

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

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

10<sup>th</sup> May, 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, **15<sup>th</sup> May, 2019, at 7.00 p.m.**

### **BUSINESS:**

- 1. Apologies for Absence:** Mr. W. L. Hankin
- 2. Minutes for Adoption:** pages: 1 - 16
  - Minutes of Board Meeting held on 17<sup>th</sup> April, 2019.
  - Minutes of Annual Board Meeting held on 1<sup>st</sup> May, 2019.
- 3. Matters arising not included within the Agenda.**
- 4. Finance and General Purposes:** pages: 17 - 23
  - Finance Officer's General Report:
    - Accounts
    - Summary of Revenue Income and Expenditure
    - Quarterly Financial Return
- 5. Works and Development:** pages: 24 - 34
  - Town Clerk's Report:
    - Bathing Water Quality
  - Technical Services Manager's Reports:
    - Planning Applications
    - Appendix

**6. Housing and Property:**

pages: 35 - 43

- Housing and Property Manager's Reports:
  - Housing Performance and Statistics 2018/19
  - Kitchen Framework Agreement Update

**7. Parks and Leisure:**

pages: 44 - 45

- Deputy Town Clerk's Reports:
  - Ramsey Rocks
  - Supercars Mooragh Park

**8. Notice of Motion:**

page: 46

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

“Alteration to Standing Order 13 – Order of Business.

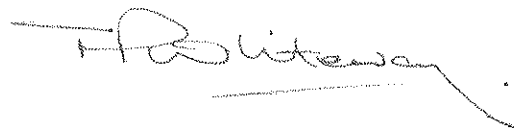
to add, after ‘(h) other business, if any, authorised by the Chairman for consideration’, a new agenda item entitled – “Matters raised from the public of Ramsey for discussion”

**9. Any other Business:**

pages:

(by permission of Chairman)

- Representatives Reports - none received.



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, 17<sup>th</sup> April, 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, A. J. Oldham, L. Parker, F. B. R. Williams and W. G. Young.

**Apologies:** Messrs' J. McGuinness and G. Monk.

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

### **(2018/19:481) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 20<sup>th</sup> March, 2019, and the Special Board Meeting held on 10<sup>th</sup> April, 2019, be confirmed and signed by the Chairman.

### **(2018/19:482) Matters Arising:**

Members queried the request made by Superintendent Maddocks to meet the Board and was advised that no date had yet been agreed.

### **(2018/19:483) Chairman's Report:**

Resolved: To note the Chairman's report dated 9<sup>th</sup> April, 2019, subject to the following:-

The Chairman advised that a letter of thanks had been received from the Manx Wildlife Trust with regard to their recent use of the Courthouse.

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

#### **(2018/19:484) Town Clerk's Report – Consultation Review and Modernisation of Rates:**

Members considered the Town Clerk's Report dated 9<sup>th</sup> April, 2019, concerning the consultation being undertaken by the Cabinet Office with regard to reformation of the rating system. Mr. Parker, as Deputy Lead Member for Finance suggested a consensus response rather than detailed response to the individual questions put within the consultation.

**(2018/19:484) Town Clerk's Report – Consultation Review and Modernisation of Rates Continued:**

Mr. Parker made the following statement:-

“As a local authority we need to be able to budget for the year ahead while rating fairly and consistently to all who use our services.

Offering discounts to charities, variable rates and subsidies creates problems not only for forecasting budgets but also makes rate setting very difficult, not consistent and yet the majority still require the same services as everyone else.

An all-Island centralised non-domestic rate and rate collection would be detrimental to any local authority. All non-domestic property still use the same services as everyone else and the funding is still required to perform these services, e.g. waste collection, street cleaning. etc..

I am in favour in rewarding those who do pay early or on time and that offering a small discount will not only reward those who pay but will also help the local authority by having the bulk of their revenue in prompt so funds can be allocated early to future projects.”

Mr. Parker then proposed the following:-

1. All properties are to be judged on the same criteria regardless of location, i.e. square footage, as this make the process simple, fair and consistent to all.
2. No subsidies or discounts be offered to Social Security, Government bodies, Charitable Organisations or dilapidated buildings.
3. No to a centralized non-domestic rate and rate collection
4. To Allow a prompt payment discount and a penalty fee be applied to late payments

Members were advised that if a central fund was held for commercial rates collected the Commission would have to present a business case to receive any of the income. It was noted that commercial rating amounts to approximately 20% of the current town rate income. Mrs. Wedgwood felt that the consultation was “too leading” and manipulative.

