

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

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

15<sup>th</sup> February, 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, **20<sup>th</sup> February, 2019**, at **7.00 p.m.**

### **BUSINESS:**

**1. Apologies for Absence:**

Canon Greenwood has been granted Leave of Absence.

**2. Minutes for Adoption:**

pages: 1 - 17

- Minutes of Special Board Meeting held on 14<sup>th</sup> January, 2019.
- Minutes of Board Meeting held on 16<sup>th</sup> January, 2019.
- Minutes of Special Board Meeting held on 21<sup>st</sup> January, 2019.

**3. Matters arising not included within the Agenda.**

**4. Finance and General Purposes:**

pages: 18 - 32

- Town Clerk's Reports:
  - Authorised Officers
  - Consultation on Cannabis for Medicinal Use and Industrial Hemp Production
  - Electoral Canvass 2019
- Deputy Town Clerk's Report:
  - Ramsey Courthouse
- Finance Officer's General Report:
  - Accounts
  - Summary of Revenue Income and Expenditure
  - Quarterly Financial Return

**5. Works and Development:**

pages: 33 - 42

- Town Clerk's Report:
  - Decommissioning of Ramsey Power Station
  - Mayfield Connection to Existing Drains
  - Redevelopment Caine's Yard - Amenity Space
- Technical Services Manager's Reports:
  - Planning Applications
  - Appendix

**6. Housing and Property:**

pages: 43 - 49

- Town Clerk's Report:
  - Public Sector Fixed Term Tenancies
- Housing and Property Manager's Report:
  - Caine's Yard Development - Potential Property Purchase

**7. Parks and Leisure:**

pages: 50 - 51

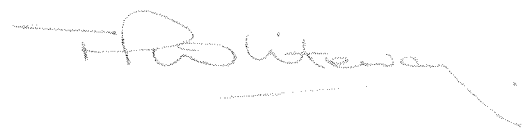
- Town Clerk's Report:
  - Sprint Triathlon

**8. Any other Business:**

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(by permission of Chairman)

- Representatives Reports



Town Clerk & Chief Executive.

## RAMSEY TOWN COMMISSIONERS

### [ PUBLIC ]

A Special Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Monday, 14<sup>th</sup> January, 2019, at 7.00 p.m.

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

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

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

#### **(2018/19:380) Finance - Rate Setting:**

Members continued consideration of the project estimates following tabling of a report from the Finance Officer detailing the rate impact of projects and summarising those projects which in prior discussion at the meeting held on 9<sup>th</sup> January, 2019, the Commission had agreed should be further considered.

The following projects were noted for further discussion in determining the final rate setting estimates:-

			<b>Cost</b>	<b>Rate in p</b>
	<b>Assets &amp; Buildings</b>		<b>£</b>	
2.	Lakeside toilet floor		2,450	0.35
3.	Bike shelters		0	0.00
4.	Water fountains		7,500	1.07
8.	Old River Road Yard			
10.	Panel van		15,500	2.21
	<b>Works &amp; Development</b>			
1.	Station Road Car Park		20,000	2.85
2.	Wheelie bins		5,000	0.71
3.	Compactor - yrs. 1- 5		18,900	2.70
	Bin surrounds - yr. 1		15,000	2.14
3.	Litter bins		8,100	1.16
4.	Gum cleaner		4,000	0.57
5.	Mulching mower		7,500	1.07
7.	Xmas lights		26,500	3.78
8.	Street light heads		6,000	0.86
9.	War Memorial			
10.	Seasonal staff		8,500	1.21

			<b>Cost</b>	<b>Rate in p</b>
			<b>£</b>	
<b>Parks &amp; Leisure</b>				
1.	Planters		5,000	0.71
2.	Lawn edging		1,000	0.14
3.	Faaie Wyllin		2,000	0.29
4.	Tipper vehicle		21,000	3.00
5.	Training		4,500	0.64
6.	Machinery		1,250	0.18
7.	Seasonal staff		8,500	1.21
8.	Library Furnishings			
9.	TT 2019 events		10,000	1.43
10.	2019 fireworks		2,000	0.29
11.	North beach		6,000	0.86
12.	G Flag & landscaping		2,500	0.36
<b>Finance</b>				
2.	IT server		9,400	1.34
			218,100	31.13

Mr N Howard joined the meeting at 7:20 p.m.

The Commission considered individual items and agreed to retain the following items for further consideration within the rate setting process:-

Replacement of mercury street lighting heads	Agreed at a cost of £6,000
Water Street Car Park Monitoring	Agreed at a cost of £2,000
Seasonal Staff	Agreed to further consider 1 staff member split between Works and Parks at a cost of £8,500
War Memorial refurbishment	Members discussed the proposed works and noted that the series of commemorations of loss would continue until September 2019. Members agreed that works should be deferred until after completion of the 100 <sup>th</sup> anniversary commemorations.
Planters	Not to proceed with wall planters. Other planting to be contained within existing budgets
Lawn edging	To be contained within existing budget
Faaie Wyllin	Defer for future years consideration following tenant consultation.
Parks training	Agreed (grants to be sought) at cost of £4,500



Library	Members noted the ongoing strategic review and the Select Committee review of library services. The Head Librarian indicated, in response to a question, that a reduction in the book acquisition budget of 30% of the projected 2018/19 out-turn figure could be achieved by careful management. It was proposed by Mr. McGuinness, seconded by Mrs. Quayle and agreed by 9 votes to 1, Mr Hankin voting against, that the library acquisition budget be reduced to £20,000 for the 2019-20 rate year.
TT Events	Agreed to retain a budget of £10,000 for further discussion
Fireworks Display	£2,000 to facilitate enhancement of the annual fireworks event.
North Beach area improvements	£6,000 to improve facilities in the area of the North Beach.
Green Flag and landscaping	To be contained within existing budgets

Members continued to review the variable expenditure elements of the existing budget and agreed that there was little scope for amendment.

Members noted minor rental increases associated with commercial lettings.

Members agreed to adjourn the meeting for further detailed discussion at the January Board.

The meeting closed at 9:00 p.m. giving a time of 2.00 hours for payment of attendance allowances.

Chairman.

## **RAMSEY TOWN COMMISSIONERS**

**[ PUBLIC ]**

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 16th January, 2019, 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.

### **(2018/19:381) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 19<sup>th</sup> December, 2019, and the Special Board Meetings held on 9<sup>th</sup> January, 2019, be confirmed and signed by the Chairman, subject to the following:

**Clause 360 - Chief Technical Officer's Report - Emergency Road Closure West Quay** - the clause was amended to reflect that it had been agreed to ask that more suitable perimeter fencing be provided.

### **(2018/19:382) Matters Arising:**

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

### **(2018/19:383) Chairman's Report:**

Resolved: To note the Chairman's report dated 11<sup>th</sup> January, 2019.

The Chairman took the opportunity to refer to this meeting being the last that Mr. Harrison, Chief Technical Officer, will attend, prior to his retirement, and to extend his and the Boards thanks Steve for his services to the Town.

### **Finance and General Purposes:**

#### **(2018/19:384) Town Clerk's Report – Civil Registry**

Resolved: To note the Town Clerk's report dated 11<sup>th</sup> January, 2019, advising of registrations undertaken at the Town Hall during 2018.

**(2018/19:385) Town Clerk's Report – Consultation Sexual Offences and Obscene Publications Bill 2018:**

Members considered the Town Clerk's report dated 9<sup>th</sup> January, 2019, advising of the consultation being undertaken by the Department of Home Affairs with regard to the draft Sexual Offences and Obscene Publications Bill 2018.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Howard and agreed unanimously, the report be noted and any member wishing to do so submit a personal response to the consultation.

**(2018/19:386) Finance Officer's Report:**

Resolved: To note and approve the Finance Officer's General Report dated 10<sup>th</sup> January, 2019, subject to the following:

Accounts: Mr. Cowie queried the payment for oil and was advised that it included derv as well as heating oil.

Mr. McGuinness took the opportunity to thank the Finance Officer for all the work undertaken during the budget / rate setting process.

**Works and Development:**

**(2018/19:387) Chief Technical Officer's Report - Planning Applications:**

Resolved: That Chief Technical Officer's Report dated 10<sup>th</sup> January, 2019, 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:	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>

It was proposed by Mr. Williams, seconded by Mr. Parker and agreed that an observation be made that clarification requires to be sought on bin storage and refuse collection arrangements. Mr. McGuinness queried if the operational hours of "Conrod's" would have any impact on the residential proposals and was advised that they should not.

**(2018/19:387) Chief Technical Officer's Report - Planning Applications Cont:**

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: **RNLI New Norbury Lifeboat House, Queen's Promenade, Ramsey.**

The Town Clerk declared an interest. A letter of objection was circulated.

It was proposed by Mr. Williams, seconded by Mr. Hankin and agreed, by 10 votes to 1, that no objection be made. Mrs. Wedgwood voted against.

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.**

It was proposed by Mr. Williams, seconded by Mr. Oldham and agreed that an observation be made that the entrance visibility splay to be provided must comply with the Department of Infrastructure requirements on a main arterial road.

**Appendix:**

Members queried if the reasons for the withdrawal of the application referred to within the Appendix had been given and was advised not. Mr. McGuinness queried if there was to be any reduction in the Department of Infrastructure's mini-bus service. Mr. Cowie advised that he was not aware of any changes to the service.

**(2018/19:388) Chief Technical Officer's Report - Disposal of Clinical Waste:**

Resolved: To note the Chief Technical Officer's report dated 8<sup>th</sup> January, 2019, advising of actions taken in informing nursing homes and health care service providers of the actions required to ensure the proper disposal of clinical waste.

Mr. Williams also took the opportunity to thank Mr. Harrison for his services to the Commission.

## **Housing and Property:**

### **(2018/19:389) Housing and Property Manager's Report - Auldyn Meadows Additional Properties Offer:**

Members considered the Housing and Property Manager's report dated 10<sup>th</sup> January, 2019, (the matter have been deferred from the December, 2018, Board Meeting), advising of the availability of properties under the Section 13 Affordable Housing arrangement, should the Commissioners wish to purchase them.

Discussion ensued during which Mr. Young expressed his concerns about subsidence in the area and the possibility of flooding. Mr. Cowie advised that he understood that works on the drainage in the area should prevent such things. Members also referred to the distance of the properties from the centre of town, the need for one bedroom properties.

The Housing and Property Manager advised members that there is a general policy not to provide one bedroomed properties. The Town Clerk reminded members the Commission has already agreed to purchase 4 apartments.

It was agreed to split consideration of the proposal and

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mr. Williams, and agreed without division that the Commission do not purchase two pairs of semi-detached houses within the development.

It was further resolved, following a proposal by Mrs. Wedgwood, seconded by Mr. Cowie, that the Commission purchase an additional four apartments at the development. The proposal was defeated by 9 votes to 2 only the proposer and seconder being in favour.

### **(2018/19:390) Housing and Property Manager's Report - Periodic Rental Policy Consultation:**

Members considered the Housing and Property Manager's report dated 9<sup>th</sup> January, 2019, with comments provided by the Town Clerk, concerning the consultation being undertaken by the Department of Infrastructure on potential changes to the rent setting process.

Mr. McGuinness made an observation that five year thinking gives better planning and security, but he felt that the timing was bad, in view of "Brexit" uncertainties. The Housing and Property Manager informed members that this seemed to be following UK practice by which CPI +1% is applied. Mr. Cowie agreed with Mr. McGuinness's comments but felt that the 5 year proposals did not allow local authorities the opportunity to comment on an annual basis as is now the case.

**(2018/19:390) Housing and Property Manager's Report - Periodic Rental Policy Consultation continued:**

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed that the responses drafted within the report be submitted subject to comment being added at Section 2, 4 - that the Commission feel annual consideration is more appropriate at the present time. It was also considered that Capital projects need to be planned 2 / 3 years ahead.

**Parks and Leisure:**

**(2018/19:391) Town Clerk's Report - Council of Ministers Libraries Working Party:**

Resolved: To note the Town Clerk's report dated 9<sup>th</sup> January, 2019, advising of the recommendations approved by Tynwald contained within the report of the Select Committee on Library Provision.

