rental period, a local authority will have more ability in managing their own financial planning in respect of rental income, maintenance and reserve budgets and other available allowances. More specifically, it would be better when planning large scale revenue funded repairs and maintenance projects and to manage the Housing Reserve Account and keep it within set perimeters levels.

The available allowances which include an administration allowance, a maintenance allowance and a communal allowance for sheltered housing which are currently set at 5.5%, 25.1% and 8.4% respectively should be considered within the proposed process.

Tenants may benefit from the proposed change as they will be given a wider projection of the rent charge for the property beyond the current year and therefore will be better informed when making their own financial decisions. They may have more stability and security when considering financial borrowing.

***Town Clerk Comment:-*** The proposal would link annual rental increases to a pre-determined index, however avoids the basic question of what a fair rent should be. , The relationship with private sector rentals may be affected as whilst CPI includes rental values within its data indexes it is not necessarily the case that CPI will reflect rental changes, for example the 12 month CPI in November was recorded as 3.2% whereas the rental element index was 7.5%.

**Housing and Property Manager's Report - Periodic Rental Policy Consultation -  
January, 2019, Public Continued**

*There remains a need to determine the relationship between public and private sector rentals and whether a differential should be maintained, especially if tenants on 5 year fixed tenancies re expected to be able to afford to move into the private rented sector if they fail to meet the housing criteria on review.*

*The proposal to accelerate or decelerate the capital programme as a means of controlling deficiencies requires more thought. In practice capital schemes can take a considerable period to develop and it is sometimes not practical to start and stop schemes as they can become impacted by inflationary increases and on occasion regulatory changes requiring redesign as a result of delays. In addition for larger schemes it is not possible to stop mid project and as capital expenditure can occur over 2,3 or more successive years there is no guarantee that CPI will be sufficient to fund such over the life of an individual or linked projects.*

*There is also likely to be a close relationship between inflation and development costs, the concept of delaying expenditure on capital schemes when inflation is low, and increasing it when inflation is rising seems counter intuitive as investment will be occurring during periods of higher or rising development costs and being held back when development costs are lowest and better value for money could be obtained. In general investment should take place during periods of low development costs as the industry is more competitive as it is seeking work. The Department may wish to consult with its own the Capital Projects Management unit before considering this proposal further.*

*The Department seeks responses to the following questions and draft responses for consideration are provided, although the questionnaire does not ask for Section 2 Responses these are provided as considered necessary to provide context to the Prt 1 response:-*

<b>Section 1 – Existing Arrangements</b>	
<i>1. As a housing provider, do you consider that the rental levy should be considered on an annual basis as it is at present?</i>	<i>Yes at the present time</i>

**Housing and Property Manager's Report - Periodic Rental Policy Consultation -  
January, 2019, Public Continued**

<p>2. Only if you answered Yes to question 1, would you like to see any changes to the existing arrangements?</p>	<p>Whilst the principle of the proposal to introduce an index linked annual rental increase is accepted the Commission does not believe it is reasonable to proceed to adopt such until a determination has been made as to what a reasonable rent should be, and means tested system of rentals has been introduced. In adopting any new scheme regard must be had to determining the relationship between public sector and private market rentals, whether a differential should be provided for and how that differential is managed. Until this is achieved the Commission believes it is not practical to introduce a 5 year term provision.</p>
<p><b><i>If you answered Yes to question 1, please do not complete the remainder of the questionnaire</i></b></p>	
<p><b><i>Section 2 – Policy Principle 1 (term of policy)</i></b></p>	
<p>3. The Department considers that 5 years is an appropriate time for the periodic rental policy as it links to both the term of the Capital Programme and of Fixed Term Tenancy Agreements. Do you agree?</p>	<p>No – the Commission does not agree that a link to the Capital Programme for the purpose of managing overall deficiencies through a mechanism of decelerating or accelerating the programme is workable.</p>
<p>4. Only if you answered No to question 3, what period do you think is a more appropriate?</p>	<p>(please comment below, or provide a separate response)</p>
<p><b><i>Section 3 – Policy Principle 2 (Index for the policy)</i></b></p>	
<p>5. The Department considers that the Index which should be used is the Consumer Price Index ('CPI') as this is the index widely used in housing and which seems most appropriate to public sector rental. Do you agree?</p>	<p>(please answer Yes/No) No</p>

