

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

www.ramsey.gov.im

12th April, 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, **17th April, 2019**, at **7.00 p.m.**

BUSINESS:

- 1. Apologies for Absence:** Mr. J. McGuinness
- 2. Minutes for Adoption:** pages: 1 - 9
 - Minutes of Board Meeting held on 20th March, 2019.
 - Minutes of Special Board Meeting held on 10th April, 2019. To be tabled.
- 3. Matters arising not included within the Agenda.**
- 4. Chairman's Report:** page: 10
 - Shennaghys Jiu
 - End of Year
 - Annual Meeting 2019
- 5. Finance and General Purposes:** pages: 11 - 29
 - Town Clerk's Report:
 - Consultation Review and Modernisation of Rates
 - Finance Officer's General Report:
 - Accounts
 - Summary of Revenue Income and Expenditure

6. Works and Development:

pages: 30 - 34

- Technical Services Manager's Reports:
 - Planning Applications
 - Appendix
 - Ramsey War Memorial

7. Housing and Property:

pages: 35 - 41

- Housing and Property Manager's Reports:
 - Boathouse Roof
 - Mooragh Park Improvements
 - Revised Public Sector Housing (General Needs) (Allocation) Policy 2019

8. Parks and Leisure:

page: 42

- Technical Assistant's Report:
 - Ramsey in Bloom Competition

9. Notice of Motion:

page: 43

Notice of Motion dated 10th April, 2019, standing in the name of Mr. J. McGuinness:

“Alteration to Standing Order 13 – Order of Business.

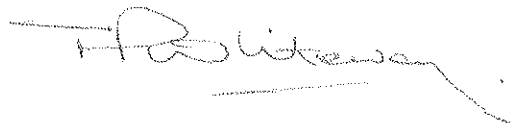
to add, after ‘(h) other business, if any, authorised by the Chairman for consideration’, a new agenda item entitled – “Matters raised from the public of Ramsey for discussion”

10. Any other Business:

pages: 44 - 45

(by permission of Chairman)

- Representatives Reports



Town Clerk & Chief Executive.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 20th March, 2019, at 7.00 p.m.

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

Apologies: None.

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

(2018/19:445) Minutes:

Resolved: That the Minutes of the Board Meeting held on 20th February, 2019, and the Special Board Meeting held on 7th March, 2019, be confirmed and signed by the Chairman.

(2018/19:446) Matters Arising: No matters were presented.

Finance and General Purposes:

(2018/19:447) Town Clerk's Report – Review of the Rates of Minimum Wage:

Resolved: To note the Town Clerk's report dated 9th March, 2019, concerning the request made by the Minister for Enterprise to the Minimum Wage Committee for recommendations with regard to the minimum wage.

Members were reminded that the Commission has adopted a policy of being a Living Wage Employer.

(2018/19:448) Deputy Town Clerk's Report – Business Database:

Resolved: To note the Deputy Town Clerk's report dated 13th March, 2019, advising that a Business Data base is being created as a means of better communicating with business owners in the Town. It was noted that the database will comply with all GDPR regulations. Members welcomed the initiative as an important additional way of communicating with the businesses in the Town.

(2018/19:449) Deputy Town Clerk's Report – Meeting with Superintendent Stephen Maddocks:

Resolved: To note and approve the Deputy Town Clerk's report dated 13th March, 2019, advising of the approach made by Superintendent Maddocks to meet the Commission. It proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed that a meeting be arranged.

(2018/19:450) Finance Officer's Report:

Resolved: To note and approve the Finance Officer's General Report dated 14th March, 2019, subject to the following:-

Accounts - queries were answered to members' satisfaction.

Summary of Revenue Income and Expenditure - the Finance Officer advised that further rate income of £225,000 had been received on 15th March, 2019.

(2018/19:451) Technical Assistant's Report - Enforcement Action:

Resolved: To note the Technical Assistant's Report dated 15th March, 2019, advising of successful legal action brought against Mr. Aaron Stevens in respect of illegal parking at College Street Car Park.

Mr. McGuinness asked that the matter be brought to the attention of the media for reporting - Mr. Hankin informed members that the prosecution had already been well reported in the press and on local radio.

Works and Development:

(2018/19:452) Town Clerk's Report – Design Guidance for Residential Development:

Resolved: To note the Town Clerk's Report dated 9th March, 2019, advising of the publication by the Department of the Environment, Food and Agriculture of design guidance in relation to residential developments.

(2018/19:453) Town Clerk's Report – Former Farmers' Combine Building:

Resolved: To note the Town Clerk's Report dated 19th February, 2019, confirming the registration of the former Farmers' Combine building at 33, West Quay, Ramsey, as a protected building and advising of his understanding that an application against the registration has been submitted and accepted by the Planning Authority who will progress the appeal in the same way as a planning application. It is noted that the Commission's response in the matter will be based on former discussions.

(2018/19:454) Town Clerk's Report – Interested Party Status in Planning Applications:

Resolved: To note the Town Clerk's Report dated 9th March, 2019, advising of the publication by the Department of the Environment, Food and Agriculture of an operation policy on the granting of Interested Party Status with regard to planning applications, and listing the criteria therefor.

It was noted that local authorities will still be granted automatically interested party status for applications in their respective districts and as such there are no implications for the Commission in the revision of the criteria.

(2018/19:455) Town Clerk's Report – Ramsey Marina:

Members considered the Town Clerk's report dated 9th March, 2019, concerning a meeting held on 28th March, 2018, with representatives proposing to develop a marina in Ramsey.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed that the minutes of such meeting be brought into public.

(2018/19:456) Town Clerk's Report – Removal of Refuse Bins from Highway:

Resolved: To note the Town Clerk's Report dated 9th March, 2019, concerning provisions available to the Department of Infrastructure in terms of the Public Health Act 1990, with regard to the regulation of refuse bins on highways. It was noted that the Commission's officers are currently engaged in reviewing refuse collection and disposal policy, as a part of which waste receptacles and storage will be included.

Mr. Parker asked if public awareness could be given to difficulties caused by bins being placed on highways/ footpaths. The Technical Services Manager advised that as a starting measure information stickers will be placed on new bins and further action taken thereafter.

(2018/19:457) Technical Services Manager's Report - Planning Applications:

Resolved: That the Technical Services Manager's Report dated 15th March, 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:	3652
P.A. NO.:	19/00207/B
APPLICANT:	Ramsey Town Commissioners
PROPOSED:	Alterations and replacement of existing roof with tiled roof (retrospective)
NOTES:	P.A. in Detail
SITE:	Boathouse Café, Mooragh Park, Ramsey.

Attention was drawn to this application as the applicant is the Commission itself. Members agreed that the tiled roof was a great improvement.

Appendices:

Members queried the reasons for the initial refusal of application 3556 recorded in Appendix I, and were advised that such detail was included in Appendix II. The Town Clerk clarified that the application related to the height of the boundary wall which varied by 4 inches over the height the planning officers had recommended, but that the appeal by the applicant had been successful.

Housing and Property:

(2018/19:458) Housing and Property Manager's Report - 53, Cronk Elfin Property Fire:

Resolved: To note the Housing and Property Manager's Report dated 14th March, 2019, concerning the appointment of an insurance broker to progress the claim in respect of the house fire at 53 Cronk Elfin. The need to appoint an environmental specialist because of fuel oil pollution was noted.

Members were informed that the tenants have been accommodated in alternative property.

(2018/19:459) Housing and Property Manager's Report - Housing Performance and Statistics 2018/19:

Resolved: To note the Housing and Property Manager's report dated 14th March, 2019, with appended Housing and Performance Statistics to 31st December, 2018.

Members were reminded that some of the data is "snapshot" and some cumulative. It was noted that work with the Department of Infrastructure referred to in Section 6B is on-going and concerned the possible inclusion at some time in the future of some of the Department controlled houses in the North of the Island into the Commission's control.

Any Other Business:

(2018/19:460) Representative Report:

Resolved: To note the representative report with regard to the meeting of Ramsey Chamber of Commerce held on 4th March, 2019, submitted by Mr. McGuinness. Mr. Parker took the opportunity to thank Mr. McGuinness for the way in which he conveyed information about the increase in the Town rate at the meeting.

(2018/19:461) Sowing Wild Flowers:

Mr. Williams suggested that wild flowers be sown at open spaces places within the Town that would be beneficial in that in addition to the natural beauty it would reduce the time spent on grass cutting.

It was agreed that a report on the pros and cons together with possible locations be prepared.

The Chairman thanked the public for attending and closed the public session at 7.20 p.m.

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

(2018/19:462) Minutes:

Resolved: That the Minutes of the Special Board Meeting held on 7th March, 2019, and recorded in private be confirmed and signed by the Chairman.

Matters for Information:

(2018/19:467) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 5th March, 2019, subject to the following:-

Clause 83d) - Mr. McGuinness expressed concern that the actions of the Committee had been contrary to an approved policy and had thereby undermined and devalued such policy, and had created a precedent. The Lead Member indicated the very exceptional circumstances after consideration of which the decision had been taken and invited members to view relating correspondence.

Members discussed whether the decision should have been taken by the Housing Committee in the first instance - the Town Clerk advised that variances or changes to policy should be referred to the Board for decision.

It was noted that the policy was due for annual review in the near future and it was agreed that concerns raised with regard to extenuating circumstances and appeal processes be considered at that time. It was agreed that the Policy be fully adhered to in the meantime.

(2018/19:468) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 15th March, 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** - response awaited from Advocates
- **Amenity Byelaws** - revised draft received - two sets of mapping required.
- **Shoprite Group - Station Road** - the condition of the former boxing club was raised and it was agreed to include these premises with others about which the Commission has concern.
- **Ramsey North Beach** - the Deputy Town Clerk advised he has met with the Arts Council and decisions about funding are expected to be made in early May. It had been suggested that the shelters in the Mooragh Park be included in addition to those on the promenade.
- **Website** - it was agreed that the new site go live on 23rd / 24th March.