Mr. McGuinness welcomed the strategic review and supported Management Information. Mr. Hankin informed members of his understanding that Onchan Commissioners have refused to co-operate and asked if their reasons were known. The Town Clerk advised that nothing was known.

**Any Other Business:**

**(2018/19:392) Representative Report:**

Resolved: To note the representative report submitted by Mr. McGuinness on a meeting of the Ramsey Chamber of Commerce held on 7<sup>th</sup> January, 2019.

**(2018/19:393) Sundry Matters:**

Mr. Hankin referred to untidy premises and enquired about the balcony of the Britannia Hotel and was informed that the matter has been raised with the brewery's maintenance department.

Mr. Young referred to difficulties being experienced in hearing all speakers around the table. The Deputy Town Clerk informed members that staff had recently undertaken an awareness course through the Manx Deaf Society from whom enquiry would be made about options available.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.02 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.

**(2018/19:394) Minutes:**

Resolved: To receive the minutes of the meeting of the Board meeting held on 14<sup>th</sup> January, 2019, which had been tabled. Members felt that they had not had sufficient time to consider the minutes and they would be confirmed at a future meeting.

**Matters for Information:**

**(2018/19:396) Housing Committee:**

Resolved: To note and approve the minutes of the Housing Committee held on 8<sup>th</sup> January, 2019, subject to the following:-

**Clause 64 - Tenant Representative** - it was agreed to include information concerning the role of the Tenant Representative in the next newsletter to be circulated.

**Clause 69c - Vacant Properties** - it was noted that the property referred to in this clause has been allocated and the tenancy accepted.

**(2018/19:397) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 11<sup>th</sup> January, 2019, 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:-

- **Bleak House** - the Town Clerk confirmed that all parties have been made aware of the current status. Advice from our advocates is awaited.
- **Decorative and Festive Lighting** - one festive panel is still illuminated about which enquiry will be made.
- **Former Swimming Pool Lease** - to be removed from the “tracker”
- **Media Services** - to be removed from the “tracker”
- **Parking** - the Deputy Town Clerk advised that the Business Agency will also be able to advise on how best the town can enhance its branding.
- **College Street Car Park** - the Town Clerk advised that the offer made to the Independent Methodist Church has been accepted - the Commission will delineate the parking spaces
- **Mart Site** - the Town Clerk informed members of his understanding that a Policy with regard to Section 13 Agreements has been introduced by Government.
- **Waterloo Road** - it is understood that traffic count apparatus has been placed on the roadway.

**Finance and General Purposes:**

**(2018/19:398) Town Clerk's Report - Rate Arrears:**

Resolved: To note the Town Clerk's report dated 10<sup>th</sup> January, 2019, advising on the current status of arrears of town rate as at 9<sup>th</sup> January, 2019.

It was further resolved that the Town Clerk liaise with the Lead Member for Finance to determine those persons with the greatest arrears of town rates such debtors to be referred to Treasury for legal action for their recovery.

**(2018/19:399) Deputy Town Clerk's Report - Ramsey Courthouse:**

Members considered the Deputy Town Clerk's report dated 10<sup>th</sup> January, 2019, concerning the expression of interest submitted in respect of the operation of the Ramsey Courthouse.

Discussion ensued during which various points regarding the proposals were raised.

Mr Oldham indicated that he was compiling a proposal in relation to the premises which he intended to submit, Members noted advice of the Town Clerk that the introduction of further proposals after the conclusion of the original invitation for expressions of interest might only be possible through a further expression of interest exercise.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, the party be invited to meet the Establishment Committee to discuss the matter and the points raised.

**(2018/19:400) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's Report dated 11<sup>th</sup> January, 2019, subject to the following:-

*Estimates and Revenue Expenditure* - a query with regard to an-overspend within the Parks' budget was explained to members' satisfaction.

*Aged Debtors* - it was noted that two older debts of a particular company listed had been paid since production of the appendix.



**Works and Development:**

**(2018/19:401) Town Clerk's Report – Former Barry Curran Motors' Site:**

It was proposed by Mr. Williams, seconded by Mr. Oldham and agreed that Standing Order 20 be suspended to allow consideration of this matter.

Members considered the Town Clerk's report dated 10<sup>th</sup> January, 2019, concerning the structural engineer's report provided by Shearwater Properties Limited, with regard to the former Farmers' Combine building adjacent to the former Barry Curran Motors' site on West Quay and advising of the company's proposals for the site.

Resolved: That, following a proposal by Mr. McGuinness and agreed that Shearwater Properties be informed that having regard to the structural engineer's report, the Commission is prepared to retract their support of the registration of the former Farmers' Combine warehouse, and also support the company's proposals to redevelop the whole site if the development and façade in particular can be more sympathetic to the area.

**(2018/19:402) Chief Technical Officer's Report – Ramsey War Memorial:**

Members received the Chief Technical Officer's report dated 9<sup>th</sup> January, 2019, concerning works required to the Ramsey War Memorial. Members were reminded that it had been agreed, as part of the budget / rate setting process, that the matter be put on hold.

It was agreed, however, that costs be obtained to enable further consideration during the 2020 budget process. The usual annual maintenance of the memorial will be undertaken during 2019/20.

Mr. Oldham asked if an estimate of the costs could be given, as it may be possible that assistance could be given by the Royal British Legion. Mr. Oldham was provided with a provisional figure.

**Parks and Leisure:**

The Chairman proposed that the Deputy Town Clerk's report concerning TT Events and further matters be deferred to a special meeting of the Board to be held on 21<sup>st</sup> January.

The Finance Officer circulated papers reflecting calculations based on budget proposals already considered from which it is noted that there will require to be a rate increase because of imposed cost increases to the Commission.

It was agreed that the following matter be considered in view of the time factor.

**(2018/19:403) Technical Services Manager's Report – Green Flag Application Mooragh Park:**

Resolved: To note and approve the Technical Services Manager's report dated 8<sup>th</sup> January, 2019, concerning the application of Green Flag status for the Mooragh Park. It was proposed by Mr. McGuinness seconded by Mr. Hankin and agreed that application be made. Mr. McGuinness expressed concern, however, that the park may not qualify due to the need to formalise certain policies, the Technical Services Manager advised that it is hoped the policies required will be in place.

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

Chairman.

## RAMSEY TOWN COMMISSIONERS

[ PUBLIC ]

A Special Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Monday, 21<sup>st</sup> January, 2019, at 7.00 p.m.

**Present:** Mr. A. G. Cowie, Mesdames. M. B. Quayle and J. Wedgwood, Messrs' G. Monk, W. L. Hankin, N. P. Howard, J. McGuinness, 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, Housing and Property Manager, and Technical Services Manager were in attendance.

### **(2018/19:404) TT Event:**

Mr. McGuinness introduced a paper prepared by the Deputy Town Clerk outlining options for an event to be staged in Ramsey during TT Week to provide entertainment and interest for visitors and local people and to encourage more activity within the town. The report analysed options for the event to be based either at the Mooragh or in the town centre.

Members discussed the merits of the event and the locations noting the success of similar ventures in Peel and Port Erin, and felt that the town had rested on its laurels in respect of the sprint event.

In answer to an enquiry the Town Centre Manager indicated that the event would run between the two sprint days from Sunday to Tuesday. The event would combine groups, family entertainment and traditional music at Market Place and the Courthouse, the later would also host a TT exhibition.

**Resolved:** Proposed by Mr. McGuinness, seconded by Mr. Parker and agreed unanimously to hold a new TT event between Sunday and Tuesday of TT week 2019 to be located within the town centre at Market Place and the Courthouse, at an estimated cost of £10,000.

It was further proposed by Mr. Hankin, seconded by Mrs. Wedgwood and agreed unanimously that officers should liaise with the Lead Members for Finance and General Purposes and Parks and Leisure on a day to day basis in progressing the event.

It was noted that financial support may be available and that this would be investigated at an early juncture.

**(2018/19:405) Finance - Rate Setting:**

Members continued consideration of the project estimates following tabling of a report from the Finance Officer detailing the rate impact of projects and summarising those projects which, in prior discussion at the meetings held on 9<sup>th</sup> and 14<sup>th</sup> January, 2019, the Commission had agreed should be further considered.

The Technical Services Manager advised that in the light of the budgetary pressures evident, and with the intention of undertaking a review of litter bin collection and street cleaning operations, she would recommend deferring funding for the small compactor vehicle, litter bins and surrounds, and the park tipper. Members agreed unanimously to remove those items on the proviso that they could be reintroduced to the budget process for 2020/21.

Members continued to consider proposed projects previously retained for further consideration as follows:-

**Lakeside Toilet Floors**

Proposed by Mr. Parker, seconded by Mr. Oldham and agreed unanimously to retain provision of £2,450.00 to resurface the floors at the Lakeside Toilets.

**Drinking Water Fountains**

Members felt that the proposal would add value to the park. A proposal by Mr. McGuinness, seconded by Mr. Williams to install two fountains, at either end of Mooragh Park at a cost of £5,000, was approved by ten votes to one, Mr Hankin voting against.

**Replacement Panel Van**

A proposal by Mr. Hankin not to proceed with the acquisition of a vehicle at a cost of £15,500, seconded by Mr. Parker, was defeated by eight votes to three, Mrs. Wedgwood, and Messrs Hankin and Young having voted in favour. It was agreed therefore to make provision for such subject to a report on current vehicle provision being presented for approval prior to any acquisition, and the option of lease purchase or hire being investigated.

**Station Road Car Park**

A proposal by Mr. Cowie to retain provision of £20,000 for repairs to the Station Road Car Park, or towards a wider scheme to refurbish, seconded by Mr. Williams, was approved by seven votes to four, Mrs. Wedgwood, Messrs Hankin, Oldham and Young voting against.

**Wheelie Bins**

A proposal by Mr. McGuinness to retain provision of £5,000 towards replacement and additional refuse bins, seconded by Mrs. Quayle, was approved unanimously.

**Gum Cleaner**

A proposal by Mr. McGuinness to defer provision of £4,000 towards a gum remover, seconded by Mr. Oldham, was approved by ten votes to one, Mr. Parker voting against.

**(2018/19:405) Finance - Rate Setting continued**

**Mulching Mower**

A proposal by Mr. Williams to defer provision of £7,500 towards a second mulching mower, seconded by Mrs. Wedgwood, was approved by eight votes to three, Messrs Cowie, McGuinness and Parker voting against. It was agreed to seek a report evidencing the efficiencies to be gained by the proposal for future consideration.

**Christmas Lights**

A proposal by Mr. McGuinness to retain provision of £26,500 towards improvements to the town's Christmas Lighting, seconded by Mr. Williams, was approved by nine votes to two, Mrs. Wedgwood and Mr. Young voting against.

**Street Light Heads**

A proposal by Mr. McGuinness to retain provision of £6,000 towards replacement of mercury lighting heads, seconded by Mr. Williams, was approved by ten votes to one, Mr. Young voting against.

**Seasonal Staff**

A proposal by Mr. Cowie, to retain provision of £8,500 towards a seasonal worker to be employed between Parks and Works, seconded by Mr. Williams, was approved unanimously.

**Parks Staff Training**

A proposal by Mr. Williams, to retain provision of £4,500 towards specialist arboriculture and other training for Parks' staff, seconded by Mrs. Quayle was approved by ten votes to one, Mr. Young voting against. It was noted that some elements may qualify for grant assistance to be investigated before commencing any training.

**2019 Fireworks**

A proposal by Mr. Parker, to retain provision of £2,000 towards improving the November fireworks event, seconded by Mrs. Quayle was approved unanimously.

**Beach Amenities**

A proposal by Mr. McGuinness to retain provision of £6,000 towards improving the amenity of the town's beaches, seconded by Mrs. Quayle, was approved unanimously.

**IT Server**

A proposal by Mr. McGuinness to retain provision of £9,400 towards the replacement of the Commission's Computer Server, seconded by Mr. Williams, was approved by nine votes to two, Messrs Cowie and Young voting against. Comparative costs and lease options to be investigated prior to acquisition.