Mr. Cowie seconded Mr. Parker's proposal which was put to the vote and carried without division.

**(2018/19:485) Finance Officer's General Report:**

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

*Accounts* - the Finance Officer was requested to provide information of how often and at what cost the services of Mr. Andrew Barton had been used since the cessation of his retained contract.

**(2018/19:485) Finance Officer's General Report:**

*Summary of Revenue Income and Expenditure* - the comparative difference in the balance of income at 31<sup>st</sup> March was queried and members were informed that this was because monies had been received after the financial year end. The high income figures for rates received in July was also queried and members were advised that this was rate income received after the last date for discounts.

**Works and Development:**

**(2018/19:486) Technical Services Manager's Report - Planning Applications:**

Resolved: That the Technical Services Manager's Report dated 10<sup>th</sup> April, 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:	3641	<b>Amended Plans</b>
P.A. NO.:	19/00032/B	
APPLICANT:	Dave's 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:	<b>Units 2 &amp; 3, Church Walk, St Paul's Square, Ramsey.</b>	

It was proposed by Mr. Williams, seconded by Mr. Oldham and agreed to confirm that the Board has no problem with the outside seating area.

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:	<b>Lakeside Apartments, Park Road, Ramsey.</b>

It was agreed to submit an observation with regard to the location of the bin store which the Commission would wish to see just behind the gate for kerbside collection.

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:	<b>1a, Gladstone Park, Ramsey.</b>

Mr. Williams informed members that there was no problem with the wholesale use of the premises but felt that an observation be submitted with regard to the café use. The Town Clerk advised members that Gladstone Park is zoned as Industrial.

**(2018/19:486) Technical Services Manager's Report - Planning Apps Cont:**

REF NO: 3658 Continued

Mr. Oldham expressed concern at the location of food preparation areas, kitchen and freezers and in so doing proposed that the Commission object to café usage as the area is zoned industrial and the size of the facility is also not considered adequate.

Mr. Hankin expressed concern about food hygiene requirements with regard to wholesale and food preparation areas. Mr. Parker expressed concern that provision of a café would take trade away from Parliament Street.

Mr. Oldham's proposal was seconded by Mr. Williams and carried by 8 votes to 2, Mrs. Quayle and Mr. Cowie voting against.

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.**

Members discussed the lack of parking provision included within the application. The Town Clerk advised that no parking provision was required to be included as this was not a "new build". Mr. Parker suggested that an observation be made. Mrs. Quayle expressed concern that there would a loss of public car parking especially at weekends. The Technical Services Manager advised that resident car parking applications could be made to the Department of Infrastructure.

It was proposed by Mr. Parker, seconded by Mrs. Quayle that an observation with regard to the lack of parking provision be submitted. The proposal was supported by Mrs. Wedgwood, Canon Greenwood and Mr. Howard and ultimately failed on the casting vote of the Chairman.

**Appendices:** No comments were made on the appendices to the applications.

**(2018/19:487) Technical Services Manager's Report - Ramsey War Memorial:**

Resolved: To note the Technical Services Manager's report dated 10<sup>th</sup> April, 2019, concerning urgent repair works required to the Ramsey War Memorial.

The Technical Services Manager advised that guidance from Manx National Heritage was awaited. Mr. Oldham drew attention to the need for access to the memorial for a Royal Naval commemoration on 26<sup>th</sup> May.

**Housing and Property:**

**(2018/19:488) Housing and Property Manager's Report - Boathouse Roof:**

Resolved: To note the Housing and Property Manager's Report dated 9<sup>th</sup> April, 2019, concerning the roof replacement carried out at the Boathouse Café in the Mooragh Park.

**(2018/19:489) Housing and Property Manager's Report - Mooragh Park Improvements:**

Resolved: To note the Housing and Property Manager's report dated 10<sup>th</sup> April, 2019, concerning improvements to the Lakeside Café toilets and camper van drinking water facilities.