(2018/19:468) On-Going Matters “Action Tracker” Continued:

- *Abated sums S 13 Agreements for amenity* - the Town Clerk explained the circumstances pertaining to the S13 agreement for the former Mart Site.
- *Road Transport Regulations* - members were advised that the Commissioners’ application has been approved.
- *Vollan / Balladoole Odours* - it is understood that odour retention filters are to be fitted.
- *Waterloo Road* - members were advised of the understanding that the traffic count might be commenced within the next couple of weeks. Concerns were expressed that current diversions could give misleading results.
- *Mooragh Park Green Flag Status* - noted that works are in hand and an inspection will be carried out in May.
- *Poppy Mosaic* - Mrs. Wedgwood asked if this matter could be included on the “Action Tracker”. The Deputy Town Clerk advised that information is awaited from the artist and of his understanding that the school children want the mosaic to be visible to all and if possible located near to the War Memorial. Mr. Oldham asked if a response could be received before the end of March.

Finance and General Purposes:

(2018/19:469) Deputy Town Clerk’s Report - Ramey Courthouse - On-going Use:

Members considered the Deputy Town Clerk’s report dated 13th March, 2019, concerning the on-going use of Ramsey Courthouse and proposals to implement a charging structure. In view of uncertainty as to when the matter of charging was last discussed it was proposed by Mr. McGuinness, seconded by Mr. Williams that Standing Orders be suspended (Standing Order 20 refers).

Discussion took place - during which it was proposed by Mr. Hankin seconded by Mrs. Wedgwood and agreed that a charging structure if applied be effective from 1st May, 2019 - Messrs’ Cowie and McGuinness voted against.

In view of too many queries being raised it was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed that the matter be deferred to a special meeting when details proposals and the finer points of a charging structure can be agreed.

It was suggested that it might be opportune to invite two parties (Mr. Cowsill and Superintendent Maddocks) wishing to meet with the Commission on other matters to such meeting.

(2018/19:470) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's Report dated 14th March, 2019, subject to the following:-

Estimates and Revenue Expenditure - the Finance Officer was requested to provide further information on water charges. It was noted that the Internal Audit account had recently be submitted for three years' work. The Finance Officer advised that internal audit procedures were to be reviewed including the need for this service to be out-sourced. The Cycle to Work Policy - clarification has been sought from the Income Tax Office and re-payments can be commenced shortly from those members of staff who have taken up the cycle to work arrangement.

Bank Balances - members were informed that the General Revenue Account would be subject to a net deduction to its current balance of £500,000 at the year end.

Works and Development:

(2018/19:471) Technical Services Manager's Report – Boundary Wall between Coronation Park and "Ingleside":

Members considered the Technical Services Manager's report dated 7th March, 2019, concerning ownership of the boundary wall between the Coronation Park and "Ingleside," Vernon Road.

It was proposed by Mr. Williams, seconded by Mr. McGuinness and agreed that the currently owners be advised of the correspondence dating from 2000 in which the then owners confirmed ownership of the boundary wall.

(2018/19:472) Technical Services Manager's Report – Changes to Street Lighting Maintenance Contract:

Members considered the Technical Services Manager's report dated 7th March, 2019, concerning changes proposed to be introduced by Manx Utilities to the 2019/20 Street Lighting Contract, and in particular to the charging structure.

Resolved: Following a proposal by Mr. Williams, seconded by Mr. Oldham and agreed unanimously, that the arrangement with Manx Utilities be continued and the matter be reviewed during the current year.

It was agreed that future budgetary consideration include more detailed analysis of street lighting costs.

(2018/19:473) Technical Services Manager's Report – Ruinous, Dilapidated and Unsightly Property:

Resolved: To note the Technical Services Manager's report dated 7th March, 2019, to which was appended a list of ruinous, dilapidated and unsightly property about which the Commission has concerns.

Members were advised that it is understood that the property listed first within the appendix is on the market for sale.

Housing and Property:

(2018/19:474) Housing and Property Manager's Report - 47 - 59 Upper Queen's Pier Road Refurbishment:

Members considered the Housing and Property Manager's report dated 13th March, 2019, advising of the tenders received for the refurbishment of 7 properties (odd numbers) 47 - 49 Upper Queen's Pier Road.

Resolved: Following a proposal by Mrs. Wedgwood, seconded by Mr. Hankin and agreed unanimously, that the lowest tender submitted by J. Clawson Limited, be accepted and the necessary petition for borrowing powers be progressed.

Mr. Monk queried if companies who did not submit tenders were excluded from tendering for future projects and was advised not.

(2018/19:475) Housing and Property Manager's Report - Cronk Elfin Refurbishment:

Members considered the Housing and Property Manager's report dated 14th March, 2019, advising of Treasury's concurrence with the Department of Infrastructure's decision to approve the Commission's business case for the external refurbishment of 50 properties at Cronk Elfin. The recommendation within the report was considered in 3 parts as follows:-

Resolved:

- Proposed by Mrs. Wedgwood, seconded by Mr. Cowie and agreed unanimously that a petition for borrowing powers for consultancy fees be progressed;
- Proposed by Mrs. Wedgwood, seconded by Mrs. Quayle and agreed unanimously to the appointment of those firms named within the report. Mr. Cowie expressed disappointment that no Ramsey based firms had been included. The Housing and Property Manager advised that competency and resource checks were carried out in advance of any invitations to tender being issued;
- Proposed by Mrs. Wedgwood seconded by Mrs. Quayle and agreed unanimously that the initial costs for fees for Planning Supervisor services be met from Housing Reserves.

(2018/19:476) Housing and Property Manager's Report - Mart Site - Residential Development:

Members considered the Housing and Property Manager's report dated 11th March, 2019, advising of receipt of correspondence from Chrystals, Estate Agents, asking if the Commission would be interest in acquiring the Former Mart Site.

Resolved: Following a proposal by Mr. Oldham, seconded by Mrs. Quayle and agreed by 11 votes to 1, Mr. Cowie voting against, that the views of Department of Infrastructure be sought on the acquisition of this site.

Parks and Leisure:

(2018/19:477) Deputy Town Clerk's Report - TT 2019 Event - Sprintfest:

Resolved: To note the Deputy Town Clerk's Report dated 13th March, 2019, concerning progress made in respect of the "Sprintfest" event to be held from 2nd - 4th June, 2019. Members were informed that the licence application would be heard on 11th April, after which it is hoped to be able to fully promote the event.

Mrs. Wedgwood queried parking provision for St. Paul's Church during events on Market Square and was advised that parking will remain available outside the church but not on car park "square". Mr. Williams was assured that those responsible for printing the T.T. Guide have been made aware of the event.

Any Other Business:

Mr. Hankin commented that the Town is looking cleaner which is being noticed and commented upon.

Mr. Oldham commented on vehicles travelling too quickly in the vicinity of Glen Elfin / Vernon Road. The Housing and Property Manager undertook to bring the matter to the attention of Traffic Management.

Matters of Establishment:

(2018/19:478) Minutes Establishment Committee - 18th March, 2019:

Members considered the Minutes of the Meeting of the Establishment Committee dated 18th March, 2019, subject to the following:

- **Ramsey Courthouse Partnership** - Mr. McGuinness commented on positive discussions - the Commission's terms will be presented to the Partnership who will meet again. It is hoped something can be in place by May.
- **Apprenticeships** - it was agreed to implement a rolling programme of the placement of apprentices (within the three disciplines) subject to mentors and grants being available but with no guarantee of employment on completion of the apprenticeships.

The meeting closed at 9.20 p.m. giving a time of 2.30 hours for payment of attendance allowances.

Chairman.

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

Fellow Members,

Shennaghys Jiu

I would like to pass the Board's congratulations onto the organising committee and participants in the 2019 Shennaghys Jiu festival. This year's festival was an excellent and superbly organised showcase for the great range of musical talent which exists within the Island. We are delighted that the committee continue to base their event in Ramsey.

The art work, which has been on display at the Town Hall has been a great attraction and has been very much admired.

End of Year:

I would like to take this opportunity to sincerely thank all members of the Board for their support during the past 12 months and for their dedication and continued hard work in promoting the interests of Ramsey.

On behalf of the board, I would also like to thank all our staff for their support and dedication in 2019 and look forward to another successful year with a great team.

Annual Meeting 2019:

The annual meeting of the Ramsey Town Commission will take place at 7:00 p.m. on Wednesday, 1st May, 2019.

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9th April, 2019.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION REVIEW & MODERNISATION OF RATES
APRIL, 2019– PUBLIC**

Mr. Chairman and Members,

Cabinet Office has launched a consultation on reform of the rating system.

In the Programme for Government 2016 – 2021, the Council of Ministers has committed to reviewing the domestic (household) rates system.

The Cabinet Office has accepted responsibility to set out a full plan for rates modernisation by June 2019. In October 2018, the Minister of Policy and Reform gave a statement to Tynwald expanding the scope of this review to also include non-domestic rates.

What are rates?

Rates is the common name for the annual charge levied on property, paid by the owners or occupiers of each property on the Isle of Man every year. Rates comprise of domestic rates – the charge levied on properties which are wholly or used mainly used as private dwellings, and non-domestic rates – the charge levied on all properties that do not pay domestic rates.

Each property on the Island has been allocated a Rateable Value in pounds (£) based on what the property could have been rented out for, should it have been in a good state of repair with the landlord meeting insurance, tax and maintenance costs, in 1969. If the property was built or extended after 1969, it is given a rate similar to one that had been built before 1969.

The current rates system is based on the Rating and Valuation Act, 1953.

Each year, a charge is set by each Rating Authority and information is sent to the Isle of Man Government, Treasury Department who issue invoices and collect payments (apart from Braddan, Douglas and Onchan who arrange these themselves). The monies collected are then paid over to the Rating Authorities to maintain the services that they provide to the residents of their area.

The main Rating Authorities are the Commissioners (Local Authorities) of which there are 22 covering the island, and Manx Utilities. A pricing review report prepared by Manx Utilities and endorsed by the Council of Ministers, was received by Tynwald in October 2018. This included recommendations about a 5 year pricing strategy, water and sewerage rates and these recommendations were approved by Tynwald.