**(2018/19:405) Finance - Rate Setting continued**

Mr. McGuinness outlined the result of the discussion, and noted that the impact of the proposals agreed was equivalent to a rate of 17.25p in the £. This sum was additional to an increase in expenditure of £127,070.00 (18.14p in the £) resulting from increases outside the Commission's control being:-

- the IOM Government scrapping of the contracted out NI arrangements at a cost of £53,913.00 (7.7p rate);
- the 2019-20 PSC Pay Award costing £35,530.00 (5.07p rate);
- increases in Local Government Superannuation Scheme contributions costing £13,590.00 (1.94p rate);
- an increase contribution to the Northern Civic Amenity Site Costs of £12,940.00 (1.85p rate); and
- increased Energy from Waste domestic refuse disposal charges of £11,087.00 (1.58p rate)

Mr. McGuinness reiterated his past view that items not taken forward remained able to be reconsidered at a future date, their removal being as a result of financial priority at this time, and not indicating that they had been rejected completely.

Mr. McGuinness explained that he was averse to budgeting for a deficit, requiring reserves to be drawn down, but noted that a substantial increase was outside the control of the Commission resulting from decisions of Government or other parties. In addition the Commission had for a number of past years avoided making any increase in rates, and had managed to contain expenditure despite the rateable value of properties being largely static. Considering these factors Mr. McGuinness felt that the Commission should focus on the impact of increases on the ratepayer and aim to re-balance the budget over say 3-4 years in order to achieve a breakeven budget whilst retaining a suitable level of reserve to meet the authorities cash flow requirements and to enable the Commission to respond to any unforeseen eventuality, commencing with a rate of around 390p in the £ for the forthcoming year.

The Chairman concurred and expressed his view that a rate in the order of 393-399p in the £ might be considered.

The Chairman, Mr. Cowie, proposed that the town rate for 2019-20 rate year be set at 394p in the £, an increase of 8% (30p in the £), the motion was seconded by Mr. McGuinness.

Mr. Oldham proposed an amendment that the rate be set at 399p in the £, an increase of 10% (35p in the £), this proposal was seconded by Mr Williams. There being no further amendments the Chairman put the amendment to members vote.

**Resolved:** by eight votes to three, that the Ramsey Town Rate for the forthcoming rate year 2019-20 be set at 399p in the £, Messrs Cowie, McGuinness and Parker voting against.

**(2018/19:405) Finance - Rate Setting continued**

Members noted that the rate had been set in accordance with statute, and that the matter remained private until a formal announcement is made. Members requested that the announcement highlight the difficult position in relation to imposed costs, the desire to improve the town and its environment for the benefit of the community and visitors, and the impact of the increase upon householders.

Mr. McGuinness asked that his thanks be recorded for the work undertaken by officers and for the input of Members in reviewing the estimates papers in order to achieve a rate supported by the majority of Members.

**(2018/19:406) Political Surgery / Drop-In Session**

Members noted that the Drop-In session hosted at the Courthouse on Saturday, 19<sup>th</sup> January had been very well attended. Members were pleased that so many people had taken the opportunity to attend and engage with elected representatives.

The Chairman thanked the Town Clerk and officers for the manner in which they had promoted the session. Members expressed the view that similar events should be held on a regular basis and agreed to provide the Deputy Town Clerk with any notes they had made of matters raised so that a composite report could be prepared to be included on the Agenda for the February meeting.

The meeting closed at 9:50 p.m. giving a time of 3.00 hours for payment of attendance allowances.

Chairman.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
AUTHORISED OFFICERS  
FEBRUARY 2019 – PUBLIC**

Mr. Chairman and Members,

The enforcement of the Town Byelaws, Amenity Byelaws, Housing Byelaws, Dog Byelaws, Road Traffic Act and the provisions of the Litter Act is undertaken by contracted personnel under the Town Warden contract. The Board has extended “authorised officer” status to members of staff who are thereby empowered to enforce those provisions in the same manner as the appointed Town Warden, and with the designation of the new post of Technical Services Manager the formalising of extending authorisations to that post is required.

The Board is requested to re-confirm “authorised officer” status for the purposes of the aforementioned legislation to the following post holders:-

- The Town Clerk
- The Deputy Town Clerk / Town Centre Manager
- The Technical Services Manager;
- The Technical Assistant and
- Any persons appointed to act as Town Warden.

Appointed persons are issued with a warrant style card confirming their identity and the authorised officer status.

**Recommendation:** to confirm the appointment of the Town Clerk, Deputy Town Clerk / Town Centre Manager, Technical Services Manager, Technical Assistant and Town Warden as authorised officers for purposes of enforcement of the Town Byelaws, Amenity Byelaws, Dog Byelaws, Road Traffic Regulation Act and the provisions of the Litter Act within the Town of Ramsey with immediate effect.

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

14<sup>th</sup> February, 2019.



**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CONSULTATION ON CANNABIS FOR MEDICINAL USE  
AND INDUSTRIAL HEMP PRODUCTION  
FEBRUARY, 2019 – PUBLIC**

Mr. Chairman and Members,

The Department of Health and Social Care (DHSC) is consulting on the medicinal use of cannabis and on the framework for licensing Hemp for industrial use.

Medicinal cannabis is cannabis consumed with the objective of reducing the symptoms of a medical condition. Industrial Hemp is grown for commercial use as a fibre or foodstuff. Hemp is one of a number of plant species that can be used for fibre production.

On 1st November, 2018, the scheduling of cannabis based medicinal products under the Misuse of Drugs Legislation changed. As a result of the application of earlier legislation in the Isle of Man, the Statutory Instrument that made this change in England, Wales and Scotland also applies in the Isle of Man.

The Isle of Man Substance Misuse Strategy 2018-2023 identified political and public interest in the medicinal use of cannabis and included a commitment to review the evidence for the clinical effectiveness of medicinal cannabis. This review was completed in July 2018.

On 1<sup>st</sup> November 2018, the scheduling of cannabis-based medicinal products under the Misuse of Drugs legislation changed. As a result of the application of earlier legislation in the Isle of Man, the Statutory Instrument that made this change in England, Wales and Scotland also applies in the Isle of Man. Under the current legislation, cannabis based medicinal products can be prescribed by medical specialists (consultants) for a very limited range of conditions (chemotherapy induced nausea and vomiting, intractable epilepsy in childhood and spasticity associated with multiple sclerosis).

Other countries have gone further in allowing the use of medicinal cannabis. In the Isle of Man, we have an opportunity to consider whether we want our approach to medicinal cannabis to remain in line with the UK, or whether we would like an alternative approach.

The consultation will give local residents the opportunity to express their views on how medicinal cannabis should be made available here. The consultation will also enable residents to express an opinion on whether growing cannabis for the production of medicinal cannabis products should be allowed on island within a regulatory framework.

## Town Clerk's Report - Consultation on Cannabis for Medicinal Use and Industrial Hemp Production - February, 2019, Public Continued

Hemp is a plant that belongs to the species *Cannabis sativa*. Industrial hemp is grown for commercial use as a fibre or foodstuff. Under the Misuse of Drugs Act 1976, it is illegal to cultivate any plant of the genus *Cannabis* – so at present growing hemp for industrial purposes is also illegal under the Act.

The Misuse of Drugs Act 1976 makes provision for the Department of Health and Social Care to make regulations that would enable licences to be granted to grow *Cannabis* species. However, DHSC has never developed such regulations or received any requests to grant a licence to grow.

Creating a regulatory framework for industrial hemp could open up economic opportunities for its production in the Isle of Man. The government is seeking the views of local residents on the acceptability of industrial hemp as a commercial crop and the regulatory framework for it.

The consultations close on the 20<sup>th</sup> March 2019, and can be found using the following links:-

<https://consult.gov.im/health-and-social-care/medicinal-cannabis>

<https://consult.gov.im/health-and-social-care/industrial-hemp>

The consultations seek responses to the following questions:-

### In regard to **Medicinal Cannabis**

*Which approach to medicinal cannabis would you support for the Isle of Man?  
Please select only one item*

- ☐ Option A: Remaining fully in line with the UK
- ☐ Option B: Develop a framework similar to Australia
- ☐ Option C: Develop a framework similar to the Netherlands
- ☐ Option D: Offer quality assured medicinal cannabis products direct to the public for self- medication through accredited dispensaries
- ☐ I do not support the introduction of medicinal cannabis in any form

*Responders are invited to propose an alternative framework, and requested to include evidence to support their proposal.*

Evidence for harms of cannabis is strongest for children and young people, due to its impact on cognitive development. The benefits may outweigh the harms for severe, intractable epilepsy. For other indications, we would propose restricting access to adults over 18 years. *Do you support this approach? Please select only one item*

- ☐ Yes
- ☐ No
- ☐ Don't know

**Town Clerk's Report - Consultation on Cannabis for Medicinal Use and  
Industrial Hemp Production - February, 2019, Public Continued**

*Responders are asked whether they have any additional comments/proposals concerning the use of medicinal cannabis in children/young people?*

*Would you support the cultivation and manufacture of medicinal cannabis products in the Isle of Man, subject to a suitable regulatory framework? Please select only one item*

- ☐ Yes
- ☐ No
- ☐ Maybe

*Responders are asked to provide any further comments.*

**In regard to Cultivation of Industrial Hemp**

*Do you support the introduction of a regulatory framework within which industrial hemp production could be permitted on the Isle of Man? Please select only one item*

- ☐ Yes
- ☐ No
- ☐ Don't know

*Please explain your answer.*

*Would you support a similar regulatory framework to that currently in place in the UK? Please select only one item*

- ☐ Yes
- ☐ No
- ☐ Don't know

*Please explain your answer*

*If the Isle of Man opts to follow the UK Framework would you wish to see any changes to that framework prior to application in the Isle of Man? Please select only one item*

- ☐ Yes
- ☐ No

*If you answered yes, what should the changes be?*

The Board is invited to determine whether a response should be provided.

**Recommendation: the Board Members make individual submissions.**

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

13<sup>th</sup> February, 2019.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
ELECTORAL CANVASS 2019  
FEBRUARY 2019– PUBLIC**

Mr. Chairman and Members,

The Commission has received notification from the Electoral Registration Officer that the annual canvass for electoral registration is currently under way, with forms being delivered to every household in the Isle of Man.

The annual canvass helps to capture the information required to maintain an accurate record of people who are eligible to vote or serve on a jury.

Forms were posted in the week commencing 14<sup>th</sup> January, 2019, to all households currently listed on the electoral register and to 'The Occupier' at properties with no registered electors.

**It is a legal requirement to respond to the annual canvass, even if an individual chooses not to exercise their democratic right to vote.**

Not being registered can also affect a person's credit reference history and potentially result in an application for a mortgage, loan or mobile phone contract being refused.

Improvements have been introduced in recent years to make the canvass process quicker and easier for residents, as well as generating efficiencies for the Government. For most households the printed details on their registration form, such as the address and list of eligible voters living at the property, will remain unchanged. If that is the case, people can respond in less than a minute via a telephone call, text message or online. The online option is also available for people to notify the Electoral Registration Unit of any amendments to the prepopulated information. Responses can still be provided by completing and signing the paper form and returning it in the pre-paid envelope provided. However, people are encouraged to use a computer, tablet or mobile phone where possible, as it costs more to deal with paper and postal returns than it does for online, phone or text messages. Responses are required to be made by 18 March 2019.

Future developments will support a move towards e-canvassing for households who wish to be contacted by email rather than by post.

The Cabinet Office has also launched a promotional campaign to emphasise the speed and ease of responding to the annual canvass.

Posters and infographics were issued to support the ***It Only Takes A Minute*** message. A short video was also produced for distribution on the Government's social media channels <https://www.youtube.com/watch?v=Zoustibrj3o&feature=youtu.be>

**Town Clerk's Report - Electoral Canvass 2019**  
**February, 2019 - Public Continued:**

In 2017 the new Annual Canvass response channels proved very popular with 9,846 'no change' responses via all channels, broken down as follows:

- Telephone – 2,349
- Web – 5,369
- Text - 2,128

Computers are available for use at the Welcome Centre in Douglas for anyone who wishes to respond online, but does not have access to the internet. Ramsey Town Library staff are also able to assist persons who may wish to use the free internet access facilities at the library.

Cabinet Office recognises that many local authorities are working to strengthen engagement with their local communities, to encourage greater interest in Manx politics and to increase voter turnout at elections. A vital step in the democratic process is to ensure that everybody in the Island who is entitled to vote is on the electoral register.