Attention was drawn to a power socket being used by the public situate at the Vollan - it was agreed to bring this to the attention of the Department.

**(2018/19:490) Housing and Property Manager's Report - Revised Public Sector Housing (General Needs) (Allocation) Policy 2019:**

Resolved: To note the Housing and Property Manager's report dated 10<sup>th</sup> April, 2019, concerning the revisions to the Allocations Policy for general needs housing coming into operation from 1<sup>st</sup> June, 2019, and also the revisions for the policy for sheltered housing which came into operation on 1<sup>st</sup> April, subject to the following:-

- The Housing and Property Manager drew attention to the omission of one item for which points are given, being the rental of private sector housing for periods greater than one year.

**Parks and Leisure:**

**(2018/19:491) Technical Assistant's Report - Ramsey in Bloom Competition:**

Resolved: To note the Technical Assistant's report dated 10<sup>th</sup> April, 2019, concerning the launch of the 2019 Ramsey in Bloom Competition.

**(2018/19:492) Notice of Motion:**

The Notice of Motion dated 10<sup>th</sup> April, 2019, standing in the name of Mr. J. McGuinness, as hereunder, was received and therefore adjourned in accordance with Standing Orders to the meeting of the Board to be held on 15<sup>th</sup> May, 2019.

**"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. Parker moved the Notice of Motion and therefore the matter will be considered at the May 2019 meeting of the Board, in terms of Standing Orders.

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.

**Any Other Business:**

**(2018/19:493) Representative Reports:**

Resolved: To note the representative report with regard to the meeting of Northern Local Authorities Swimming Pool Board and Ramsey Chamber of Commerce, submitted by Mr. McGuinness.

**(2018/19:494) "Mr. Whippy" Street Trader's Licence:**

Resolved: That, following a proposal by Mr. Oldham, seconded by Mr. Hankin, and agreed without division, that request made by "Mr. Whippy" to renew the Street Trader's Licence for a period of two years be approved.

Members were reminded that the "Mr. Whippy" Ice Cream Van trades around the town but not in the town centre.

**(2018/19:495) Mobile Shop:**

Members referred to an informal discussion with regard to a Mobile Shop being permitted to operate in Ramsey. Members were advised that the applicant should make a formal request and were advised that the request could necessitate road closure applications, the issue of a street trader's licence, compliance with good hygiene regulations and the need to obtain approval from the Department of Infrastructure.

The Chairman thanked the public for attending and closed the public session at 7.53 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.

**(2018/19:496) Minutes:**

Resolved: To note, for record purposes, that no minutes of either the Board Meeting held on 20<sup>th</sup> March, 2019, or the Special Board Meeting held on 10<sup>th</sup> April, 2019, were recorded in private.

**Matters for Information:**

**(2018/19:497) Housing Committee:**

Resolved: To note and approve the minutes of the Housing Committee held on 2<sup>nd</sup> April, 2019, subject to the following:-

*Clause 96a*) - the Court proceedings have been adjourned for a period of three months.  
*Clause 96b*) - members were advised that the date listed within the clause was not now considered realistic.

**(2018/19:498) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 12<sup>th</sup> April, 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:-

- *Amenity Byelaws* - revised draft received - two sets of mapping required.
- *Adoption of Land Traie Twoie* - members were reminded that part of the land had possible contamination concerns and it was proposed by Mr. Williams that the Commission adopt the land subject to a bond being in place. The proposal did not receive a seconder. It was then proposed by Mr. Cowie, seconded by Mr. Hankin and agreed without division that the Commission does not adopt the land until a suitable bond or an acceptable Environmental Health report is in place.
- *Amenity Byelaws* - members were informed that although some plans are still required it should be possible that amenity byelaws affecting the foreshore and the park areas could be “signed off” at the end of April.
- *Water Street Wall Boundary Wall* - the results of the survey are awaited.
- *Ramsey North Beach* - the Deputy Town Clerk advised the Arts Council has suggested that work be done during the Summer months during which time the public can see what is being done.
- *Website* - officers were congratulated on the new website.
- *TT Events* - the Deputy Town Clerk informed members that the Music Singing and Dancing Licence had been granted, and it is hoped to commence publicity about events in early May.
- *Abated Sums S13 Agreements* - members were informed that suggestions as to how S13 sums could be used were being considered in conjunction with the “Green Flag” application.
- *Vollan / Balladoole Odours* - it was agreed to ask for an update on filters to be fitted.