Why is the rates system being reviewed?

Following the 2015 consultation, it was found that only 38% of the respondents understood the current method of rating assessment based on rental values.

It is considered unfair by some that properties on the Isle of Man have not been revalued since 1969, at which time properties in more urban areas were attributed with higher rental values. As the population of the island has become more mobile over the last 50 years with people now able to live in more rural locations and commute to their place of work it is considered by some that properties should be reassessed.

The aim of rates reform and modernisation is to provide a transparent, understandable and fair system by which to calculate and collect charges levied on property. The consultation below focuses mainly on non-domestic rates, however, it also aims to build on the information collected during the 2015 consultation on domestic rates.

What is included in the review?

Given the potential scope that rates modernisation could encompass, we determined that there needs to be a framework which specifies what the scope of the project will and will not include. The following guidelines were agreed:

- *Rates, whether domestic or non-domestic, is a charge that will remain based on property.*
- *Local Authority reform does not fall within the scope of this review; however, the information gathered in the consultation may, at a later date, be used to consider further reform.*
- *It is not our intention to raise additional funds through the collection of rates. The review intends to spread the burden of rates more fairly across the properties on the island.*

It was also determined that any new method of calculation introduced should be based on the following principles:

- *Simple to understand*
- *Transparent*
- *Fair*
- *Cost less to administer going forward than the current system*
- *Enabled by technology*

What happens next?

Following the outcome of this consultation, a plan for rates modernisation will be presented to Tynwald in June 2019 for debate. Subject to that plan's approval, it is intended that legislation will be drafted in the 2019/20 parliamentary session. Revaluation of properties would be undertaken as soon as possible for movement to the new system with systematic revaluation of properties thereafter.

Discussion

The present system of rateable valuation seeks to establish a Gross Value (annual rent) and is based upon rental evidence collected circa 1968 to 1970, available just prior to the last general rates revaluation on the island which was completed circa 1971. New properties are valued by reference to the 1968/70 rental value levels (capital values are not relevant) and this is known as the 'Tone of the List', thus ensuring that a new dwelling (or any other type of building) is given a Gross Value or rental value on the same basis as that attributed to a similar dwelling/building that existed at the date of the last revaluation. In practice this means that modern rental levels are not relevant, as the property is taken back as if it existed in 1971 and then valued in rental terms by reference to comparable properties that existed at that time.

The proposed revaluation method would not change the way local authorities recover rates income from property owners, it will not alter the total amount required to be collected by authorities, however it is likely that certain property types will see increases in the rate payable. It would mean that older properties, which are valued lower as they may have been considered less attractive to the rental market on which the valuation is based [i.e. circa 1968 to 1970], will see an increase in rateable value and become valued similar to newer property where the property size is comparative. This comparative valuation will have a greater impact on new property in some rural areas which can benefit by the application of a "rural allowance" the value of which, it is understood, can vary between 2.5% and 15%. The removal of rural allowances will mean that all island property would be assessed on property size alone, in practice this would result in those properties which had previously benefited from a rural allowance paying more in comparison to other property, this impact will be more apparent in relation to payment of island wide rates (ie Water & Sewerage) than in relation to local authority rates.

In relation to rateable income and rates levied the position will depend entirely upon the overall rateable values which result. If total rateable values were to double then the rate levied would, all other things being equal, be halved, conversely if rateable total values were halved the rate levied would double. In essence rateable income required to fund services will not be affected, but the way in which the cost is collected may vary between properties.

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

The revised assessment system would appear to be simple and easy to understand. The use of internal floor areas as a basis of establishing rateable value is easy to understand and easy to check, and applied consistently across the island will remove the subjectivity of a valuation based on nominal rental, and remove the requirement for valuation reviews, other than where a property is extended, inherent and neglected within the existing system.

Despite the intention to consider only the revision of the means of valuation the consultation focuses heavily on non-domestic rates, and indicates that consideration is being given to separating non-domestic rate income from domestic income

Consultation

The consultation document seeks responses in relation to a number questions not related to domestic rate review. *The Town Clerks comments are shown in italics with recommended response in **bold** for consideration.*

1. Different reductions in rateable value are applied to different types of property under the current rating legislation, such as:

- Agricultural land – exempt from payment of rates
- Offices, shops etc. – 20%
- Commercial – 30%
- Factories and engineering works – 30%
- Industrial – 50%

Variations in the reduction of the rateable value of a property can allow the promotion of particular business sectors or different types of property. Do you believe that there should be an ability to apply a reduction to the rateable values of properties in a particular sector or to different types of property?

The ability to vary rateable values by sector could be used to promote certain business sectors, such ability should however be time limited and be subject to Tynwald approval. The ability to apply discounts by property type seems unnecessary. It is noted that the question does not suggest that reductions might be applied on an area basis.

- a. Yes
- b. No

2. Should domestic properties from which businesses are operated (e.g. Airbnb rentals; hair/beauty salons; taxi firms etc.) be required to have designated areas of the property, which are related to the business activity, classified as non-domestic areas rather than as domestic areas?

- a. Yes – areas used for business within a residential property should be classified as non-domestic areas rather than domestic areas
- b. **No** – residential property should be classified only as a domestic area.

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

In many cases the area utilised will be minimal, e.g. be only a small part of a premises, unless the area is clearly a distinct separate part of the premises then it seems over administrative to seek to separate it out.

If rateable value is determined by floor area then there is no benefit on seeking to assess the property as business rather than domestic unless it is intended to remove business rates for the income of the local authority.

3. Current legislation causes rates to be chargeable on properties that are capable of occupation. However, if a building is left to enter a ruinous or dilapidated state, the liability to pay rates may be removed.

Enforcement notices and penalties can be issued to owners of those properties which are in a ruinous state, requiring owners to improve the property to prevent damage to neighbouring properties or becoming an eyesore.

Should new legislation contain provision for the use of rates as an additional method of encouraging the owners of properties to keep them in good order and to a useable standard?

Failure to maintain property or allowing its condition to fall to a state where it is no longer suitable for occupation does occur as a method of avoiding rates. Rates are a tax on property ownership so it follows that they should apply whether or not a property is occupied.

- a. **Yes**
- b. No

4. If we do choose to use rates as a method of encouraging renovation and reformation of dilapidated buildings or under-utilised/previously used sites, do you believe rates would be better used to incentivise renovation or to penalise those allowing buildings to fall into a ruinous state?

- a. Incentivise – offer a reduction in rates, or a short term rate-free period, whilst a building is under renovation or repair
- b. Penalise – add a premium to the rates liability to effectively charge the owners of dilapidated buildings more for allowing their properties to fall into a state of disrepair.
- c. **A combination of both – properties may get a reduction for a short period; followed by a penalty should the situation not be rectified.**

5. Under current legislation, “any building solely or principally occupied and used for charitable purposes” is exempt from the payment of rates. Do you think that this exemption should continue to cover “charitable purposes” or should this be restricted to Manx registered charities?

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

A number of retail trading operations are undertaken by charitable bodies, similarly licensed premises can be operated under charitable status, and those properties can benefit from or receive rate funded services provided through local authorities, ie refuse collection. It would seem reasonable to require all premises to be subject to rates as a legitimate expense associated with property ownership.

- a. Continue current exemption
- b. Restrict the exemption to Manx registered charities
- c. Charities and charitable purposes should not receive an exemption and should be liable for the payment of rates.**

6. At present, premises occupied by charities/charitable purposes receive an exemption on property rates, and water and sewerage provision at a reduced rate or free of charge. Do you think charities should continue to receive an exemption or discount on their rates?

- a. Yes – charities and/or charitable purposes should receive an exemption or discount (please complete text box below with suggested discount)
- b. No – charities and/or charitable purposes should not receive discounts or exemptions**

7. At present each of the Rating Authorities sets a rate which is charged to the properties in their area (see Rates Information Sheet for details on calculation of charges) and this rate differs across the island. Manx Utilities on the other hand, applies its set rate to all non-domestic properties on the island. Should there be an all-island non-domestic rate which is applied equally across all non-domestic properties on the island?

The introduction of an all-island non-domestic rate could only apply in the event that rates were collected and distributed centrally. In the case of Ramsey 20% of rates income is non-domestic, other authorities have higher proportions.

It should be noted that income from non-domestic rates in a town context provides a contribution towards the provision of services which would otherwise not be required, eg:- the existence of a retail shopping street generates non-domestic rate income, these monies are in part applied to provide services necessary to support retail activity such as street cleaning, off-street parking, street lighting, CCTV, commercial refuse collection.

- a. Yes
- b. No**

8. At present the income generated from non-domestic rates is received by the Rating Authority in which the business is situated.

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

In Rating Authority areas that have large numbers of non-domestic rate payers this can often lead to a distortion of the ratio of income generated from domestic and non-domestic rates. See information on the generation of income from different Rating Authority areas here.

The amount of non-domestic rates income being raised in some areas has led to a decrease in the amount charged to households through domestic rates.

There is little doubt that in some areas domestic property owners are subsidised by commercial rate income, however it is also the case that commercial rates contribute to the provision of some services which otherwise would have to be funded by domestic rate income – for example retail area street cleaning, off-street parking. The question is simplistic and might be seen to be seeking a particular answer rather than addressing an inequity between authorities.

It is clear that certain authorities benefit from non-domestic income without there being any obligation to provide services, in the main this is derived as rate income from quarries, landfills, and out of town retail/business parks. The question seems to lead towards the fairness of this and the potential for non-domestic rates to be collected centrally by Government. Although not discussed in the consultation this is undoubtedly link to consideration of creating a means of transferring certain government funded services to rate funded costs i.e.- swimming pools, centralised library services, sports facilities etc.

Do you think that it is fair that in some Rating Authority areas non-domestic rates subsidise the rates charged to domestic households?