They have said that they would appreciate any support we can provide to raise awareness of the annual canvass and the requirement for people to respond. The electoral canvas has been promoted through the Ramsey Town Commissioners Facebook, Twitter, and Instagram accounts and on the Commissions website.

**Recommendation: to be noted.**

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

31<sup>st</sup> January, 2019.

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
RAMSEY COURTHOUSE  
FEBRUARY 2019 – PUBLIC**

Mr. Chairman and Members,

In order to further progress the Expression of Interest received in respect of Ramsey Courthouse the Chairman, Deputy Chairman and Lead Member for Finance and General Purposes along with the Town Clerk and Deputy Town Clerk met with a representative of the interested party.

This meeting took place on the evening of 12<sup>th</sup> February 2019. A further meeting will take place once matters can be progressed.

**Recommendation: for noting and further reporting.**

*H. S. Bevan*  
Deputy Town Clerk

13<sup>th</sup> February 2019.

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
FEBRUARY 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 January 2019 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31<sup>st</sup> January 2019 – Appendix 2.
3. Quarterly financial information as at 31<sup>st</sup> December 2018 as submitted to the Department of Infrastructure – Appendix 3.

**Accounts**

Accounts totalling £456,038.79 were paid through the General Revenue Account and accounts totalling £32,491.39 were paid through the Northern Civic Amenity Site Account in January 2019. Details of the accounts paid and the suppliers utilised 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> January 2019 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.

**Recommendation : To be noted.**

**Quarterly Financial Return**

The Commission are required to provide the Department of Infrastructure with a summary of certain financial information on a quarterly basis. The return for the third quarter to 31<sup>st</sup> December 2018 was submitted on 14<sup>th</sup> February 2019 - attached as Appendix 3.

**Recommendation : To be noted.**

14<sup>th</sup> February, 2019.

N.Q. Cannell, FCCA  
Finance Officer.

# Ramsey Town Commissioners

**Accounts paid to the 31 January 2019**

**Appendix 1**

Payee	Description	Amount (incl. VAT)
<b>General Account</b>		£
Staff	Wages, salaries, ITIP, NI & superannuation	202,194.03
Civic Amenity Site	Quarterly contribution	48,348.00
Various	Housing property repairs, maint. & safety checks	44,617.34
IOM Government	Waste disposal charges	28,693.19
Various	Vehicle maintenance, repairs & licences	24,309.68
Manx Utilities	Electricity & Water charges	23,888.82
Various	Commission property repairs, maint. & safety checks	16,480.10
Various	Office expenses - Audit, post, printing, stationery etc.	16,208.36
Various	Fuel & oil	14,921.69
Manx Utilities	Street lighting	11,353.53
Various	Legal & prof. fees - housing	3,835.80
Various	Security, Town Warden etc.	2,811.16
Various	Refuse materials & equipment	2,799.78
Various	Town events	2,539.06
Various	Library books & DVD's	2,127.51
Various	Contract cleaning	1,833.33
Various	IT costs	1,757.86
M. Telecom	Phones	1,436.06
Various	Staff training	1,401.50
Various	Media & advertising	1,245.39
Various	Machinery maintenance	639.90
Various	Legal & prof. fees	534.72
Banks	Bank & debit card charges	328.93
Various	Park materials	313.05
Various	Gift vouchers & donations	100.00
Mr A G Cowie	Members Expenses	183.75
Mr J McGuinness	Members Expenses	161.25
Mrs M B Quayle	Members Expenses	153.75
Mr A J Oldham	Members Expenses	146.25
Mrs J Wedgwood	Members Expenses	135.00
Mr W G Young	Members Expenses	127.50
Mr W L Hankin	Members Expenses	101.25
Mr F B R Williams	Members Expenses	90.00
Mr G Monk	Members Expenses	90.00
Mr N P Howard	Members Expenses	71.25
Revd N D Greenwood	Members Expenses	60.00
		456,038.79
<b>Northern Civic Amenity Site</b>		
IOM Government	Waste disposal charges	13,655.63
Various	Equipment & machinery repairs	9,016.61
Various	Skip haulage	5,004.00
IOM Government	Site rent - March 2019 quarter	2,438.40
Various	Recycling charges	1,833.80
Various	Fuel	292.45
Various	Site maintenance	197.50
Worldpay	Debit card reader charge	39.62
Bank	Charges	13.38
		32,491.39



## Ramsey Town Commissioners

### Suppliers utilised during January 2019

### Appendix 1

AB Photography	IOM	Mannin Media Group	IOM
Appleby	IOM	Manx Business Solutions Ltd.	IOM
Argon IT Services Ltd.	IOM	Manx Control Systems Ltd.	IOM
Argon Office Systems Ltd.	IOM	Manx Glass & Glazing Ltd.	IOM
Ballaneven Compost	IOM	Manx Telecom	IOM
Bertram Trading Ltd.	UK	Manx Utilities Authority	IOM
Brew & Corkill Ltd.	IOM	Marksman Locksmith	IOM
Bridge Bookshop Ltd.	IOM	Martin & Watson Ltd.	IOM
Bridson & Horrox	IOM	Moving Clouds Media	IOM
CE Richmond Ltd.	IOM	Orona Ltd.	UK
2Clean	IOM	Outdoor Power & Plant Ltd.	IOM
Clearvu Aerial Specialists	IOM	Paul Wheeler Ltd.	IOM
Cuplas Callow	IOM	P & M Window Cleaners Ltd.	IOM
David Perry Electrical Consultants Ltd.	IOM	Phoenix Windows Ltd.	IOM
Egan Reid Stationery	UK	Pro-tec Security	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
RW Faragher	IOM	Ramsey Shipping Services Ltd.	IOM
Farmers Combine Ltd.	IOM	Ramsey Skips	IOM
Fayle Safe Security	IOM	Scarab Sweepers Ltd.	UK
Feltons Ironmongers	IOM	Secure Scaffolding Ltd.	IOM
G4S Secure Solutions Ltd.	IOM	Splinters DIY Store	IOM
Glass Fibre Supplies	IOM	St Johns Ambulance	IOM
Go Marketing Ltd.	IOM	Suez Recycling	IOM
Grant Thornton Ltd.	IOM	TLC Business Solutions	IOM
Haldane Fisher (IOM) Ltd.	IOM	Ulverscroft Large Print Books Ltd.	UK
Infotech Systems Ltd.	IOM	Unique Fire Protection Ltd.	IOM
IOM Government	IOM	Vannin Officepoint	IOM
IOM Newspapers	IOM	Viking Direct Ltd.	UK
IOM Post Office	IOM	VPG Systems UK Ltd.	UK
Island Drainage & Groundworks Ltd.	IOM	WDS Ltd.	IOM
JBA Consulting Ltd.	IOM	Westminster Car Restorations Ltd.	IOM
Jewson Ltd.	UK	WF Howes Ltd.	UK
Mac Builders Ltd.	IOM	Worldpay (UK) Ltd.	UK
MacOwan Collett Consulting Eng. Ltd.	IOM	Wurth Ltd.	IOM

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2019 - 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	3,294,452	3,559,424	(264,972)	4,083,100	4,255,740	(172,640)
Cl. Woirrey/ Cl. y C Ghlass	20,453	10,221	10,232	26,830	21,400	5,430
Brookfield Court	11,567	6,337	5,230	13,900	13,130	770
Close ny Mooragh	24,178	15,888	8,290	28,500	32,100	(3,600)
Town Hall	168,208	24,247	143,961	223,500	8,750	214,750
Workshops	90,974	3,000	87,974	105,800	3,000	102,800
Public Conveniences	41,171	0	41,171	56,200	0	56,200
Courthouse	20,489	0	20,489	37,200	0	37,200
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	17,752	18,400	(648)	17,000	18,700	(1,700)
<b>Sub Total</b>	<b>£ 3,689,244</b>	<b>£ 3,637,517</b>	<b>£51,727</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	25,734	15,793	9,941	53,550	17,245	36,305
Refuse Removal	727,876	104,140	623,736	899,200	146,000	753,200
Sewers & Pumps	78,651	78,651	0	104,820	104,820	0
Prom Shelters, etc	9,177	0	9,177	18,050	0	18,050
Street & Dec Lighting	111,198	0	111,198	104,400	0	104,400
Local Services	52,463	0	52,463	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>£ 1,007,588</b>	<b>£ 198,584</b>	<b>£809,004</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	39,050	3,017	36,033	35,600	3,700	31,900
Parks, Gardens & Land	257,199	602	256,597	316,150	102	316,048
Mansail Lease	6,310	7,537	(1,227)	21,800	7,580	14,220
Games Concessions	11,155	1,571	9,584	16,300	2,000	14,300
Lakeside Centre	8,019	8,636	(617)	7,250	11,200	(3,950)
Parklands Day Nursery	1,716	16,333	(14,617)	2,440	16,650	(14,210)
Non-Lease Properties	8,270	0	8,270	5,150	0	5,150
Swimming Pool	16,390	0	16,390	17,500	0	17,500
Bowling Alley	12,692	11,250	1,442	2,000	15,000	(13,000)
Public Library	120,017	9,104	110,913	155,400	11,000	144,400
<b>Sub Total</b>	<b>£ 480,818</b>	<b>£ 58,050</b>	<b>£422,768</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	49,496	0	49,496	130,250	0	130,250
Office Expenses	744,856	77,372	667,484	897,050	80,775	816,275
Sundry Expenses	13,654	0	13,654	19,500	0	19,500
Miscellaneous	36,959	20,677	16,282	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	1,005	0	1,005	31,500	0	31,500
<b>Sub Total</b>	<b>£ 847,970</b>	<b>£ 98,049</b>	<b>£749,921</b>	<b>£ 1,140,700</b>	<b>£ 104,875</b>	<b>£ 1,035,825</b>

<b>TOTAL</b>	<b>£ 6,025,620</b>	<b>£ 3,992,200</b>	<b>£ 2,033,420</b>	<b>£ 7,627,895</b>	<b>£ 4,793,047</b>	<b>£ 2,834,848</b>
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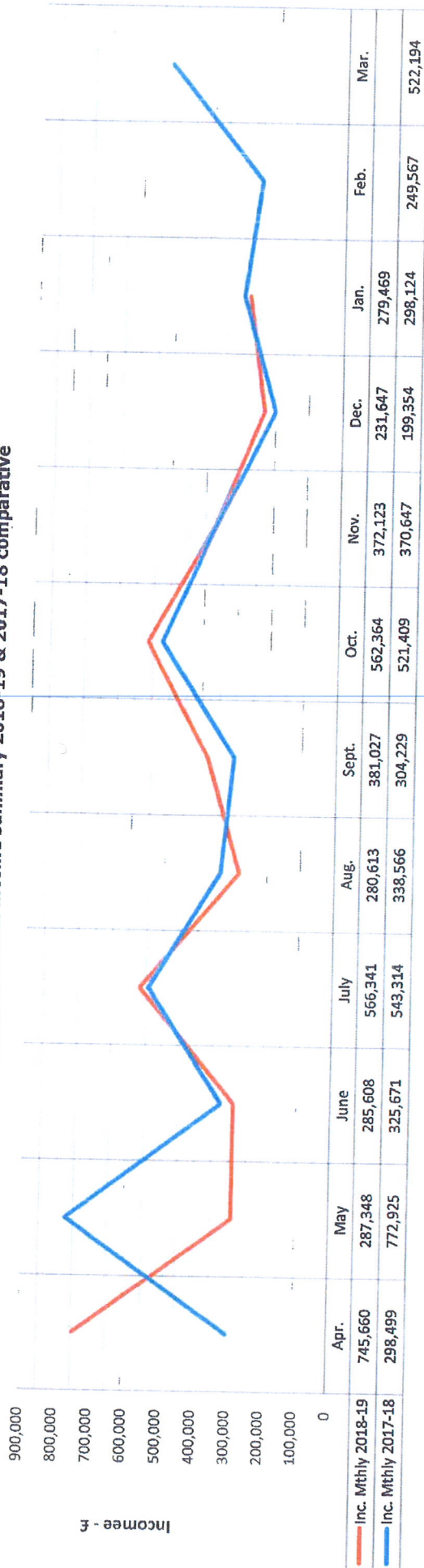
<b>Town rates</b>	<b>£ -</b>	<b>£ 2,145,281</b>	<b>(£2,145,281)</b>	<b>£ 23,000</b>	<b>£ 2,511,646</b>	<b>(£2,488,646)</b>
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# RAMSEY TOWN COMMISSIONERS