**(2018/19:498) On-Going Matters “Action Tracker” Continued:**

- **Parking** - it was agreed to ask the relevant parties if a “park and ride” at or in the vicinity of the Civic Amenity site might be worthy of consideration and if the C.A. Site might be a suitable area at which to park buses.
- **Wallabies** - it is understood the wallabies will be installed on 23<sup>rd</sup> / 24<sup>th</sup> May.
- **Emergency Road Closure** - the cost to the Commission has been received and it was agreed to remove this item from the “Action Tracker”.
- **Waterloo Road** - signage and traffic speed - to be removed from “Action Tracker”.
- **Business Agency Presentation** - to be removed from “Action Tracker”.
- **Mooragh Lake Concession** - a meeting with tenants is to take place.
- **Street Lighting** - the wording on the current position to be changed to reflect a review is to be undertaken.

The Register of Ruinous Property and Unsightly Buildings appended to the Action Tracker was noted.

**Finance and General Purposes:**

**(2018/19:499) Town Clerk’s Report - Land Adjacent to “Hartshill”:**

Members considered the Town Clerk’s report dated 5<sup>th</sup> April, 2019, concerning the request made by Hartshill Management Company to extend the lease of land adjacent to Hartshill, Hope Street, for a term of 5 years.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Williams and agreed that the lease be extended on the same rental terms, subject to Departmental approval in terms of Section 25 of the Local Government Act, 1985.

**(2018/19:500) Town Clerk’s Report - Ramsey RUFC Pavilion and Sports Field:**

Members considered the Town Clerk’s report dated 5<sup>th</sup> April, 2019, concerning the use of land on the Mooragh Estate by Ramsey RUFC and plans being considered by the Club for their longer-term requirement.

Resolved: That following a proposal by Mr. Cowie, seconded by Mrs. Wedgwood that Ramsey RUFC be informed that the Commission is happy to agree in principle to a longer term lease, subject to terms to be agreed and any necessary approvals, in relation to the Clubhouse and rugby pitch if it is the Club’s wish.

**(2018/19:501) Deputy Town Clerk’s Report - Privacy Policy:**

Members considered the Deputy Town Clerk’s report dated 10<sup>th</sup> April, 2019, to which was appended the draft privacy Policy prepared to meet data protection requirements and Freedom of Information legislation.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Williams and agreed, the Privacy Policy be adopted.

**(2018/19:502) Deputy Town Clerk's Report - SprintFest:**

Resolved: To note the Deputy Town Clerk's report dated 10<sup>th</sup> April, 2019, concerning the Music, Singing and Dancing Licence application for the SprintFest event - members having been earlier informed that the application, heard on 12<sup>th</sup> April, 2019, had been granted.

**(2018/19:503) Finance Officer's General Report:**

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

**Bank Balances** - the comparative balances at the year-end reflected the timing of receipt of monies.

The Finance Officer was requested to investigate water charges and use.

Members were reminded that the sum of £50,000 set aside within the budget heading "Sports Hall" was towards the provision of public conveniences should be sports hall progress.

**(2018/19:504) Technical Assistant's Report - Dog Offences:**

Members considered the Technical Assistant's report dated 10<sup>th</sup> April, 2019, advising of further occasions when the person named within the report had permitted his dog to be at large.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Oldham that legal advice be sought prior to prosecution.

**Housing and Property:**

**(2018/19:505) Housing and Property Manager's Report - Close Y Chibbyr Ghlass Heating Options:**

Members considered the Housing and Property Manager's report dated 5<sup>th</sup> April, 2019, concerning options and costings for the supply of central heating and hot water at Close Y Chibbyr Ghlass after the eventual demolition of Close Woirrey (the boiler servicing Close Y Chibbyr Ghlass being housed with a boiler house attached to Close Woirrey).

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mrs. Quayle and agreed by 9 votes to 1, Mr. Hankin voting against, that the necessary petition be progressed to facilitate borrowing powers to enable individual gas boilers to be fitted in each of the 18 properties comprising Close Y Chibbyr Ghlass.

Members were informed that this option would afford tenants greater control of their heating requirements. Canon Greenwood commented on the efficiency of gas boilers.