- a. Yes – I think it is fair that in areas with high numbers of non-domestic rates payers that they subsidise those paying domestic rates
- b. No – I do not think it is fair, domestic rates should not be subsidised by non-domestic rates

9. Non-domestic rates could be raised by a central authority.

Rating Authorities would be able to apply, either on their own or in conjunction with other authorities, for funds with which to undertake projects, such as regeneration of specific areas or for national community policies. This would also give smaller Rating Authorities access to funding national community policies without needing to significantly increase rates to cover loan repayments.

See above, the line of questioning is developing down a route which is not part of this consultation and should be the subject of a specific debate and consideration separate to the question of the method of establishing rateable values.

By whom should non-domestic rates be raised and retained?

- a. Individual authorities – raised and retained by an individual Rating Authority
- b. Central authority – raised and retained by a central Rating Authority for use on national community policies etc.

c. Raised by a central Rating Authority with a percentage of the monies raised returned to the individual Rating Authorities and the remaining funds retained by the central Rating Authority

10. If non-domestic rates were raised and retained centrally, what do you believe should constitute national community policies?

11. If we were to change the method of raising rates, do you think that a transition period should be provided to minimise any potential impact on domestic rates relating to current or ongoing projects being undertaken by Rating Authorities?

a. Yes – a transition period would be beneficial

b. No – I do not feel that a transition period would be necessary

12. Following the determination of the previous outlined policies, it is likely that the amount charged to non-domestic rate payers will change; this could be an increase or a decrease.

See above, the question seeks to find a method of appeasing those adversely affected by the changes.

For those that face a change in their non-domestic rates, should a transition period be granted to them to allow them to factor the change into their financial planning?

a. No – I do not believe that a transition period is necessary

b. Yes – I do believe a transition period is necessary

c. Yes – I do believe that a transition period is necessary but it should only apply to those facing changes of over 10%

13. If it was determined that a transition period would be beneficial, in order to ensure that the amount of money required by the Rating Authorities continues to be collected during this time, a phasing of both increases and decreases would be necessary.

Should only those facing an increase be granted a transition period, then the total amount of income collected during the transition period by the Rating Authorities would significantly decrease, due to those seeing a decrease in their invoices immediately benefitting.

If a transition period were to be introduced, how do you think it would be best implemented?

a. Introduce the impact of increased and decreased payments phased in over a period of 5 years (i.e. payment of an additional 20% of the overall increase/decrease for each of the first 5 years that it is introduced)

b. Implemented by immediately recognising the increase or decrease in the cost but fixing the amount the rates liability for a period of 5 years in order to allow households and businesses to plan for the increase.

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

14. Prompt payment discounts are available at the discretion of the Rating Authority, to a maximum of 5%, if invoices are paid in full within 3 months of issue. The amount of discount offered is determined by each individual Rating Authority.

In order to ensure that the Rating Authority receives the funds it requires each year, all of the amounts charged are proportionally inflated to take into account that a number of people in the Rating Authority area will make use of the discount offered.

The use of prompt payment discount is not commonly applied when raising public revenue in the Isle of Man. As such, it is being considered that rates should be brought in line with other forms of revenue collection by removing the prompt payment discount and instead adopting a late payment penalty, as with income or vehicle tax.

The rates discount is determined by the authority collecting the rate, in the majority of cases this is the Treasury. Rates are due and payable on the 1st April in each rate year, there is no justification for a discount as in effect this has to be budgeted for by individual authorities and the cost thereof borne by rate payers.

Do you agree that this should be considered?

a. Yes – prompt payment discount should be removed and replaced by a late payment penalty.

b. No – the prompt payment discount should remain in place

c. Combination of both – prompt payment discount offered for early payment (say within 3 months) followed by a penalty if paid after a certain time (say 9 months)

15. Public bodies pay non-domestic rates on all properties that they own and occupy, however this has not always been the case.

For instance for the year ended 31st March 2018, the Isle of Man Government paid approx. £2.2m in rates to Rating Authorities.

Rates are by definition a tax on property, the removal of rates payments on such property would merely transfer the burden to other rate payers.

Do you think that Government and/or other public bodies should pay rates on the buildings they own or occupy or should this money to be spent elsewhere?

a. Yes – Government and other public bodies should pay rates

b. No – Government should not pay rates

c. No – Government and public bodies should not pay rates

Please leave your comments on Non-Domestic rates below.

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

The consultation seeks views on proposals to vary the manner of valuation of properties for rating purposes. The proposed change to floor area seems equitable, workable and reliable. The wider consideration of non-domestic rates whilst needed is limited in its discussion and potentially leading responders down a root of responding without considering or discussion the wider implications. This is not within the spirit of open and transparent consultation; these considerations should be addressed openly in more detail and in a manner in which those considering a response are fully informed and cognisant of the implications of the proposals.

16. If we choose to remove the prompt payment discount on non-domestic rates and replace this with a late payment penalty, should the same changes also be considered for domestic rates?

Prompt payment discounts are available at the discretion of the Rating Authority, to a maximum of 5%, if invoices are paid in full within 3 months of issue. The amount of discount offered is determined by each individual Rating Authority.

In order to ensure that the Rating Authority receives the funds it requires each year, all of the amounts charged are proportionally inflated to take into account that a number of people in the Rating Authority Area will make use of the discount offered.

The use of prompt payment discount is not commonly applied when raising public revenue in the Isle of Man. As such, it is being considered that rates should be brought in line with other forms of revenue collection by removing the prompt payment discount and instead adopting a late payment penalty, as with income or vehicle tax.

Do you agree that this should be considered?

a. Yes – domestic rates should also remove prompt payment discounts and replace with a late payment penalty

b. No – domestic rates should retain the prompt payment discount

c. Combination of both – prompt payment discount offered for early payment (say within 3 months) followed by a penalty if paid after a certain time (say 9 months)

17. When considering the payment of rates on domestic properties, other rating systems may offer discounts depending on the circumstances of the occupants of the property such as single occupancy discounts or their ability to pay.

Such discounts need to be taken into consideration when rates are calculated by Rating Authorities, and the discounted sum must be spread between the remaining rate payers to ensure that the requisite amount is raised by the Rating Authority to sustain the services that it provides.

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

The introduction of discounts for single occupancy etc places further constraints during rate setting, any provision made is effectively being passed onto other rate payers. The number of persons occupying a property has no bearing whatsoever on their ability to pay what is a property tax, and seeking to vary rates payable by occupation levels introduces a complication which is un-necessary. To develop this further would result in the UK bedroom-tax where occupiers are penalised for under occupation of property.

Do you think that discounts should be available on Manx rates?

- a. Yes
- b. No**

18. If you believe that discounts should be made available, should these form part of the Social Security system that is managed through the Treasury Department?

The question is leading towards a system of rates funded discounts. It would make more sense to utilise the existing and established means tested system for benefits for allowances towards the cost of rent and rates for those who are unable to afford such.

There is clearly a suggestion that discounts would be met from retention of non-domestic rates thereby transferring an element of burden for social security onto the rates system.

- a. Yes – discounts on domestic property rates should form part of the Social Security offering that is managed by the Treasury Department**
- b. No - discounts on domestic property rates should not form part of the Social Security offering that is managed by the Treasury Department

19. At present, the cost of water and sewerage are invoiced annually and in most areas are included on the same invoice as property rates (Braddan, Onchan & Douglas raise and collect their own property rates). The charge for water and sewerage, unless metered, is an all-island rate that is based on the rateable value of the property.

The majority of the cost associated in the supply of water or removal of sewerage from a property is related to the infrastructure necessary to enable the supply, rather than the volumes of water or waste involved.

The water and sewerage costs continue to be included on the rates invoices to reduce the cost of administration. However, the property rates are calculated on a different basis. Property rates are set by each Rating Authority and differ between Rating Authority Area, whereas water and sewerage are set at an island-wide rate. As such, should they continue to be charged on the same invoice?

- a. Yes – continue invoicing on same invoice
- b. Yes – continue invoicing on same invoice but provide further explanation on invoice**
- c. No – Two invoices should be issued

**Town Clerk's Report - Consultation Review and Modernisation of Rates -
April, 2019 - Public Continued:**

20. In the 2015 consultation, a system of banding was suggested where properties of similar value pay the same amount in respect of property rates. Do you believe that a banding system would be beneficial?

a. Yes – I think a banding system would be beneficial

b. No – **I think rates should be based on the individual value of each property**

21. Using the area valuation method, each Rating Authority (and Manx Utilities) would set a rate per square metre. Do you believe that a flat rate per square metre should be applied across all properties within that rating area or should an adjustment be made for the location of that property within the area?

The suggestion is for a variation to the proposed system which would re-introduce an area of subjectivity. If properties are to be rated according to their floor area then this should be applied consistently across the Island.

a. Yes – I think location should be taken into account

b. No – **I think that all properties within a rating area should be judged on the same criteria for the calculation of rates regardless of location**

Please leave your comments on Domestic rates below -

Overall the transition from nominal rental values determined by referencing the island's economic circumstances over 40 years ago, to a floor area based assessment is considered to be entirely equitable if applied consistently across the island.

The closing date for responses to the consultation is 21 April 2019.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive

9th April, 2019.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
APRIL 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 March 2019 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31st March 2019 – Appendix 2.

Accounts

Accounts totalling £1,222,856.20 were paid through the General Revenue Account and accounts totalling £46,087.12 were paid through the Northern Civic Amenity Site Account in March 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 31st March 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 1st April 2018.

Recommendation : To be noted.

11th April 2019

N.Q. Cannell, FCCA
Finance Officer.