**Housing and Property Manager's Report - Periodic Rental Policy Consultation -  
January, 2019, Public Continued**

6. Only if you answered No to question 5, what other index do you think is more appropriate?	<i>(please comment below, or provide a separate response)</i> <i>CPI varies considerably from the housing rent index utilised within the overall calculation, for example the 12 month CPI in November 2018 was recorded as 3.2% whereas the rental element index was 7.5%.</i>
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**Recommendation:** for discussion and to complete the questionnaire and return it by the date specified of the 15<sup>th</sup> February 2019.

**Mark Close**  
Housing & Property Manager

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

9<sup>th</sup> January 2019.





**Isle of Man**  
Government

*Reillys Ellan Vannin*

**To Local Authority Housing Clerks  
(via email)**



**public estates and housing division**  
**fo-rheynn steatyn as thieys theayagh**

Contact:  
Telephone: (01624) 685955  
Fax: (01624) 685943  
Email: Deborah.reeve@gov.im  
Our Ref: DJR/EW  
Your ref:  
Date: 14<sup>th</sup> December 2018

Dear All

**Consultation: Periodic rental policy, general needs and sheltered housing**

The purpose of this consultation is to request that Boards of Commissioners' of all Local Authority Housing Providers ('Local Authorities') consider potential changes to the rental setting process.

**Proposal**

The basic policy principles being considered are to:

- 1) end the annual rental setting process and instead, to introduce a periodic rental policy;
- 2) link the periodic rental setting process to a recognised inflationary index;
- 3) maintain Treasury approved deficiency limits by accelerating and decelerating the Capital Programme; and
- 4) only under exceptional and previously agreed circumstance, such as a significant and unforeseen inflationary movement, revert to Local Authorities for their views.

**Department of Infrastructure**

Public Estates and Housing Division, 2<sup>nd</sup> Floor, Markwell House, Market Street, Douglas, Isle of Man, IM1 2RZ  
[www.gov.im/infrastructure](http://www.gov.im/infrastructure)

## Background

In 2012, a public sector tenant could anticipate paying a rental levy equivalent to 25-30% of market rate. More aggressive rental increases in the period 2013-2016 have resulted in stabilisation of the housing funding gap, such that a public sector tenant can now expect to pay a rental levy, averaging 50% of market rate.

The existing rental setting process starts annually in July when the Department writes out, seeking the views of all Local Authorities, and given the number of, and variance, in Board meetings, it is October before all feedback is received. The governmental approval process then follows, and it is generally December before Local Authority Boards can be advised of the Minister's decision.

The most significant disadvantages for all stakeholders involved in the existing rental setting process are that budget setting can be challenging and that there is very limited visibility for financial planning.

The perceived advantages of the changes to the policy are summarised as:

- More ability for financial planning for Local Authorities, increasing autonomy and enabling longer-term resourcing and procurement planning.
- More ability for financial planning for Central Government, removing the requirement to impress upon the Treasury the ongoing revenue and investment requirements for the sector, and likewise, simplifying the estimating process.
- More ability for financial planning for your tenants who will be able make more informed decisions based upon predefined rules, rather than awaiting the outcome of a Ministerial decision.
- More openness and transparency regarding revenue and expenditure, with a greater focus on affordability for the tenant than on reduction of the deficiency funding gap.
- A reduction in interest in Local Authority matters from national politicians.

In order to further explore these basic policy principles the Department would very much appreciate your response to the following short questionnaire, designed to gauge initial opinion. This feedback will help to shape the further development of the policy.