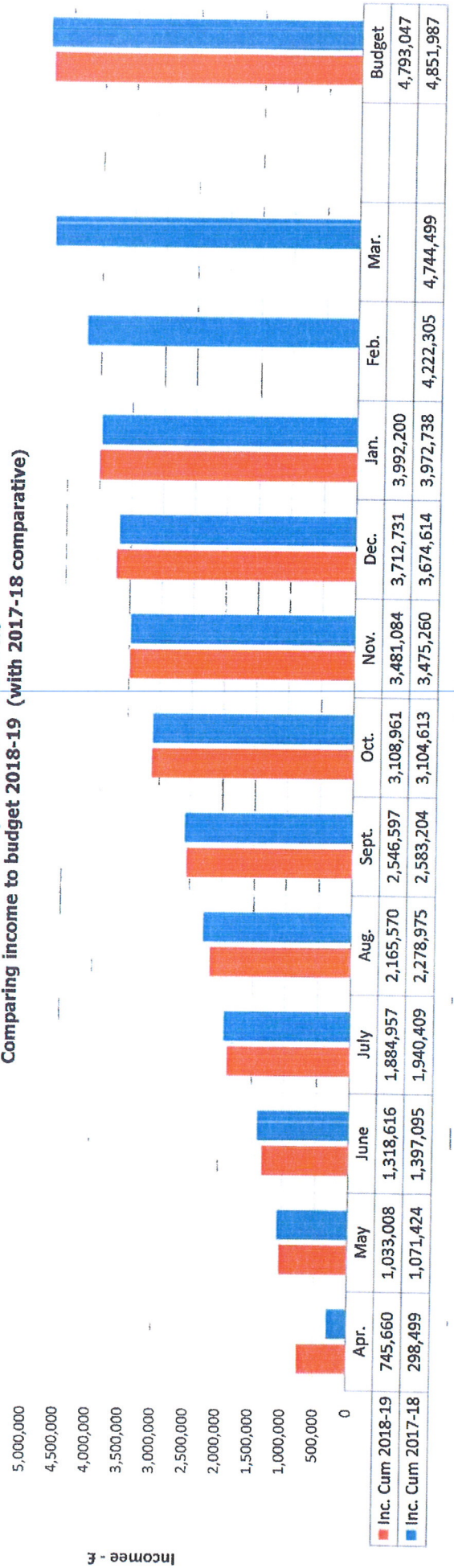
## SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2019

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)

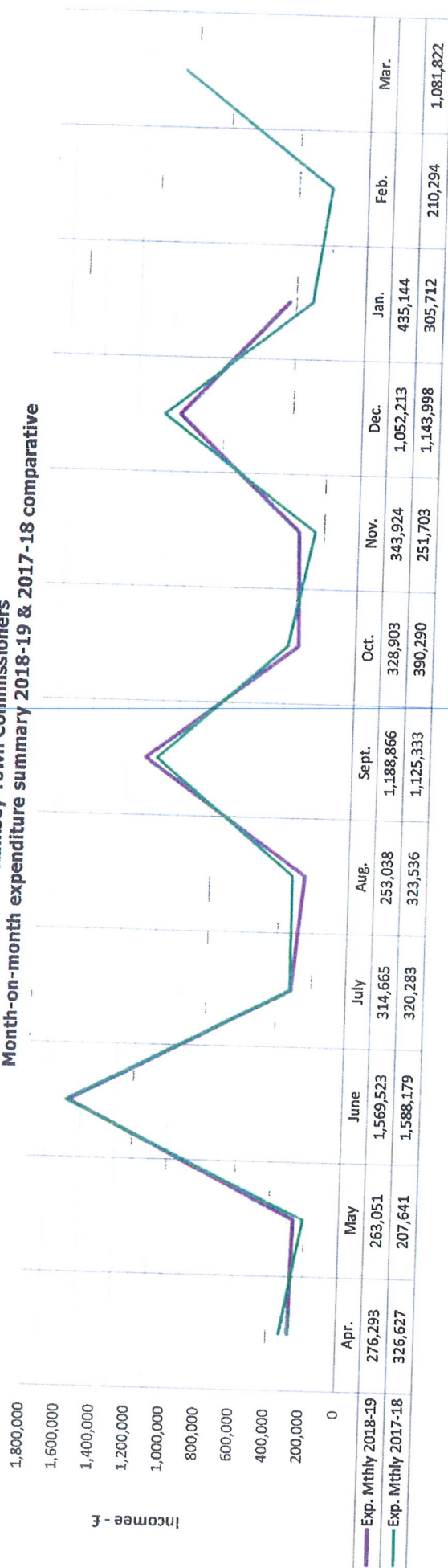


# RAMSEY TOWN COMMISSIONERS

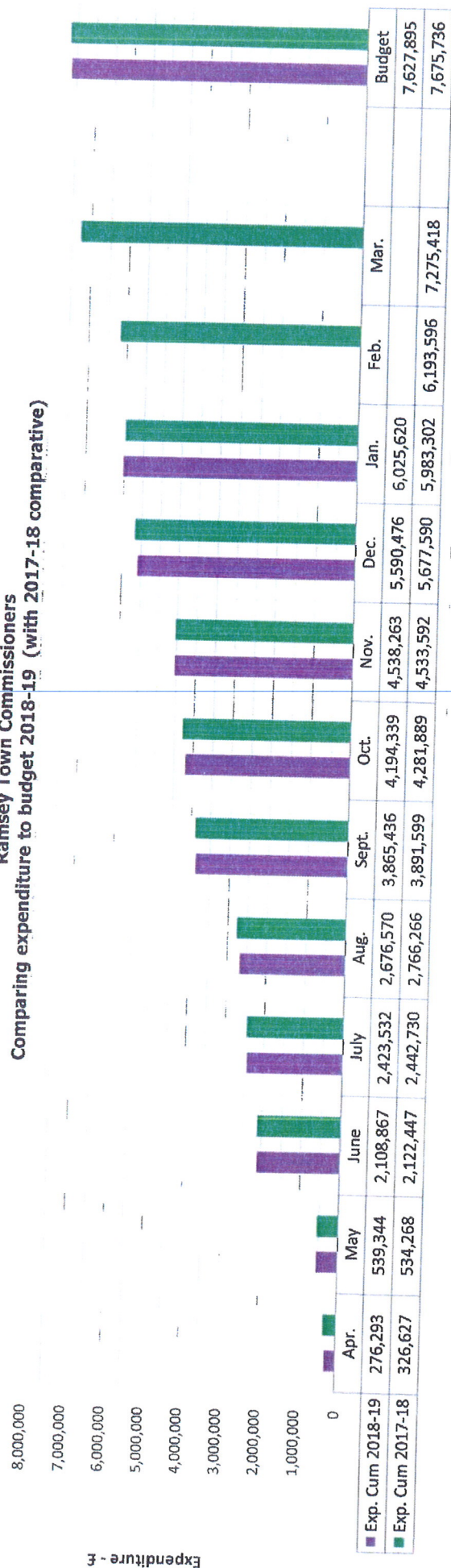
## SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2019

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)



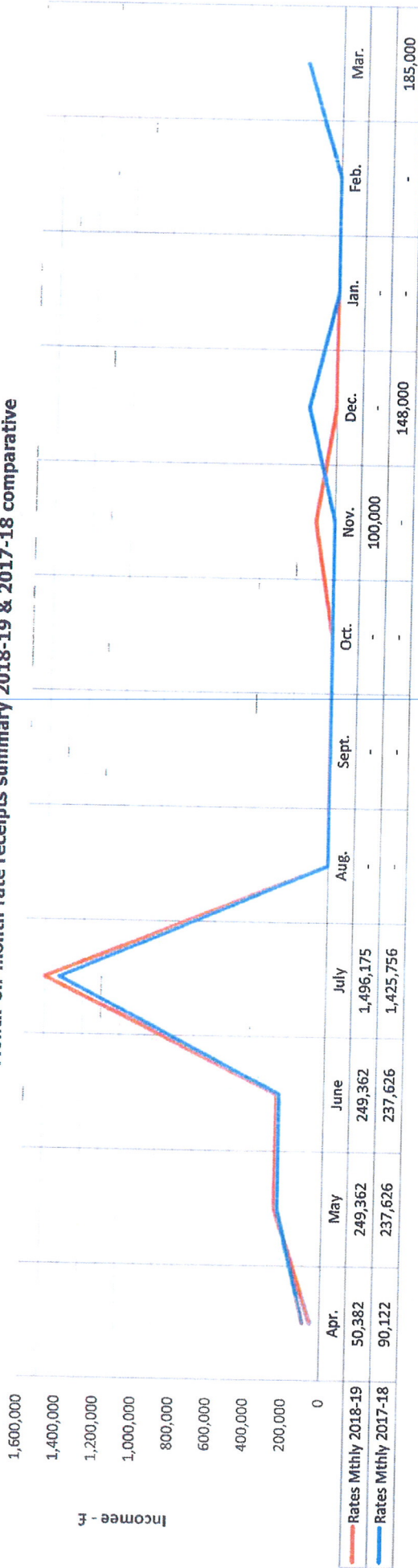


# RAMSEY TOWN COMMISSIONERS

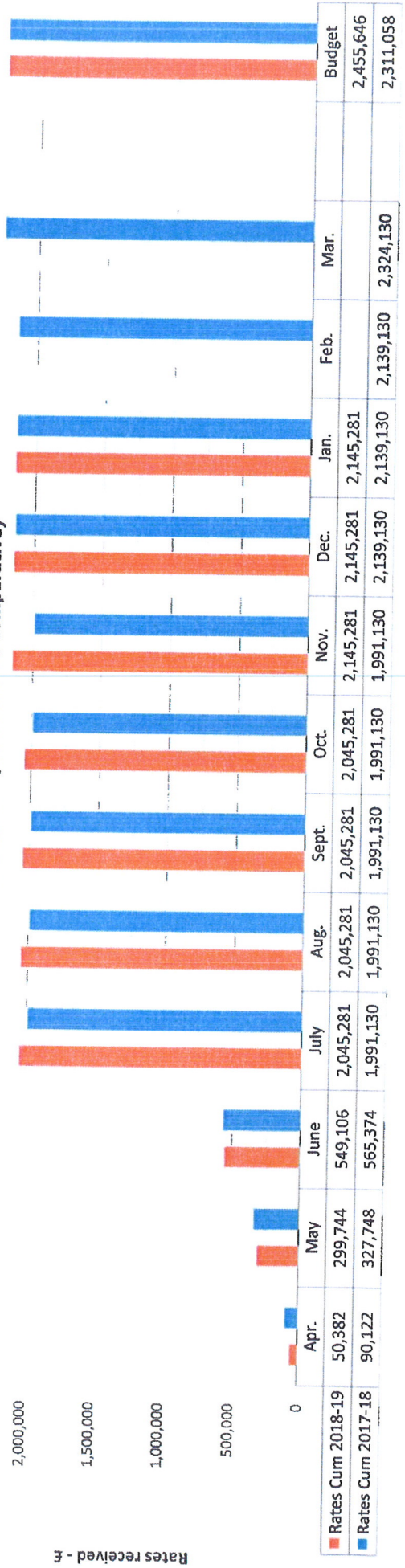
## SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2019

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)



**RAMSEY TOWN COMMISSIONERS**  
**QUARTERLY FINANCIAL INFORMATION RETURN 2018-2019 : Appendix 3**

	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £
<b>General Revenue</b>				
Rates Collected (by Treasury)	549,106	1,496,175	100,000	-
Salaries' Cost	215,204	216,435	218,667	-
Heat and Light	4,896	3,037	2,382	-
Members' Attendance Allowance	2,616	1,882	1,414	-
Legal Fees	1,644	2,925	4,125	-
Capital Loan Payments	827,351	825,969	827,857	-
Insurance Costs (net of Housing ins. costs)	-	46,324	-	-
Computer Expenses	5,206	1,597	7,344	-
Refuse Collection Costs	123,208	125,787	135,517	-
Parks Glens (Total Costs)	84,617	93,810	88,728	-

**Housing**

Rents received	802,793	801,484	802,979	-
Rates paid*	455,032	-	-	-
Repairs and Maintenance	150,385	205,203	185,491	-

\*Annual rates paid in first quarter

**Capital**

Capital Projects: Loans advanced in period	-	-	-	-
--	---	---	---	---

**Balances at Bank**

General Revenue	643,101	1,453,231	1,003,218	-
Unapplied Capital Receipts	56,110	56,110	56,110	-

**Reserve bank accounts**

Housing Maintenance Reserve	176,777	176,777	176,777	-
Heating Maintenance Reserve	51,677	51,677	51,677	-

**Other Income**

Grant Assistance	-	2,410	675	-
Hire of buildings	15,703	3,765	1,549	-

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
DECOMMISSIONING OF RAMSEY POWER STATION  
FEBRUARY, 2019– PUBLIC**

Mr. Chairman and Members,

Manx Utilities has announced that it will decommission the diesel generator engines currently installed at Ramsey Power Station in Gardeners Lane, following a third-party analysis of the high voltage electricity network supply to Ramsey and the North of the Island.