Ramsey Town Commissioners

Accounts paid to the 31 March 2019

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Banks	Loan interest	414,943.74
Banks	Loan capital	411,086.93
Staff	Wages, salaries, ITIP, NI & superannuation	153,925.42
Various	Housing property repairs, maint. & safety checks	86,915.03
IOM Government	Waste disposal charges	25,295.35
Various	Security, Town Warden etc.	20,724.66
Various	Vehicle leasing payment	19,799.00
Various	Fuel & oil	15,407.29
Various	Commission property repairs, maint. & safety checks	15,254.91
Various	IT costs	12,723.19
Various	Street lighting maintenance	7,645.92
Various	Vehicle maintenance, repairs & licences	6,961.17
Manx Utilities	Electricity & Water charges	6,703.23
Various	Legal & prof. fees - housing	4,553.60
Various	Office expenses - Audit, post, printing, stationery etc.	4,276.91
Various	Refuse materials & equipment	4,240.76
Various	Library books & DVD's	2,381.00
Banks	Bank & debit card charges	2,327.78
M. Telecom	Phones	2,308.25
Various	Machinery maintenance	1,972.28
Various	Contract cleaning	1,833.33
Various	Park materials	1,178.03
Various	Legal & prof. fees - int. audit, non-housing	277.00
Various	Rent refunds	121.42
		1,222,856.20
Northern Civic Amenity Site		
Various	Recycling charges	15,120.97
Island Drainage & Groundwork	Skip haulage	11,712.00
IOM Government	Waste disposal charges	9,888.68
Various	Equipment & machinery repairs	8,613.09
Various	Site maintenance	465.88
Manx Utilities	Heat & Light	231.27
Worldpay	Debit card reader charge	40.06
Bank	Charges	15.17
		46,087.12

Ramsey Town Commissioners

Suppliers utilised during March 2019

Appendix 1

Abbey Property Renovation Ltd.	IOM	Investec Asset Finance	UK
ADT Fire & Security plc	UK	IOM Government	IOM
Allan Swales Ltd.	IOM	IOM Newspapers	IOM
Antelle IT Ltd.	IOM	IOM Post Office	IOM
Appleby	IOM	JBA Consulting	IOM
Argon IT Services Ltd.	IOM	Jewson Ltd.	UK
Argon Office Systems Ltd.	IOM	Macs Builders Ltd.	IOM
Ashcrofts (1997) Ltd.	IOM	Mannin Media Group	IOM
AWF Specialist Maintenance Systems Ltd.	UK	MannVend Ltd.	IOM
Ayre Mowers Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Ballaneven Compost	IOM	Manx Telecom	IOM
Bertram Trading Ltd.	UK	Manx Utilities Authority	IOM
Brew & Corkill Ltd.	IOM	Martin & Watson Ltd.	IOM
Bridge Bookshop Ltd.	IOM	MC Locksmith Services Ltd.	IOM
CE Richmond Ltd.	IOM	Middle Park Recycling Ltd.	IOM
City Electrical Factors Ltd.	IOM	Neopost Ltd.	UK
Cop-y-Cat	IOM	Newson Trading Co. Ltd.	IOM
Cuplas Callow	IOM	Outdoor Power & Plant Ltd.	IOM
2Clean	IOM	Paul Wheeler Ltd.	IOM
Data Processing Network	IOM	P & M Window Cleaners Ltd.	IOM
David Perry Electrical Consultants Ltd.	IOM	Phil Manning Land Survey Services	IOM
DC Skips	IOM	Phoenix Windows Ltd.	IOM
Edwin Dennis Signs Ltd.	IOM	Pro-tec Security	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Skips	IOM
Equi-ag	IOM	Riley's Garden Centre	IOM
Farmers Combine Ltd.	IOM	Signrite IOM Ltd.	IOM
Feltons Ironmongers	IOM	Steven Morley Ltd.	IOM
Ferncroft Environmental (IOM) Ltd.	IOM	Suez Recycling	IOM
G4S Secure Solutions Ltd.	IOM	Ulverscroft Large Print Books Ltd.	UK
Glass Fibre Solutions	IOM	Vannin Officepoint	IOM
Go Marketing Ltd.	IOM	VPG Systems UK Ltd.	UK
Gough Electrical Ltd.	IOM	WDS Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	WF Howes Ltd.	UK
ICR Retail Systems	IOM	Whittaker Trading Ltd.	IOM
Infotech Systems Ltd.	IOM	Worldpay (UK) Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 MARCH 2019 - Appendix 2

Housing and Property	2018 - 2019 to date			Estimate for 2018 - 2019		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	4,174,893	4,066,640	108,253	4,083,100	4,255,740	(172,640)
Cl. Woirrey/ Cl. y C Ghlass	29,919	10,518	19,401	26,830	21,400	5,430
Brookfield Court	15,193	6,357	8,836	13,900	13,130	770
Close ny Mooragh	31,263	15,913	15,350	28,500	32,100	(3,600)
Town Hall	217,813	24,862	192,951	223,500	8,750	214,750
Workshops	110,078	3,000	107,078	105,800	3,000	102,800
Public Conveniences	48,750	0	48,750	56,200	0	56,200
Courthouse	23,558	0	23,558	37,200	0	37,200
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	29,607	28,558	1,049	17,000	18,700	(1,700)
Sub Total	£ 4,681,074	£ 4,155,848	£525,226	£ 4,592,030	£ 4,352,820	£ 239,210

Works & Development	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	32,048	15,806	16,242	53,550	17,245	36,305
Refuse Removal	868,094	119,675	748,419	899,200	146,000	753,200
Sewers & Pumps	104,822	104,822	0	104,820	104,820	0
Prom Shelters, etc	9,944	0	9,944	18,050	0	18,050
Street & Dec Lighting	118,676	0	118,676	104,400	0	104,400
Local Services	80,659	0	80,659	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
Sub Total	£ 1,216,732	£ 240,303	£976,429	£ 1,315,575	£ 268,120	£ 1,047,455

Parks & Leisure	2018 - 2019 to date			Estimate for 2018 - 2019		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Advertising & Entertaining	39,933	3,314	36,619	35,600	3,700	31,900
Parks, Gardens & Land	301,901	602	301,299	316,150	102	316,048
Mansail Lease	20,173	7,537	12,636	21,800	7,580	14,220
Games Concessions	12,740	1,571	11,169	16,300	2,000	14,300
Lakeside Centre	8,019	11,136	(3,117)	7,250	11,200	(3,950)
Parklands Day Nursery	1,716	16,568	(14,852)	2,440	16,650	(14,210)
Non-Lease Properties	8,529	0	8,529	5,150	0	5,150
Swimming Pool	16,390	0	16,390	17,500	0	17,500
Bowling Alley	12,734	15,000	(2,266)	2,000	15,000	(13,000)
Public Library	143,075	10,730	132,345	155,400	11,000	144,400
Sub Total	£ 565,210	£ 66,458	£498,752	£ 579,590	£ 67,232	£ 512,358

Finance & General Purposes	2018 - 2019 to date			Estimate for 2018 - 2019		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	58,246	0	58,246	130,250	0	130,250
Office Expenses	905,909	78,957	826,952	897,050	80,775	816,275
Sundry Expenses	13,568	0	13,568	19,500	0	19,500
Miscellaneous	44,174	24,379	19,795	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	15,235	0	15,235	31,500	0	31,500
Sub Total	£ 1,039,132	£ 103,336	£935,796	£ 1,140,700	£ 104,875	£ 1,035,825

TOTAL	£ 7,502,148	£ 4,565,945	£ 2,936,203	£ 7,627,895	£ 4,793,047	£ 2,834,848
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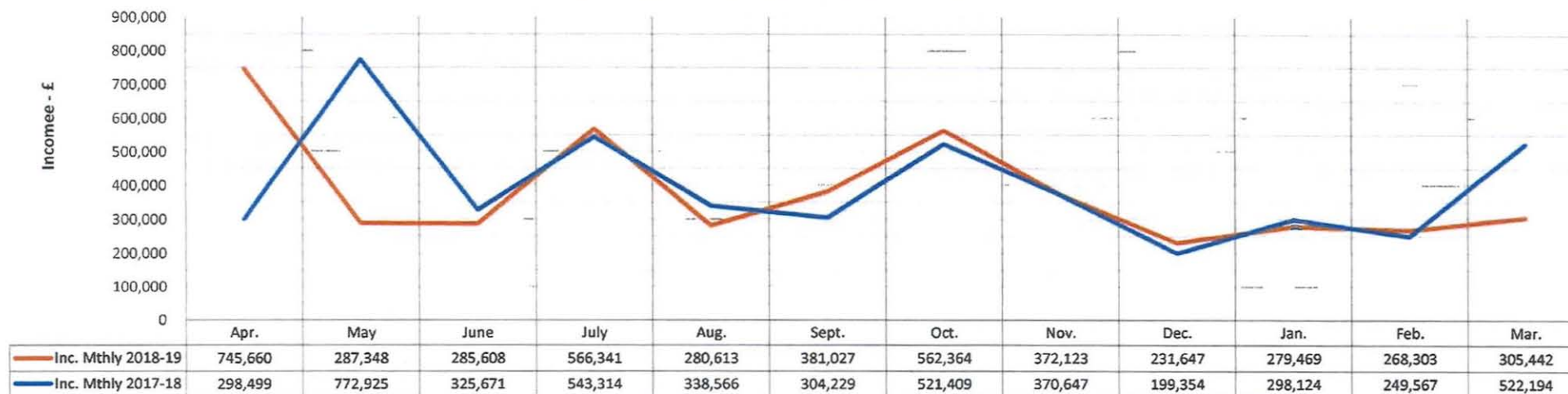
Town rates	£ -	£ 2,370,511	(£2,370,511)	£ 23,000	£ 2,511,646	(£2,488,646)
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RAMSEY TOWN COMMISSIONERS