I should be grateful therefore if your responses could be returned to the Department, marked for the attention Rachel Smith via [Racheldoismith@gov.im](mailto:Racheldoismith@gov.im) no later than 15<sup>th</sup> February 2019. A summary finding report will be issued shortly thereafter.

Thank you



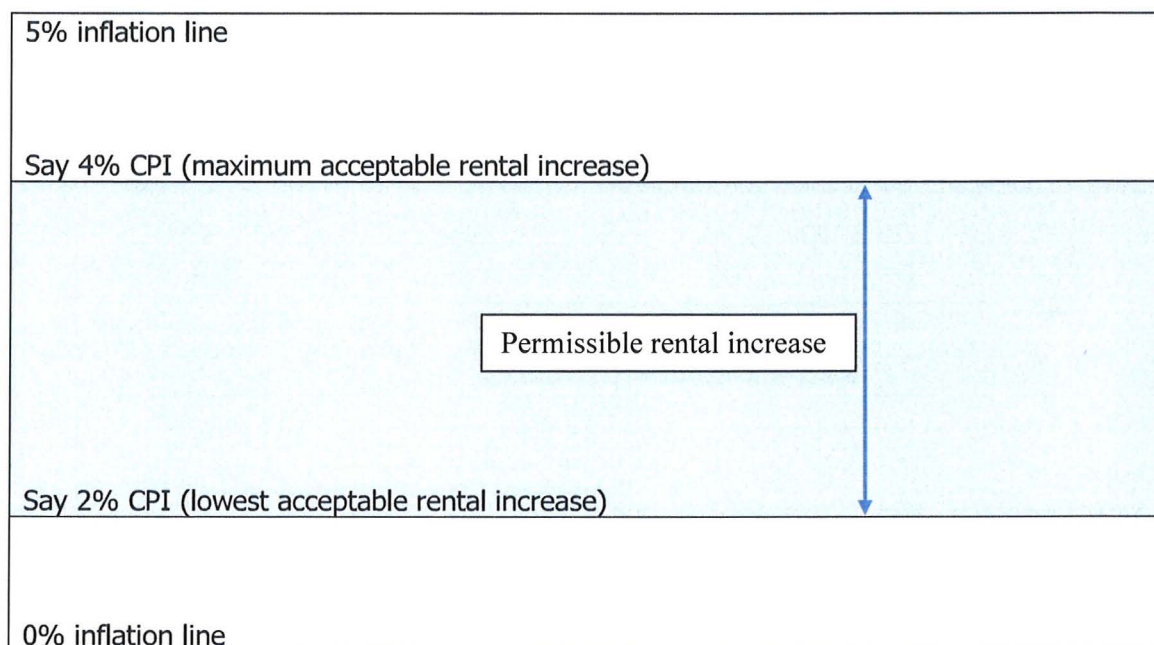
**Eric Whitelegg**  
**Head of Housing**  
**Public Estates and Housing Division**