The engines and generators installed in Ramsey have not been operated in recent years and are now 50 years old. The recent analysis on the security of supply for Ramsey and the North indicated an extremely low probability of failure owing to the excellent asset conditions and also the configuration of the network, which is specific to the Island and allows electricity to be back-fed from a secondary route should the initial distribution source be interrupted.

The exhaust stacks will be dismantled in early 2019 with the diesel engines and fuel storage tanks removed thereafter. The site will remain an operational Manx Utilities site with high voltage electrical equipment providing essential power distribution for the North, in addition to ensuring the availability of an alternative power generation location for the future.

Manx Utilities' Chairman and Member of the House of Keys for Ramsey, Dr. Alex Allinson commented, "Careful consideration and risk profiling has enabled the Board to proceed with the Ramsey Power Station decommissioning programme. The network is resilient and reliable, enabling us to dispose of the plant which has served Ramsey well since the early 1980's. This change clearly demonstrates Manx Utilities' commitment to reduce carbon emissions as outlined in the IoM Government's 'Responsible Island' policy."

In response to the announcement detail was sought as to the use of the power station and contingencies in respect of any future supply line failures, to which the following response has been received:-

*The last time Ramsey was used to generate power was in 2013 after the damage caused by the March 2013 snow storm.*

*The Commissioners are advised that the generators at Ramsey Power Station do not have enough generating capacity to service all of the electricity demand in the North of the Island. The engines/generators at Ramsey are obsolete and not practicably serviceable. The engines/generators were operated as a precautionary measure, to enhance security of supply to the North of the Island when the West coast line was damaged and the East coast line became the sole transmission line servicing the North of the Island during and following the 2013 storm.*

**Town Clerk's Report - Decommissioning of Ramsey Power Station**  
**February, 2019 - Public**

*Our evaluation is that the East Coast 33kV transmission line has a much lower risk of failure due to its location and in general it is the West Coast which takes the brunt of any significant storm events. A study of the Isle of Man distribution infrastructure has concluded that the risk of losing both high voltage feeds into Ramsey is therefore very low.*

*Contingency plans include reconfiguring our distribution network to cover as much of the supply loss as possible and the prudent use of mobile generators in areas of the network where network reconfiguration has not restored supplies.*

*The Network Services' team have a number of mobile generating assets that can be quickly deployed specifically targeting strategic locations where power supplies are of greatest importance with particular emphasis on our vulnerable customers.*

*The Commissioners can be assured that we always endeavour to return our networks back to normal as quickly as possible.*

Having circulated Members comments have been received suggesting that confirmation be sought that the impact of climate change has been factored into the MUA calculations, particularly given the IPCC reports on climate change which indicate a very high likelihood that the frequency and intensity of extreme weather events will increase in every global warming scenario. Plausible scenarios suggest a ten-fold increase in the frequency of extreme weather events:-

- *"More severe and/or frequent extreme weather events and/or hazard types are projected to increase losses and loss variability.."*
- *"Climate change may require changes in design standards for the construction and operation of pipelines and of power transmission and distribution lines."*

This concern arises due to the repairs to the West coast line in 2013 which took in around three months.

In the event of this "very low" probability of loss of both 33kV lines and in the absence of 3.6MW of generation capacity from Ramsey some guidance as to where the customers will be provided with the mobile generation might be sought. Customers might also need to be advised of an increased risk to their security of supply and that they should consider obtaining a generator or other source of supply if they consider the risk to be significant to their personal or commercial circumstances.

Whilst the probability of failure may indeed be low, the impact is potentially immense and, were such a failure to occur, it would lead to severe public and political unrest and the Commission may wish to seek reassurance that the MUA have fully considered the implications of losing this asset without a viable alternative.

**Recommendation: to be noted.**

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

13<sup>th</sup> February, 2019.



**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
MAYFIELD CONNECTION TO EXISTING DRAINS  
FEBRUARY, 2019– PUBLIC**

Mr. Chairman and Members,

Members will be aware of the road closure at Queen's Pier Road which results from surface water connection arrangements for the development at Mayfield where the contractor has discovered that the existing manhole in the roadway is defective. Initial investigation found that:-

- The base of the chamber is made up of loose bricks, gravel and soil.
- The chamber probably dates back to the 1950s and the construction of the previous housing.
- Underpinning of the walls of the chamber would be very difficult and dangerous for anyone carrying out the work
- Given the age, structure and condition of the chamber, demolition and rebuilding the chamber is the only option

Following this the design team considered a further option to discontinue use of the manhole and make a connection directly with another manhole located within the Commissioners' owned Coronation Park, following which the road could be re-opened.

The connection was found to be permissible under the Sewerage Act, without an easement being required.

The works have been brought to the attention of Andrew Igoea, Arboricultural Officer, DEFA. Mr. Igoea has indicated that to enable this connection to occur, significant excavation is required around the existing inspection chamber. DEFA consider this to be an issue because there are a number of large, mature trees in the area. Given their proximity to the road and the fact that they are within a well-used public park, these trees have significant visual amenity value and contribute to the character of the area.

DEFA consider that the works are likely to have a detrimental impact on the health and longevity of nearby trees due to the wounds created by root pruning/damage, the loss of rooting volume, and the degradation of the rooting environment (e.g. compaction). To the two trees nearest the excavation site, however, it is felt that the impact would be even more severe than this. DEFA indicate that the proximity of the excavation to these trees will most likely necessitate the pruning of larger, structural roots which could destabilise the trees.

**Town Clerk's Report - Mayfield Connection to Existing Drains -  
February, 2019 - Public Continued**

Mr. Igoae has pointed out that the requirement to remove any trees on this side of the road was not mentioned in the planning application and the required works are outside of the site boundary (red line). As a result Mr. Igoea doesn't think that the existing planning approval allows for the removal of these trees under the Tree Preservation Act 1993 ('the TPA'). In addition, damage caused to any of the trees in this area as a result of this excavation would be an offence under Section 3(1)(b) of the TPA.

Therefore, unless there is some other legislation which overrides the TPA, a licence would be required to undertake any tree removal required to facilitate this drainage connection. The developer would also need to have a tree protection plan in place which demonstrates they are taking reasonable and proportionate measures to minimise damage to retained trees.

Given the high landscape value of these trees DEFA's preferred option would be to find an alternative drainage solution, and this view has been transmitted to the design team for the development, which is being undertaken on behalf of the Ramsey and Northern Districts Housing Committee.

The Department of Infrastructure has also advised that it is its intention to resurface this section of road, Queen's Pier Road from its junction with Albert Road including May Hill to the junction with Lheaney Road. These works are expected to commence in early April so there is an imperative for a solution to be found for the drainage works so that these can be completed along with the highways works before the TT event.

**Recommendation:** to be noted.

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

15<sup>th</sup> February, 2019.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
REDEVELOPMENT CAINE'S YARD – AMENITY SPACE  
FEBRUARY, 2019– PUBLIC**

Mr. Chairman and Members,

Planning application 18/00528/B has been submitted for the demolition of existing building yard and structures and erection of 6 two storey and 6 three story residential dwellings with associated car parking, gardens and communal refuse store.

All new development is subject to consent required to meet the requirements of the Isle of Man Strategic Plan 2016. The plan covers a number of provisions including recreation where it states that:-

**Recreation**

***Policy 3: Where appropriate, new development should include the provision of landscaped amenity areas as an integral part of the design. New residential development of ten or more dwellings must make provision for recreational and amenity space in accordance with the standards specified in Appendix 6 to the Plan.***

*10.3.9 Open Space in new developments should be provided within the site, but where it is impractical to provide the recreational space within the site, consideration may be given either to*

*(a) provision off-site, but conveniently close thereto; or to*

*(b) the use of commuted sums, which, under the terms of a section 13 Agreement, would be paid to the Local Authority as a contribution towards the provision of community recreational open space.*

The accommodation provided within the development comprises 12 dwellings, 6 two storey dwellings and 6 three storey dwellings.

- 6 x 3 bed houses
- 6 x 4 bed houses

Applying the standards provided within Appendix 6 to the IOM Strategic Plan 2016 the open space requirement is calculated as follows:-

**IOM Strategic Plan Appendix 6 Standard for Amenity Space**

No Bedrooms	Occupancy Level	Formal Open Space per unit	Children's Play Space per unit	Amenity Space per unit	Total SqM
1	1.5	27	9	12	48
2	2	36	12	16	64
3 or more	3	54	18	24	96

**Applied to PA18/00528/B**

No Bedrooms	Number	Formal Open Space	Children's Play Space	Amenity Space	Total SqM
1	0	0	0	0	0
2	0	0	0	0	0
3 or more	12	648	216	288	1152
Total amenity space required (m2) to comply with Appendix 6 IOM Strategic Plan 2016					1152

**Town Clerk's Report - Redevelopment Caine's Yard - Amenity Space -  
February, 2019 - Public Continued:**

The planning officer's report makes the following comment in relation to public open space:-

*6.14 The site includes a small amount of landscaping, which is described as 'Public amenity space' on the submitted plans; although it is not considered to be usable space by any standards. No provision has been made for affordable housing on the site and no reference has been made in the submitted information, to a commuted sum to mitigate this.*

The Strategic Plan states that once the open space requirement has been established it is then necessary to determine how the open space will be provided. There are three possibilities: -

1. Provided on site
2. Provide off site but adjacent or close to the development
3. Provided by payment of a commuted sum to enable the Local Authority to provide the open space on behalf of the developer.

The value of public open space for Ramsey has previously been established as being £17 per sq metre, this was established in regard to previous applications at Tower Road and Royal Park, on the advice of the Government Valuer. On the basis of this the commuted sum for the proposed development would total £19,584.00 in relation to the shortfall of amenity space provided within this application. The Town Clerk has raised this matter with the developer who has indicated that they accept the proposed commuted sum and would be agreeable to payment of such on issue of the first completion certificate for any unit on the development, the sum would be applied to the addition to or improvement of amenity facilities in the vicinity of the development, in this case the Mooragh Park.

Subject to the consideration of the Planning Committee, should the application receive approval, a pre-requisite to any approval notice may be that a Section 13 Agreement be in place providing for payment of an abated sum against the shortfall in public open space may be required. The Commission is invited to consider whether, in these circumstances, it would accept an abated sum of £19,584.00, payable prior to the prior to the occupation of any property in the development, against the provision of public open space.

**Recommendation: to agree to enter into a Section 13 Agreement for an abated sum of £19,584.00 to be accepted in respect of public open space provision at development proposed for Caine's Yard, to be paid on completion of the first habitable unit.**

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

5<sup>th</sup> February, 2019.