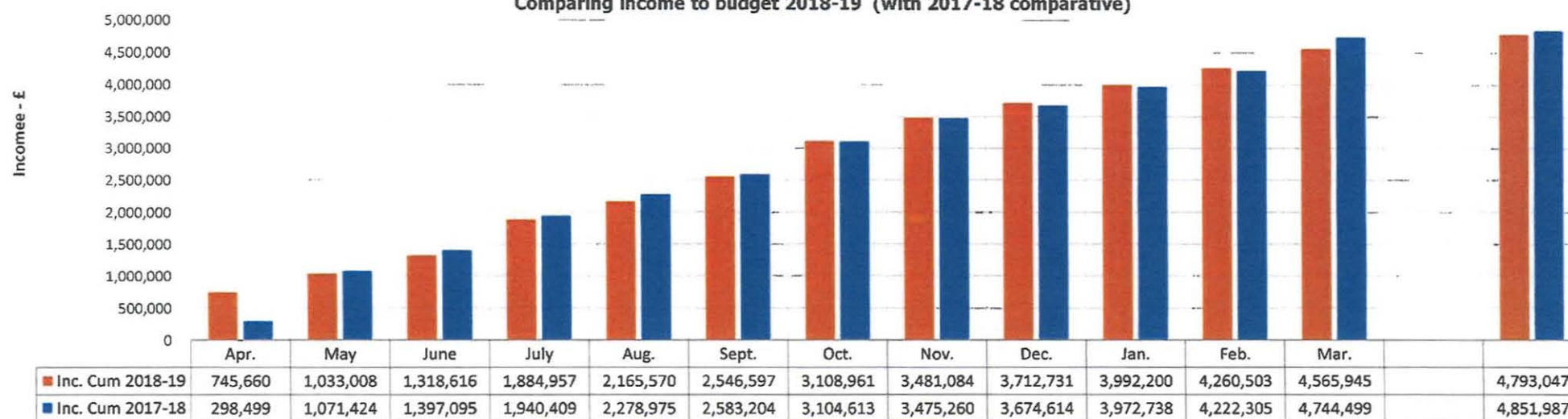
SUMMARY OF INCOME & EXPENDITURE TO 31 MARCH 2019

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)

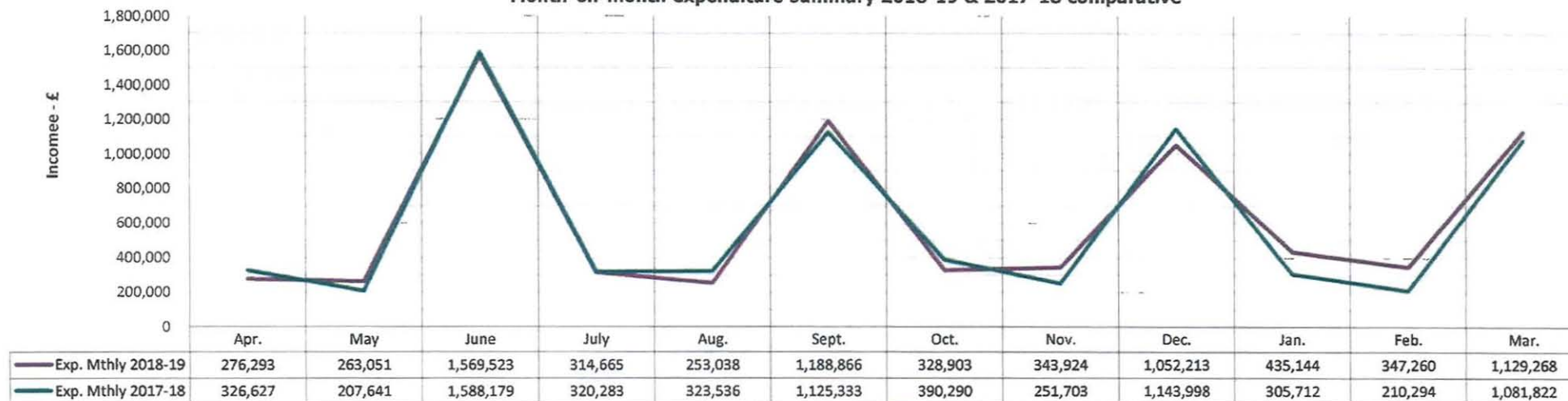


RAMSEY TOWN COMMISSIONERS

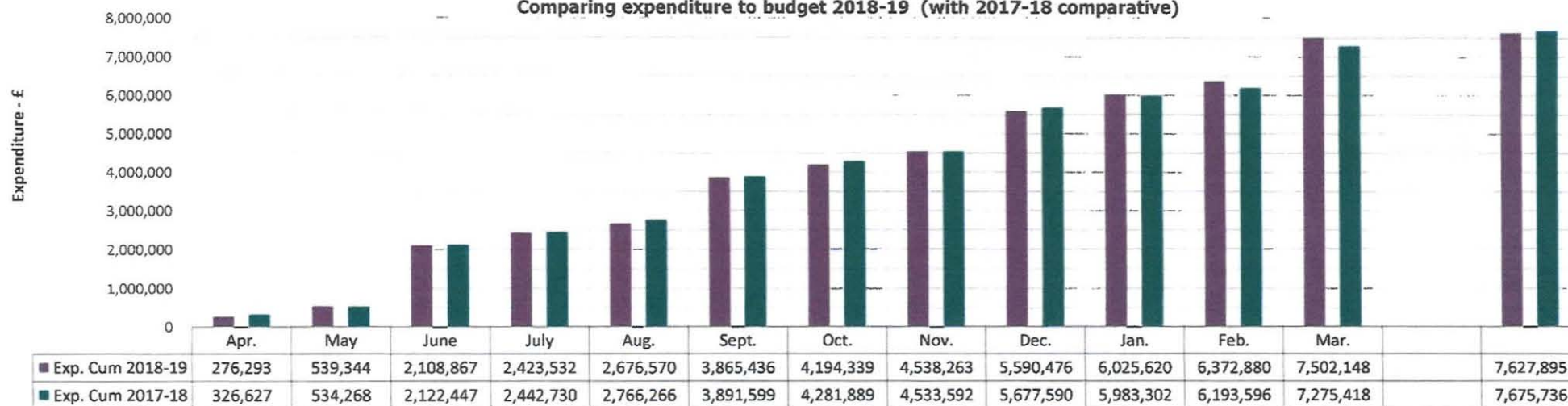
SUMMARY OF INCOME & EXPENDITURE TO 31 MARCH 2019

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)

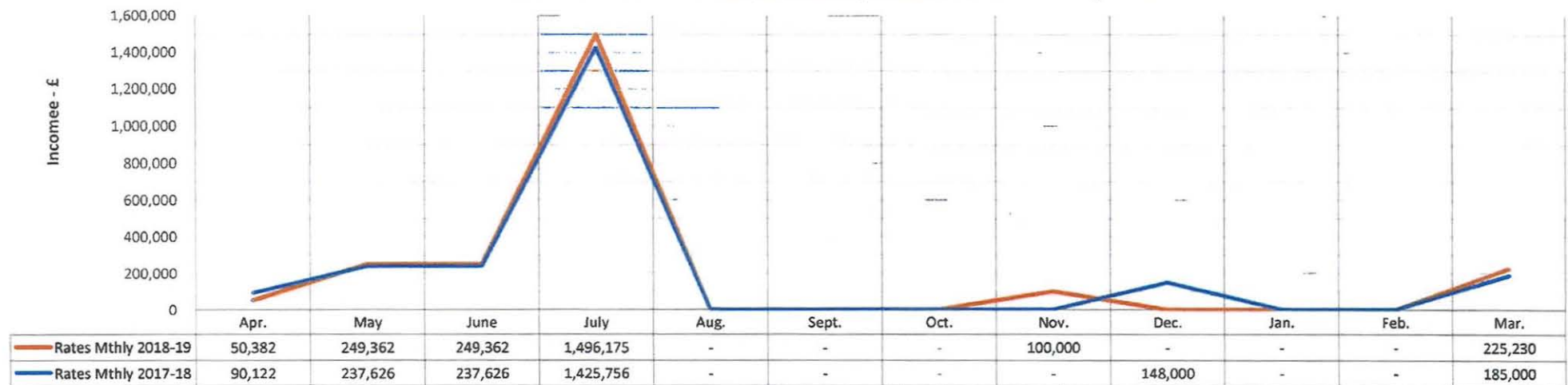


RAMSEY TOWN COMMISSIONERS

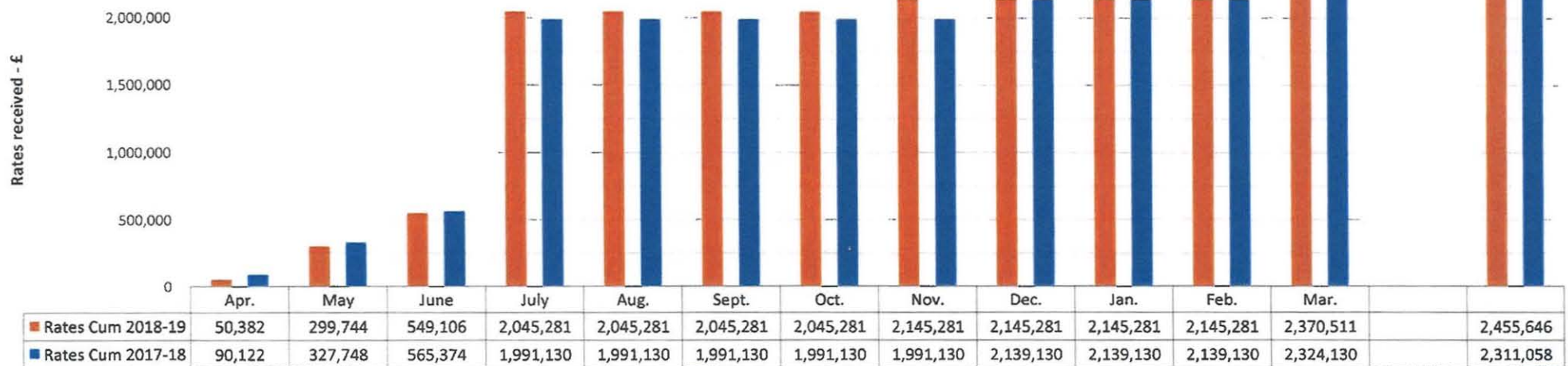
SUMMARY OF INCOME & EXPENDITURE TO 31 MARCH 2019

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
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – APRIL, 2019**