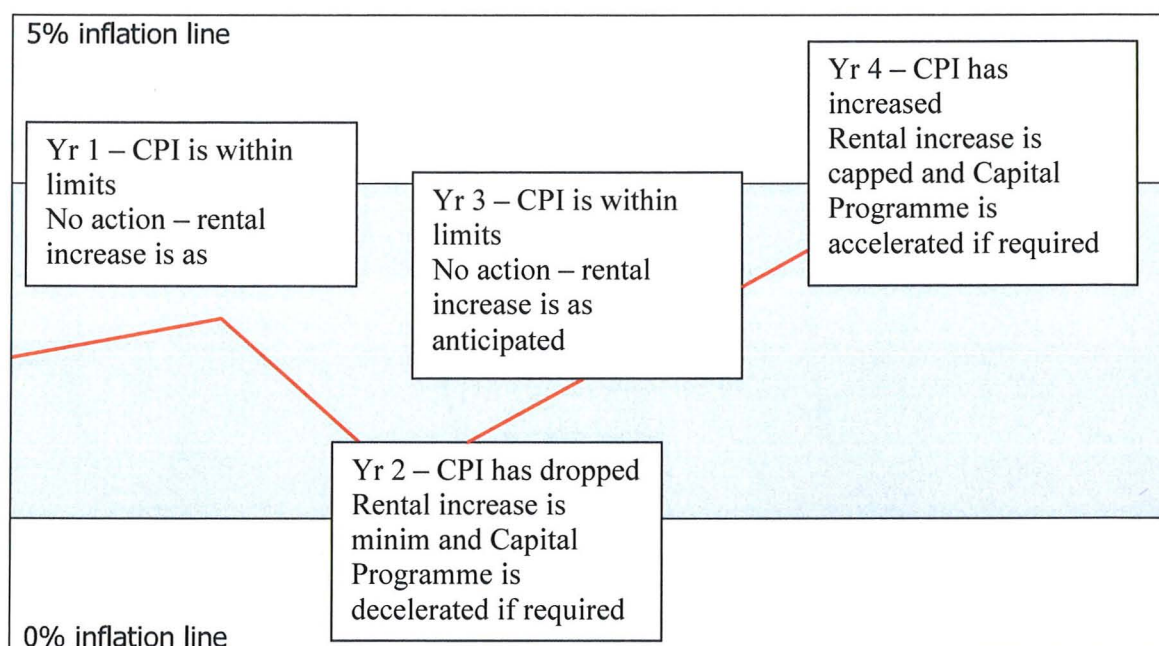
## Specimen model

A purely indicative specimen of how this policy might work is attached for reference. No inference should be made from any of the metrics used, as they are all subject to further consultation and development.

**Table 1** – the principle of the model with upper and lower control limits.



**Table 2** – the same model with process controls in place (assumed to be tracked quarterly)



## High-level Consultation on policy principles periodic rental setting

### Local Authority:

<b>Section 1 – Existing Arrangements</b>	
1. As a housing provider, do you consider that the rental levy should be considered on an annual basis as it is at present?	(please answer Yes/No)
2. Only if you answered <b>Yes</b> to question 1, would you like to see any changes to the existing arrangements?	(please comment below, or provide a separate response)
If you answered <b>Yes</b> to question 1, please do not complete the remainder of the questionnaire	
<b>Section 2 – Policy Principle 1 (term of policy)</b>	
3. The Department considers that 5 years is an appropriate time for the periodic rental policy as it links to both the term of the Capital Programme and of Fixed Term Tenancy Agreements. Do you agree?	(please answer Yes/No)
4. Only if you answered <b>No</b> to question 3, what period do you think is a more appropriate?	(please comment below, or provide a separate response)
<b>Section 3 – Policy Principle 2 (Index for the policy)</b>	
5. The Department considers that the Index which should be used is the Consumer Price Index ('CPI') as this is the index widely used in housing and which seems most appropriate to public sector rental. Do you agree?	(please answer Yes/No)
6. Only if you answered <b>No</b> to question 5, what other index do you think is more appropriate?	(please comment below, or provide a separate response)

<b>Section 4 – Policy Principle 4 (Link to Capital Programme)</b>	
7. The Department considers that maintaining an acceptable and recognised deficiency by accelerating and decelerating the Capital Programme is the fairest way to maintain the policy. Do you agree?	(please answer Yes/No)
8. Only if you answered <b>No</b> to question 7, how do you think the rental policy could operate and the housing deficiency be maintained to an acceptable limit?	(please comment below, or provide a separate response)
<b>Section 5 – Policy Principle 5 (Reverting to Local Authorities)</b>	
9. The Department considers that a significant advantage of the periodic rental policy is that once the parameters have been agreed, it should be largely self-maintaining and that therefore, unless previously agreed parameters are exceeded there should be no requirement to consult more than to confirm what the changes in the rental levy will be. Do you agree?	(please answer Yes/No)
10. Only if you answered <b>No</b> to question 9, under what terms do you think the Department should consult with Local Authorities if and when the policy comes into force?	(please comment below, or provide a separate response)

Any other comments

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Returned by ..... On behalf of .....