<p style="text-align: center;"><b>RAMSEY TOWN COMMISSIONERS</b>  <b>TECHNICAL SERVICES MANAGER'S REPORT</b>  <b>PLANNING APPLICATIONS – FEBRUARY, 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:	3393	<u><b>AMENDED PLANS</b></u>
P.A. NO.:	16/00586/A	
APPLICANT:	Mr. D. Hathersich-Jones	
PROPOSED:	Approval in principle for the erection of a detached dwelling	
NOTES:	Approval in Principle	
SITE:	<b>Land adjacent to Fasque, Andreas Road, Ramsey</b>	

REF NO:	3606	<u><b>AMENDED PLANS</b></u>
P.A. NO.:	18/00856/B	
APPLICANT:	Mr. & Mrs. D. Jones	
PROPOSED:	Erection of two new dwellings with associated parking and adjustments to vehicular access	
NOTES:	P.A. in Detail	
SITE:	<b>Site adjacent to Hanley Court, North Shore Road, Ramsey</b>	

REF NO:	3607	<u><b>AMENDED PLANS</b></u>
P.A. NO.:	18/00935/B	
APPLICANT:	Mr. M. Skelly	
PROPOSED:	Alterations, erection of extension and erection of both retaining wall and fencing	
NOTES:	P.A. in Detail	
SITE:	<b>9, Glen Elfin Road, Ramsey</b>	

REF NO:	3638	
P.A. NO.:	19/00021/B	
APPLICANT:	Mr. M. & Mrs. L. Smith	
PROPOSED:	Replacement of existing glazed conservatory roof with tiles	
NOTES:	P.A. in Detail	
SITE:	<b>The Croft, Lheaney Road, Ramsey</b>	

<b>TSM's Report - Planning Applications – February, 2019 – Public Continued</b>
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REF NO: 3639  
P.A. NO.: 19/00024/B  
APPLICANT: Mr. & Mrs. W. Nelson  
PROPOSED: Alterations, erection of extension and installation of dormer windows and flue  
NOTES: P.A. in Detail  
SITE: **24, Ormly Avenue, Ramsey**

REF NO: 3640  
P.A. NO.: 19/00028/C  
APPLICANT: Department of Infrastructure, Transport Services  
PROPOSED: Additional use of hospital grounds for the parking of up to five minibuses (retropective)  
NOTES: P.A. - Change of Use  
SITE: **Ramsey and District Cottage Hospital, Cumberland Road, Ramsey**

REF NO: 3641  
P.A. NO.: 19/00032/B  
APPLICANT: Daves Delicious Dogs  
PROPOSED: Alterations, installation of a replacement shop front and installation of an extractor flue to rear elevation of building  
NOTES: P.A. in Detail  
SITE: **Units 2 & 3, Church Walk, St Paul's Square, Ramsey**

REF NO: 3642  
P.A. NO.: 19/00033/D  
APPLICANT: Daves Delicious Dogs  
PROPOSED: Installation of illuminate signage  
NOTES: P.A. - Advertising  
SITE: **Units 2 & 3, Church Walk, St Paul's Square, Ramsey**

REF NO: 3643  
P.A. NO.: 19/00038/B  
APPLICANT: Mr. & Mrs. S. Bush  
PROPOSED: Alterations and erection of two storey extension to side elevation  
NOTES: P.A. in Detail  
SITE: **11, The Sycamores, Clifford Drive, Walpole Road, Ramsey**

<b>TSM's Report - Planning Applications – February, 2019 – Public Continued</b>
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REF NO: 3644  
P.A. NO.: 19/00039/B  
APPLICANT: Mr. W. Millsopp  
PROPOSED: Replacement of existing rear extension with new single storey extension  
NOTES: P.A. in Detail  
SITE: **Cedar Bank, Windsor Mount, Ramsey**

REF NO: 3645  
P.A. NO.: 19/00061/B  
APPLICANT: Chun Yan Wang & Kun Lu  
PROPOSED: Alterations and variation of condition 3 of PA 16/00573/B.  
Conversion of existing retail unit to additionally provide the sale of hot food & drink for consumption of & off the premises, creation of an indoor seating area & installation of an external flue, to change the café hours of operation  
NOTES: P.A. in Detail  
SITE: **23, Parliament Street, Ramsey**

REF NO: 3646  
P.A. NO.: 19/00069/B  
APPLICANT: Mr. & Mrs. P. Bevan  
PROPOSED: Erection of rear extension  
NOTES: P.A. in Detail  
SITE: **Cynclair, Brookfield Avenue, Ramsey**

REF NO: 3647  
P.A. NO.: 19/00076/B  
APPLICANT: Mr. J. Hughes  
PROPOSED: Alterations and erection of rear extension  
NOTES: P.A. in Detail  
SITE: **11, Thornhill Park, Ramsey**

B. Wallace  
Technical Services Manager

14<sup>th</sup> February, 2019.

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT - APPENDIX I – SUMMARY OF PLANNING APPLICATIONS – FEBRUARY, 2019						
P.A. No.	Applicant	Proposed	Site	R.T.C. Recommendation	D.o.I. Correspondence	Appendix II
08/00970/C  R.T.C. 3610	Mr. T. R. Pressley	Change of use of existing retail and office space to funeral directors	3 & 5, Waterloo Road	Meeting held: 17/10/18 No Objection	14/01/19 Application APPROVED 05/02/19 APPEAL Requested	



**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
PUBLIC SECTOR FIXED TERM TENANCIES  
FEBRUARY 2019 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has provided details of the process for renewal of 5 year fixed term tenancies, a flow chart detailing the steps to be taken is attached.

The document indicates the process of renewing a 5 Year Fixed Term tenancy and the documentation which will be sent out to tenants. The document indicates the process if a tenant is under the income level for public sector housing, marginally over the income level within 10%, exceeds the income level, but no more than £60k and income exceeds max £60k threshold.

Ramsey Town Commissioners are currently following the procedures and have issued the following:-

- 39 x 12 month notification letter
- 21 x 6 month letter & review
- 14 x Reviews have been returned as a consequence of which in all cases new tenancies have been issued.

Information on the fixed tenancy arrangements are provided to all tenants on allocation, the process also ensures that adequate notice is given to those who may be impacted due to changes in their circumstances.

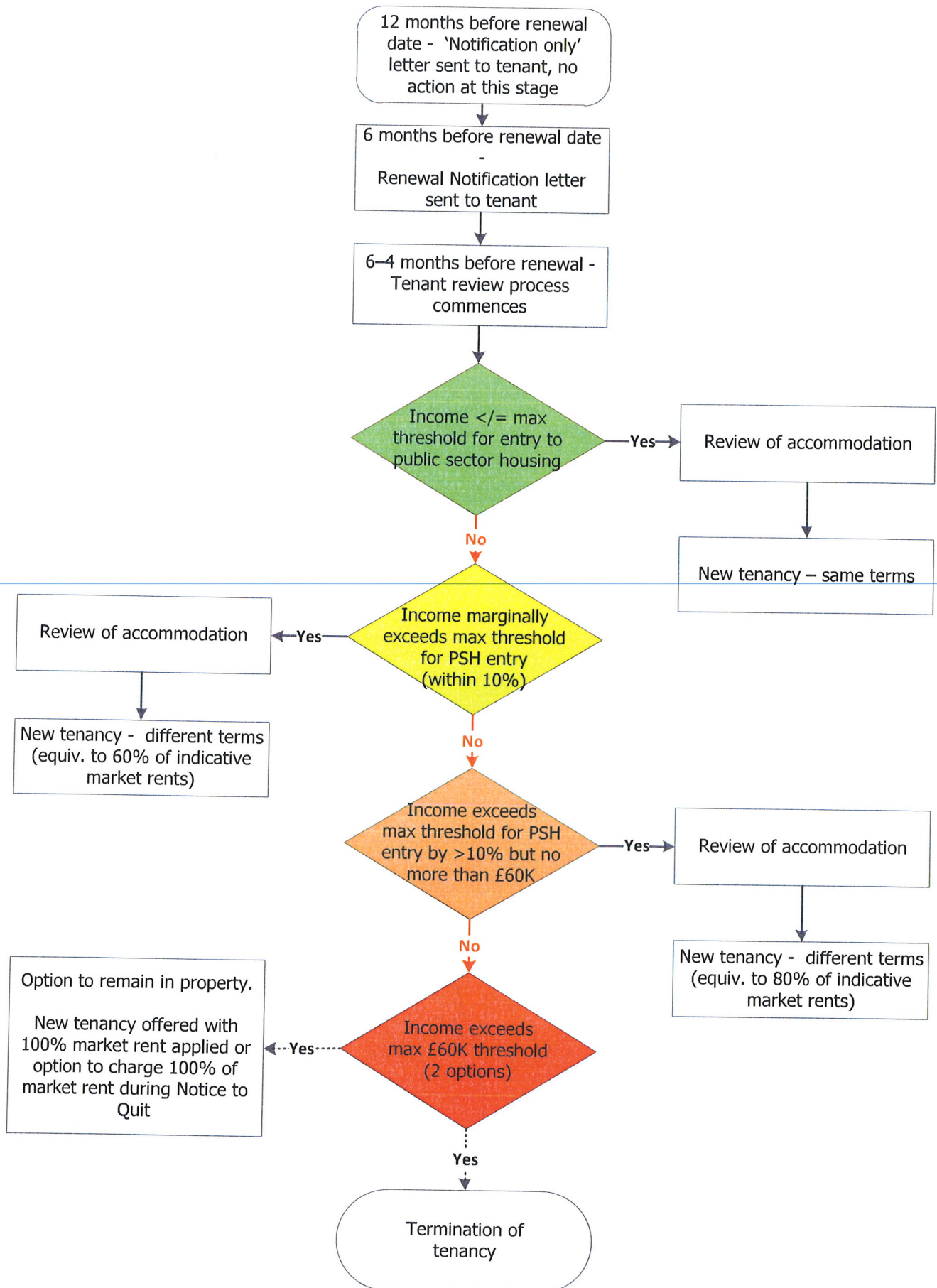
**Recommendation: to be noted.**

*T. P. Whiteway*

Town Clerk and Chief Executive.

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

## Fixed Term Tenancy Renewal Process Overview



**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
CAINE'S YARD DEVELOPMENT - POTENTIAL PROPERTY  
PURCHASE  
FEBRUARY, 2019 – PUBLIC**

Mr. Chairman and Members,

A planning application decision is pending for the demolition of the existing building yard and structures and the erection of six two storey and six three storey residential dwellings with associated car parking, gardens and communal refuse store at the Workshop Office & Yard, Caine's Yard, Templar Terrace, Ramsey.

The Commission considered the above planning application (18/00528/B) at their October 2018 meeting and whilst they had no objection to the proposal, they made observations in relation to traffic management.

The Isle of Man Strategic Plan 2016 makes provides for the production of affordable housing units within new developments of eight properties or more. Under a proposed Section 13 Agreement, the Department of Infrastructure (the Department) will receive the equivalent to three units in Housing or a Commuted Sums for affordable housing. The three units may be used by the Department as First Time Buyer properties or they may be offered to the Commission for purchase as general public sector rental properties. The cost to the Commission is expected to be in the region of £160,000.00 per property.

A copy of the site plan (drawing number 1701-001-A) and floor plans and elevations of the property types that may be offered (drawing number 1701-010-C) has been appended to this report. It is envisaged that the properties on offer will be between plot numbers 2 and 5 and that the developer will most likely wish to keep the end properties, 1 and 6, as these will be more attractive for a private purchaser. The properties are two storey three bedroom houses. Each property will have two car parking spaces. A new pedestrian lane is to be provided at the back of plots 1 to 6.

Plots 7 to 12 are three storey four bedroom properties; some have a garage, a utility room, a dining room and all have an en-suite bathroom and are considered large for public sector housing and the rent charge would be high per dwelling.

The following table illustrates the trend in housing applications 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 –  
Caine's Yard Development - Potential Property Purchase  
February, 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>90</i>	<i>18</i>	<i>71</i>

There are currently a total of 90 applicants on the Northern Shared Housing Waiting List; 79 of these applicants wish to live in Ramsey or All North which includes Ramsey and 18 of these applicants has children residing with them. 12 of the Ramsey or All North applicants are on the two-bedroom housing list and 6 are on the three-bedroom housing list.

There are 2 applicants on the Commission transfer list requesting a three bedroom house.

5 of the two-bedroom housing list applicants are under 25 years old, 4 are between 30 and 40 and the remaining 3 applicants are over 40 years old.

Possible risks involved with purchasing these properties include:

- 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.
- Although unlikely, if the housing waiting list continues to decline and specifically the request for three-bedroom houses goes down, however this can go in the opposite direction and the request for three-bedroom houses may increase.