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:	3641	<u>AMENDED PLANS</u>
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:	3654	
P.A. NO.:	19/00234/B	
APPLICANT:	Mr. R. I. & Mrs. J. Skillan	
PROPOSED:	Alterations and erection of extensions (amendments to PA 18/00439/B)	
NOTES:	P.A. in Detail	
SITE:	Eastleigh, Crescent Road, Ramsey	
REF NO:	3655	
P.A. NO.:	19/00250/B	
APPLICANT:	Mr. I. Craine	
PROPOSED:	Replacement of two ground floor windows with a roller shutter door	
NOTES:	P.A. in Detail	
SITE:	10, Water Street, Ramsey	
REF NO:	3656	
P.A. NO.:	19/00265/B	
APPLICANT:	Seymar Developments Limited	
PROPOSED:	Erection of seven unit vehicle garage block and bin store	
NOTES:	P.A. in Detail	
SITE:	Lakeside Apartments, Park Road, Ramsey	

TSM's Report - Planning Applications – April, 2019 – Public Continued
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REF NO: 3657
P.A. NO.: 19/00273/B
APPLICANT: Dandara Homes Limited
PROPOSED: Replacment of garage door with window and removal of window and door on rear elevation
NOTES: P.A. in Detail
SITE: **15, Auldyn Meadow Drive, Ramsey**

REF NO: 3658
P.A. NO.: 19/00277/C
APPLICANT: Against the Grain Limited
PROPOSED: Additional use of retail (Class 1) to retail (Class 1) and serving food and drink (Class 3)
NOTES: P.A. - Change of Use
SITE: **1a, Gladstone Park, Ramsey**

REF NO: 3659
P.A. NO.: 19/00282/B
APPLICANT: Mr. & Mrs. T. Devine
PROPOSED: Alterations, installation of a flue (retrospective), erection of extension and installation of an additional flue
NOTES: P.A. in Detail
SITE: **53, Ormly Road, Ramsey**

REF NO: 3660
P.A. NO.: 19/00309/B
APPLICANT: Mr. R. Goodspeed
PROPOSED: Removal of a chimney
NOTES: P.A. in Detail
SITE: **Ambleside, Lezayre Road, Ramsey**

REF NO: 3661
P.A. NO.: 19/00335/B
APPLICANT: Mr. & Mrs. A. Duncan
PROPOSED: Alterations, replacement front porch, enlargement of existing rear dormer, removal of a chimney and replacement roof to existing conservatory
NOTES: P.A. in Detail
SITE: **The Dowry, Richmond Road, Ramsey**

REF NO: 3662
P.A. NO.: 19/00336/B
APPLICANT: Mr. R. Birnie
PROPOSED: Erection of a store extension to side of existing detached garage
NOTES: P.A. in Detail
SITE: **1, Lheaney Grove, Ramsey**

REF NO: 3663
P.A. NO.: 19/00353/GB & 19/00355/CON
APPLICANT: S & A Consultants
PROPOSED: Alterations and creation of ground floor retail (Class 1) with five self contained apartment above
NOTES: Registered Building
SITE: **Former Nightlife, Market Place, Ramsey**

REF NO: 3664
P.A. NO.: 19/00354/B
APPLICANT: Mr. & Mrs. D. Duggan
PROPOSED: Erection of single storey extension to side elevation
NOTES: P.A. in Detail
SITE: **23, Cooil Breryk, Ramsey**

REF NO: 3665
P.A. NO.: 19/00359/B
APPLICANT: Mrs. C. Duncan
PROPOSED: Erection of a replacement detached dwelling and alterations to existing vehicular access
NOTES: P.A. in Detail
SITE: **Dreem ny Geay, Grove Mount, Ramsey**

REF NO: 3666
P.A. NO.: 19/00366/B
APPLICANT: Mr. S. W. E. Jukes & Mrs. J. Jukes
PROPOSED: Erection of first floor dormer extension
NOTES: P.A. in Detail
SITE: **16, Cooil Breryk, Ramsey**

B. Wallace
Technical Services Manager

10th April, 2019.

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – APRIL, 2019						
<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>	<i>Appendix II</i>
16/00586/A R.T.C. 3393	David Hathersich-Jones	Approval in Principle for the erection of a detached dwelling	Land adjacent to Fasque, Andreas Road	Meeting held: 15/06/16 No Objection	03/04/19 Application REFUSED	1

R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – APRIL, 2019			
No.	P A No.	Applicant / Site / Description	Details
1	16/00586/A R.T.C. 3393	David Hathersich-Jones, Land adjacent to Fasque, Andreas Road Approval in Principle for the erection of a detached dwelling	<p>The refusal is for the following reason(s):</p> <p>The proposal would result in an additional property using an access which will not provide adequate visibility doe drivers emerging from the site. Whilst the visibility will be better than what existed previously, it is not fully in accordance with highway safety standards and is not sufficient to justify a further dwelling using this access. The proposal therefore fails to accord with General Policy 2h and 2i of the Strategic Plan.</p> <p>The proposed dwelling, by virtue of vehicles and pedestrians passing Fasque to access the new dwelling’s access and parking area, together with any vehicular manoeuvring, will result in a diminution of the privacy and general amenity for the occupants of the existing property. Whilst it is proposed to screen this activity by fencing, this in itself will restrict outlook and light to Fasque, to the detriment of the persons occupying that property.</p>

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER
RAMSEY WAR MEMORIAL
APRIL, 2019 – PUBLIC**

Mr. Chairman and Members,

It has been acknowledged that the Ramsey War Memorial requires works to be carried out to maintain its condition; and a tender package is to be developed for consideration with works held back until September 2019.

In preparation for compiling the tender package the Technical Services Manager arranged to meet an Architectural Stone Mason on site to look over the memorial and establish what is required.

During the inspection the Architectural Mason raised concerns about a major crack which has appeared on the middle section of the memorial just under the cross. Non-destructive testing was carried out and the Architectural Mason is almost certain that the crack travels all the way through, risking a section (wedge) of the middle support becoming detached and compromising the structural integrity of the cross.

The area has been secured until such time as the works can be carried out which we anticipate to be w/c 15th April (weather dependant).



Recommendation: For information purposes.

B. Wallace
Technical Services Manager

10th April, 2019.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
BOATHOUSE ROOF
APRIL, 2019 – PUBLIC**

Mr. Chairman and Members,

The Boathouse roof has successfully had a recover and a completion certificate has been awarded from Building Control; the Planning Application has also been approved subject to the window for lodging an appeal closing on the 28th April 2019.

The main roofing system used is a Decra Roofing System installed in Terracotta colour to a specification that requires National Building Specification (NBS) clauses, for sections H67 Single Lap Metal Roof Tiles.

A 40 year warranty is provided with the main roof and a 25 year warranty is provided with the flat roof section above the front of the café area at the front of the building.

The overall cost of the roof covering is still to be determined; however the main roof covering cost is as per the original quote from John Ashton Roofing of £15,950.00. Additional costs have been incurred following an asbestos survey, asbestos removal and the uncovering of rotting timbers within the front flat roof section. Whilst the flat roof covering was removed to replace rotting timbers the opportunity was taken to fully insulate that area which was to the satisfaction of the Building Control Officer.

Additional known costs are as below and the outstanding amounts are for labour and materials for work carried out by Ramsey Town Commissioners staff to replace the rotting timbers in the flat roof and install the insulation.

Known additional costs:

Building Control – Inspection fees	£ 415.00
SafetyNet - Asbestos Surveys and samples and provide Health and Safety Services for tender and asbestos removal	£ 2,140.00
Ferncroft – Asbestos removal of soffits and removal of fascia and rainwater goods.	£ 2,390.00
Ferncroft – Sample suspect material within roof structure (no asbestos detected in sample)	£ 70.00
RTC Staff – Replace rotting timbers and insulate flat roof	TBC

**Housing and Property Manager's Report –
Boathouse Roof
April, 2019, Public Continued:**

Before and after photographs:



Recommendation: for noting.

Mark Close
Housing & Property Manager

9th April, 2019.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
MOORAGH PARK IMPROVEMENTS
APRIL, 2019 – PUBLIC**

Mr. Chairman and Members,

Lakeside Cafe Toilets

The new floor covering has been installed at the ladies and gents toilets at the Lakeside Cafe (adjacent to Costa). The cost of the floor covering for both toilets for an Altro Xpresslay with 6" PVC Skirting and new stainless steel cover-strips around both drains and doorways was £2,405.00 as previously approved. Please see photos below:



Camper Van Facilities

Members may be aware that there is a waste disposal unit at the Vullan end of the Mooragh Park for campervan/motorhome users to dispose of their toilet waste. This has recently had a water tap fitted on its enclosure for users to clean their toilet cassettes hygienically without having to use the drinking water tap nearby.

The drinking water tap was previously fixed to the garden wall of a private dwelling and was coming away from the wall due to the timber it was fixed to decaying. New independent posts have now been installed and an additional water tap has been installed by simply adding a 'Y' connection onto the main water pipe that was exposed when the posts were installed. New signage has also been placed to signpost the waste disposal unit and distinguish the drinking water.

**Housing and Property Manager's Report –
Mooragh Park Improvements
April, 2019, Public Continued:**

Please see photographs below:



Recommendation: for noting.

Mark Close
Housing & Property Manager

10th April, 2019.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
REVISED PUBLIC SECTOR HOUSING (GENERAL NEEDS)
(ALLOCATION) POLICY 2019
APRIL, 2019 – PUBLIC**

Mr. Chairman and Members,

On the 20th March, 2019, Tynwald approved revisions to the Allocation Policy for general needs housing which are to come into operation on the 1st June 2019. They also approved revisions to the Allocation Policy for older persons housing (sheltered Housing) which came into operation on the 1st April 2019. A summary of the fundamental changes to the policies are given below.

General Needs Housing Allocation Policy Acceptance Criteria Changes

Single/Joint Applications

5 points are awarded for joint applications and no points for a single applicant. No points will be awarded for a joint or single application under the new policy.