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
COUNCIL OF MINISTERS LIBRARIES WORKING PARTY  
JANUARY 2019 – PUBLIC**

Mr. Chairman and Members,

At the July Sitting of Tynwald the Report of the Select Committee on Library Provision 2017-2018 [PP No 2018/0046] was received and the following recommendations approved:

**Recommendation 1**

We recommend that the Council of Ministers establish a Working Party to continue with the important work of determining the future direction of the Island's libraries. This work should now move forward to undertake a detailed investigation into the provision and purpose of public library services.

This investigation should involve all those involved in library provision on the Island.

The Working Party should report to Tynwald no later than December 2019 on:-

- The purpose of public library services;
- The wider provision of library services across the Island;
- Use and cost of libraries; twelve months of data, to be collated and presented in a way which is in an agreed and consistent format used by all, re costs for staff, stock, facilities, utilities, training and other overheads; and usage including membership, footfall, loans, opening hours; additional services; and events;
- Options for a statutory requirement for provision.
- A Manx libraries' structure to include:
  - Options with outline plans for a future funding arrangement to include, but not be limited to, an all Island rate.
  - Options and plans for future co-operation to include, but not be limited to, a shared catalogue, all Island lending and return, all Island library Membership.

**Recommendation 2**

Tynwald is of the opinion that Isle of Man Government should provide funding to the Family Library Limited up to a total of £125,000 per annum for a maximum of two years to allow time for a Working Party to report into the future provision of the library services.

**Town Clerk's Report - Council of Ministers Libraries Working Party -  
January, 2019, Public Continued:**

The information and data to be provided will in the main be readily available; some will already have been identified during the course of the Commission's own review of service being conducted through the Policy Committee.

The Head Librarian has been asked to report on the agreed method of data collection once available.

Members will note that the Working Party appears to have a clear direction towards an all-island library service funded through an all-island rate. It is expected that the opportunity may be provided to submit evidence or comment on a further draft report or consultation as this process progresses.

**Recommendation: to be noted and further report.**

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

9<sup>th</sup> January, 2019.

**RAMSEY TOWN COMMISSIONERS  
REPRESENTATIVE REPORTS  
JANUARY, 2019 – PUBLIC**

Mr. Chairman and Members,

The following Report has been submitted by Mr. McGuinness:-

***“Ramsey Chamber of Commerce- 7<sup>th</sup> January 2019***

It was a well-attended meeting, one of the largest groups since I have been the representative and honoured by the presence of Alex Allinson MHK.

The main focus of the meeting was discussing how the Christmas period and activities were received and suggestions for improvement in 2019 including extending opening hours on Sundays or evenings but there was no consensus opinion or final decision made.

There was discussion about ways to raise the profile of Ramsey and there was a query regarding the budget available in RTC's event pot, I advised the Chamber that RTC would always be interested in supporting events in and around the town but we would not fund advertising in the traditional sense for the town generally. I took this opportunity to inform the Chamber of the potential TT event as previously agreed by the Board and at Mr Bevan's request advised the Chamber that some road closures would likely occur and that consultation would need to take place with interested parties prior to the event being undertaken.

An update was requested on the Street Cleaning Policy and I confirmed the current position of having been with the policy committee and its expected approval in the near future. The matter of parking in the town was once again discussed and we advised the Chamber that RTC had engaged with DfE's parking strategy in order to include Ramsey's parking goals within this.

The only item of AOB was a discussion around postal options and following brief discussion the meeting ended at 7.30 p.m.”

January, 2019.