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

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 –  
Caine's Yard Development - Potential Property Purchase  
February, 2019, Public Continued:**

If the Ramsey Town Commissioners are in support of purchasing the 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 Caine's Yard, Ramsey from the developer Wardsley 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 3 three-bedroom houses, assuming the full expenditure of £485,000.00 including legal and other associated fees is borrowed over 30 years at an indicative annual interest rate of 1.84%, are calculated as being £21,073.32, with total repayments of £632,199.60 including interest of £147,199.60.

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 express an interest in the purchase of the 3 three bedroom houses at the Caine's Yard site.**

Mark Close  
Housing & Property Manager

12<sup>th</sup> February, 2019.





Note:

#### Additional Flood Protection Measures

- Raise electrical trip to 600cm above ground floor level
- Use of SUDS (Sustainable Underground Drainage System) in communal parking areas
- Use of floor tiling in ground floors
- To assist cleaning after inundation)
- Horizontal fitting of plaster board in ground floor
- Use of replicable skirting and architraves in ground floor

**HUGH LOGAN ARCHITECTS**  
BRIDGE COURT  
10 BRIDGE STREET  
CASTLETOWN  
IMO IAX  
PHONE: +44(0)1624 825872  
EMAIL: MAIL@HLAHI  
WEB: WWW.HLAHI

Redevelopment of Cairns's Yard  
Shipyard Road.

### RAWING TITLE

Proposed Disposal:

18007528

RAWN	JK	CHECKED	QPL

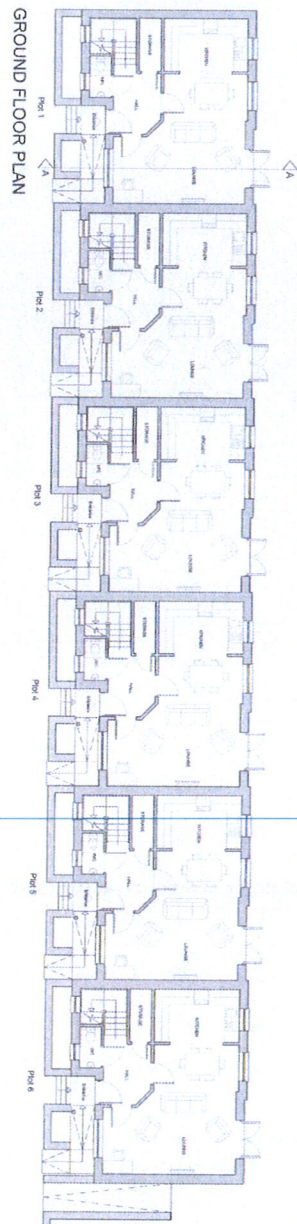
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DWG N°

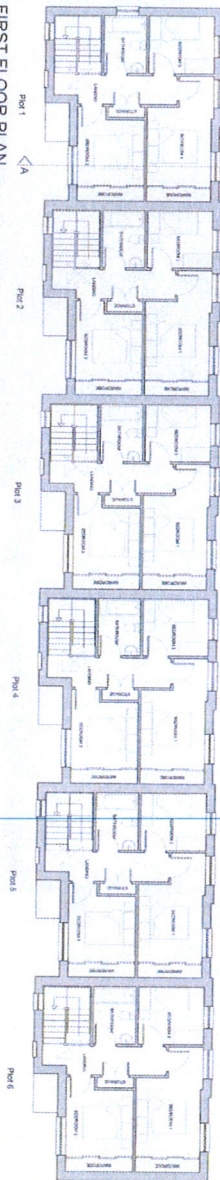
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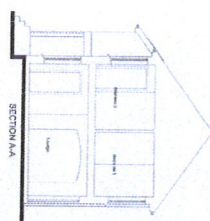




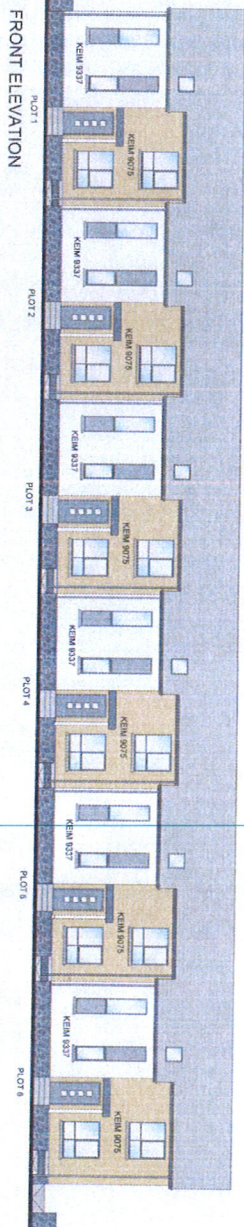
GROUND FLOOR PLAN



FIRST FLOOR PLAN



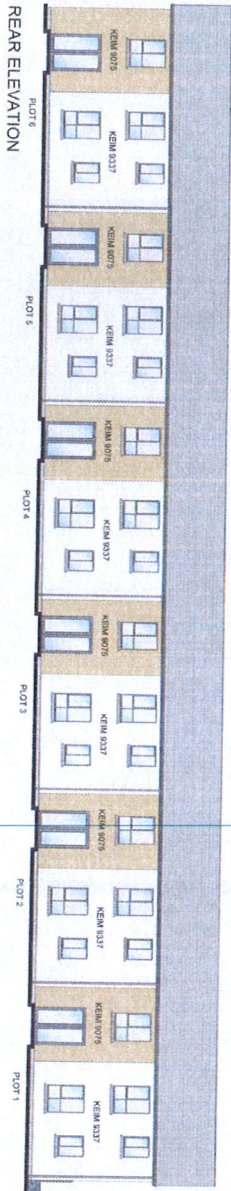
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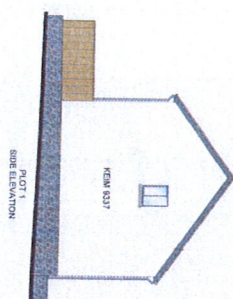
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

1800528

<p><b>CLIENT</b> Wardley Limited</p>			
<p><b>PROJECT</b> Redevelopment of Caravan Yard, Shipyard Road, Remy</p>			
<p><b>DESIGNING TITLE</b> Hugh Logan Architects 1701 - 010-C</p>			
<p><b>DATE</b> 1701 - 010-C</p>			
<p><b>SCALE</b> 1:100 &amp; 1:50</p>			
<p><b>DRIVING TITLE</b> 1701 - 010-C</p>			

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
SPRINT TRIATHLON EVENT MAY 2019  
FEBRUARY, 2019– PUBLIC**

Mr. Chairman and Members,

The Manx Tri Club are hosting two Sprint Triathlon Races in Ramsey, based at the Ramsey Swimming Pool on Saturday, 11<sup>th</sup> May and Sunday, 12<sup>th</sup> May, 2019. The events will start at 9 a.m. on both days and be finished by approx. 12 noon.

For the Saturday event they anticipate 100 Individual competitors and aim to have 100 Teams entered for the Sunday Team event. As there are 3 competitors per Team, this will equate to 300 competitors on the Sunday. When you add Spectator numbers to these, estimated at around 400, it should mean that both races will be significant events for Ramsey.

Triathlon involves each competitor completing a Swim, a Cycle and a Run, consecutively and in the case of a Team, one member of the Team completing each leg of the event. The event involves the erection of a Transition Area where the competitors place their bikes, helmets, running shoes etc., and they then pass through this area between each stage of the race.

The event has been run for the past 8 years in Ramsey and has previously limited total numbers, individuals and teams to 100 because of space limitations and have set Transition up in the Car Par of the Swimming Pool.

Given the numbers involved, the organisers propose to erect the Transition area on the north facing carriageway on the Mooragh Promenade directly outside of the Swimming Pool as was undertaken in 2018. Effectively barriering off this section and erecting the bike racks in a long line, the bike racks are 'A' frames which support 10m length poles and the bikes hang from these by the saddle. This would allow competitors to come out of the Seaward door of the Swimming Pool and directly out into Transition. They would collect their bicycle and proceed along the Promenade towards the Vullan Hill to take the out on the bike route. When they return they cycle back down the Vullan Hill and along the south facing carriageway back towards the Swimming Pool. They would proceed past North Shore Road and do a 180 degree turn at the end of the carriageway directly outside the Swimming Pool. Here they re-rack their bikes and proceed out of Transition again to follow the run route around the Mooragh Park.

By approving the closure of this section of the Promenade, it would enable:

- better accommodate the number of competitors involved
- provide a much improved view for spectators to watch the event
- create a safer environment outside the Pool area for competitors with no vehicular traffic in this area



**Town Clerk's Report – Sprint Triathlon  
February, 2019 - Public Continued:**

Disruption to residents and road users will be minimal as Old River Road can remain open as a route through from the Swing Bridge to North Shore Road in order to provide access onto the Promenade and residents could either park on Old River Road or North Shore Road for the duration of the event. Pedestrian access would be unaffected. Access to the Swimming Pool can also be maintained via Old River Road. The Club has requested that the Road Closure would take effect from 06:00 to 13:00 on each of the Saturday and the Sunday in order to allow time to erect and dismantle the Transition area on each day.

The Club is affiliated to the British Triathlon Federation and events are sanctioned by them.

**Recommendation:** to support the event as in previous years and provide loan of pedestrian barriers to assist in the road closure if required.

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

13<sup>th</sup> February, 2019.

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

Mr. Chairman and Members,

The following Reports have been submitted by Mr. McGuinness:-

***“Northern Local Authorities Swimming Pool Board:***

The Board met on 28<sup>th</sup> January, 2019, and we welcomed the new representative from Bride Commissioners.

The meeting was a very swift affair. The number of pool users continues to be higher than the previous year due to a combination of the NSC closure and the changes made by the pool staff to encourage more use. The only negative I can report from the meeting is the continued frustration I feel with the correspondence with Central Government to obtain confirmation of appropriate funding on a business as usual and Minor Capital Works basis. Items such as the entrance modification and LED lighting remain in limbo despite the apparent benefits and positive reactions from all stakeholders.”

***“Ramsey Chamber of Commerce:***

Attended the Chamber of Commerce meeting on Monday 4<sup>th</sup> February, the number of attendees was reduced from previous assemblages of the chamber but the meeting commenced at 6 p.m. as usual. The proposed road works around May Hill were discussed and an update provided by Mr. Bevan.

The proposed Marina development was considered and a majority of favourable responses towards it if the claims being made are true and it will bring the levels of additional business into the town and not produce a commercial rival.

A query was raised regarding what proposals were in place regarding the tram station area, I confirmed that RTC had been consulted with by the DOI regarding their proposals and some discussion ensued regarding the current position of the tram stop. There was a general feeling that the current station was not in need of changing.

I updated the Chamber on the status of the Street Cleaning Policy and Parking review, the Chamber was accepting of the length of time it was taking to update these items.

The meeting finished before 7 p.m. which was one of the shortest I have attended.”

<p style="text-align: center;"><b>Representative Reports - February, 2019</b> <b>Public Continued</b></p>
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The following Report has been submitted by Mr. Williams:

***"Municipal Association Meeting January***

Minister Harmer met with the Association to discuss Douglas Prom, Sea Defences and Footpaths. Members were informed that provisions would be put in place to try to mitigate the effects of the loss of parking caused by the regeneration works, however regrettable; it was a side effect that parking would be affected during the project. One member commented that the workers appear to not work during certain parts of the day and maybe a shift pattern could help speed up the process. The Minister pointed out that the contractors were set to finish early as it was and that written into the contract were financial benefits to completing early and significant fines for delays. The Minister asked about footpaths around the Island, footpaths being hiking trails and country walks rather than pavements. All seemed to be of a standard. Garff Commissioners discussed the sea defence ideas, Douglas Councilors were shown drawings for defences around the war memorial and were content with them.

After the Minister's departure the Association discussed ideas for the SAVE strategy, and the Energy from Waste Plant. One of the Commissioners explained that the new DEFA policy removed persons who previously had interested status from commenting on planning applications even though they had previously been appealing. It was also brought to the attention of the Association that it was Government Policy to publish thorough consultations on matters affecting local politicians."

February, 2019.