Time on Housing Waiting List

Currently 1 point per each 3 month period with no maximum. Will be subject to a maximum of 20 points under the new policy

Residential Qualification

An applicant must have been ordinarily resident in the relevant housing authority area for at least 5 years; this will change to 3 years under the reviewed policy. 10 years residence on the Island still applies. 1 point is awarded for each year in excess of ten years the applicant is ordinarily resident; to a maximum of 10 points for both the Island and housing authority area criteria.

Financial Qualification

A maximum gross income of £33,555 per annum is permitted for an application at present and applies to either a single or joint couples, this increases by £2,820 for 1 dependent child, £5,630 for 2 children and £8,435 for three or more children.

Under the new policy this will change to the figures shown in the table below:

Number of dependent children	Maximum gross annual income	
	Single applicant	Joint applicant
None	£30,000	£33,000
1 child	£35,000	£38,000
2 children	£38,000	£41,000
3 or more children	£41,000	£44,000

**Housing and Property Manager's Report –
Revised Public Sector Housing (General Needs) (Allocation) Policy 2019
April, 2019, Public Continued:**

Points for gross annual income (including combined income of joint applicants) are awarded as below:

£27,137 & above	0 points
£23,880 - £27,136	1 point
£20,625 - £23,897	2 points
£17,378 - £20,624	3 points
£14,111 - £17,377	4 points
£14,110 and under	5 points

This will change to the figures below:

	Single applicant	Joint applicant	Points
No dependent children	£16,000 and under	£19,000 and under	10 points
	£16,001 to £19,500	£19,001 to £22,500	8 points
	£19,501 to £23,000	£22,501 to £26,000	5 points
	£23,001 to £25,500	£26,001 to £28,500	2 points
	£25,501 and over	£28,501 and over	0 points
	Single applicant	Joint applicant	Points
With dependent children	£18,000 and under	£21,000 and under	10 points
	£18,001 to £23,000	£21,001 to £26,000	8 points
	£23,001 to £28,000	£26,001 to £31,000	5 points
	£28,001 to £33,000	£31,001 to £36,000	2 points
	£33,001 and over	£36,001 and over	0 points

Size of Family

5 points are awarded for 1 child, 10 points for 2 children and 15 points for 3 or more children; this will change to the points shown in the table below:

(a) Each dependent child aged under 16;	5 points
(b) Each dependent child or young person aged between 16 and 21.	3 points
Items (a) and (b) are subject to a maximum of three dependent children or young persons.	
(c) Each additional dependent child or young person in excess of the three maximum.	1 point

Adequacy of Present Accommodation

A maximum of 10 points are awarded for unfit housing, 3, 6, or 10 points to a maximum of 10 points are awarded for health/ welfare consideration and 10 points can be awarded for overcrowding.

**Housing and Property Manager's Report –
Revised Public Sector Housing (General Needs) (Allocation) Policy 2019
April, 2019, Public Continued:**

This will change to the points shown below:

Property condition/overcrowding (following assessment by an environmental health officer of the Department of Environment, Food and Agriculture)

Low priority	5 points
Medium priority	10 points
High priority	20 points

Health/welfare issues (validated by report from health/welfare professional & multidisciplinary assessment by health/welfare panel)

Low priority	5 or 10 points
Medium priority	15 or 20 points
High priority	25 or 30 points

Notice to Quit (excluding for rent arrears)

5 points are awarded to an applicant for a Notice to Quit issued by a landlord or advocate and 10 points are awarded for a Court Order; this will change to 25 points for a Court Order for possession under the new policy and no points for a landlords Notice to Quit.

Financial/Property Assets

This is a new introduction to the policy.

Including, where applicable, combined financial/property assets of joint applicants.

£15,000 to £19,999	-1 point
£20,000 to £29,999	-2 points

Older Persons (Sheltered Housing) Allocation Policy

The older persons policy revisions now enables, in exceptional circumstances, a housing provider to make a case for discretionary age approval to the Department of Infrastructure's Housing Division if an applicant is below the minimum age requirement of 65. The applicant must meet all other acceptance criteria and be able to provide supporting documentation that there is a benefit for the applicant from community living and support which cannot be gained from general needs housing.

5 points are now awarded for private sector tenants that have lived in the private sector for 1 year or more at the time of their application or during their period on the waiting list. 10 points are still awarded for Public Sector Tenants that apply for sheltered housing.

Recommendation: for noting.

Mark Close
Housing & Property Manager

10th April, 2019.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL ASSISTANT'S REPORT
RAMSEY IN BLOOM COMPETITION
APRIL, 2019 - PUBLIC**

Mr. Chairman and Members,

This year's Ramsey in Bloom Competition will be officially launched on Monday 15th April, 2019.

In conjunction with the main Ramsey in Bloom event, the Felton's Challenge for 2019 is "pumpkins". This follows the success of the inaugural Sunflower Competition last year and the Pumpkin Competition is open to children aged 16 years and under.

Application packs, including pumpkin seeds, are free and are available from the Town Hall, Ramsey.

Application forms for the main Ramsey in Bloom event are available from the Town Hall & Library, Feltons Ironmongers, Farmers Combine Limited, Ramsey Garden Centre and Splinters and can also be downloaded from our website www.ramsey.gov.im.

Once again, all prizes in the Pumpkin Competition are being donated by Feltons, Parliament Street, Ramsey and representatives will be in attendance at the presentation to award the Feltons Challenge Shield for Best Overall Exhibit.

The judging of the main Ramsey in Bloom Competition will take place on Monday 8th & Tuesday 9th July, 2019 and judging of the pumpkin entries will take place on Saturday 26th October, 2019 to coincide with Halloween events which are taking place in the Town.

This year's Garden Tour will take place on Sunday 28th July, 2019. The Ramsey Town Commemorative Cup will be awarded to the winner which will be voted on by the public who follow the trail.

The presentation of the main Ramsey in Bloom awards will be held in early August, 2019.

Recommendation: To be noted.

G. Kelly (Miss)
TECHNICAL ASSISTANT

10th April, 2019.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION
APRIL, 2019.**

Mr. Chairman and Members:

The following notice of Motion, dated 10th April, 2019, is submitted in the name of Mr. J. McGuinness:

"Notice of Motion

Alteration to Standing Order 13 – Order of Business.

to add, after “(h) other business, if any, authorised by the Chairman for consideration”, a new agenda item entitled – “Matters raised from the public of Ramsey for discussion”

Mr. McGuinness proposes that the mechanism for submission be;

- A matter raised shall be given in writing (by letter or email) at the office of the Town Clerk at least 5 clear days before the next public meeting
- Only matters raised by residents of Ramsey as detailed by the most current electoral roll shall be considered.
- Only matters that are relevant to the powers or duties of the Board or Ramsey Town Commissioners or affect Ramsey town shall be considered.

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

Accordingly this matter is adjourned to the May, 2019, meeting of the Board.

10th April, 2019.

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

Mr. Chairman and Members,

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

“Northern Local Authorities Swimming Pool Board:

I attended the NLASPA Board Meeting on 25th March 2019. The pool continues to see increased use during the NSC closure with all available pool hire sessions booked up until June, the classes being offered receiving good interest levels and many complimentary comments received by new and existing users. This has been especially pleasing as the pool has had to manage with some long term staff absence recently and it is a credit to the hard work of management and staff that this has been coped with admirably.

Disappointingly the pool still awaits response from the DESC on requests for additional funding and minor capital works. The major disappointment being the replacement LED lights in the pool which have the potential to save the pool thousands of pounds over the life of the lights will once again not be approved in time to be fitted this year.

As this was my final meeting as representative for my 3 year tenure I took the opportunity to thank the staff and fellow board members for making the last 3 years a pleasure and an honour to serve on the board of a wonderful facility.

“Ramsey Chamber of Commerce

I attended the Ramsey Chamber of Commerce meeting on 1st April.

The meeting mainly consisted of event discussion. The May Motorbike display event held on the South Promenade on 6th May was discussed, the successful event is planned to run as previous years with the potential addition of sandcastle building competitions to make use of the proximity of the beach and include the whole family in the event.

The Commissioners proposed event at TT, SprintFest, was discussed at great length. The Chamber was broadly in support of the event, there was discussion surrounding the loss of parking spaces during the period and a number of options and considerations were discussed including increasing the use of the area during the day with music, Radio TT or a big screen, offering parking in the day, relocating the stage into the harbour on scaffolding and increasing signage around the area of parking location. I explained that the impact of having a vehicle left parked in the area of the event would result in the event not being able to commence until removal and that historically there is consistent evidence of this being a likely risk.

Representative Reports - April, 2019 - Public Continued:

We agreed to look into options for increasing entertainment provision during the day and I explained that my long term wish is for the event to grow to be a hub as an all-day event on some level but as this is year one, we are starting small and hoping to organically grow. There was comment from a number of RCoC members that the impact of the parking loss may be minimal as there is often a drop in local residents visiting town during TT due to the increased traffic and road closures. The general tone of discussion was supportive with suggestions and advice offered to try and help make the event a success which was gratefully received and taken on board.

The matter of traffic flow and speed in and around the street was raised, Mr. Bevan advised the chamber of the purpose of the monitoring strips being undertaken by the DOI and the “Slow Down in Our Town” initiative. It was generally felt that a 20mph speed in Parliament Street would be a sensible change.

The RCoC AGM date of 29th April 2019 was notified and the chamber was advised that membership forms will be emailed and hand delivered around the shops.

At AOB queries were raised regarding the recent rate increases. The level of cost associated with general staffing and specifically the Library service was queried as well as if this was reviewed and what performance management was undertaken to ensure that the staffing levels, salary levels and activity were appropriate. I advised that all staff salaries and job descriptions were reviewed against PSC/Whitley Council standards, that a review of our Library service is currently being undertaken to ensure we provide value for money from the service, that our new Technical Services Manager is reviewing a number of areas within our Works department and that as part of the annual budget process any additional expenditure is vigorously challenged and business cases are required. I concluded that whilst opinions may differ on the best way to spend rates in the town but I am comfortable that I can put my hand on my heart and explain the reasons behind the expenditure decisions in an open and transparent manner, I’d like to think this stance was understood and accepted by the members of the Chamber making inquiries.

April, 2019.