**(2018/19:506) Housing and Property Manager's Report - "..... Residential Development:**

Members considered the Housing and Property Manager's detailed report dated 20<sup>th</sup> March, 2019, concerning an approach made with regard to the availability of a site that might be suitable for residential development.

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mr. Williams and agreed, the offer be declined with thanks.

**Parks and Leisure:**

**(2018/19:507) Technical Services Manager's Report - Introducing Wildflower Areas to Ramsey:**

Members considered the Technical Services Manager's Report dated 8<sup>th</sup> April, 2019, in which areas are suggested that might be suitable to plant wildflowers, together with a list of advantages and disadvantages for such planting. The Technical Services Manager apologised that no costs were provided.

Mr. Cowie proposed that, subject to costs, the Riverside and the CA Site be considered. This was seconded by Mrs. Quayle. The Town Clerk advised that the Harbours' Division would need to be asked about the Riverside and the Finance Officer advised that the CA site was not available and that in any case there was only a small area of land thereat.

Mr. Cowie amended his proposal to Riverside and Old River Road - this was seconded by Mrs. Quayle. After general discussion Mr. Cowie further amended his proposal to the verges by the Riverside, subject to cost. This was seconded by Mrs. Quayle and put to the vote and agreed.

Mr. Williams further proposed that the Ramsey Schools be approached and asked to help and participate. This was seconded by Mr. Hankin and agreed by 7 votes to 3 - Messrs' Cowie, Oldham and Parker voting against.

**Any Other Business:**

**(2018/19:508) Sundry Matters:**

**Minutes** - Mr. Hankin asked when the Commissioners' Minutes could be brought into the public forum - the Town Clerk advised that the Minutes do not have official status until they are "sign-off" by the Board at the next full meeting; he continued that whilst the minutes are published (on-line) on the Monday they are subject to approval by the Board and are therefore technically still a draft copy.

Members were informed that it is not considered appropriate to make the minutes available to the public until members have received/seen them (on the preceding Friday or Saturday).

**(2018/19:508) Sundry Matters Continued:**

**Flower Displays** - Mr. Hankin drew attention to the unfortunate timing of the removal of dead flowers from static displays around the Town, not least the entrance to the Town Hall and the unacceptable delay in replanting the containers. This matter will be looked into.

**“Meet and Greet”** - Mr. Cowie queried the recent “Meet and Greet” and was informed that only one member of the public attended and only half the members of the Board were in attendance. Members felt future occasions should be better advertised.

**Daffodil Bulb Competition** - Mr. Oldham made brief reference to the primary school’s daffodil bulb competition and was advised that a report will be submitted.

**Gutters Approach Road** - Canon Greenwood drew attention to weeds in the kerbside gutters on Approach Road that required removal.

**Hearing Loop System** - Mr. Young queried if any progress had been made in finding a suitable hearing loop system for the Boardroom. The Deputy Town Clerk advised that nothing suitable had yet been identified at an acceptable cost.

**Matters of Establishment:**

**(2018/19:4) Minutes Establishment Committee:**

Resolved: To note and approve the minutes of the meetings of the Establishment Committee held on 2<sup>nd</sup> and 10<sup>th</sup> April, 2019, subject to the following:-

**Meeting 2<sup>nd</sup> April**

- Mr. Hankin asked if a meeting could be arranged with the full Board and was advised that this was not yet appropriate as detailed plans are still awaited.
- Mr. Oldham queried if some tables could be purchased for use at the Courthouse - Mrs. Wedgwood undertook to ask the potential purchaser of Waterloo Road Methodist Church if tables could be loaned to the Commissioners as needed.

The meeting closed at 9.30 p.m. giving a time of 2 ½ hours for the payment of attendance allowances.

Chairman.

## **RAMSEY TOWN COMMISSIONERS**

**[ PUBLIC ]**

The Annual General Meeting of the Ramsey Town Commissioners was held in the Town Hall, Ramsey, on Wednesday, 1<sup>st</sup> May, 2019, at 7.00 p.m.

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

Apologies for absence were received from Mr. G. Monk.

The Town Clerk, Deputy Town Clerk, Technical Services Manager and Mrs. M. P. Chrystal were in attendance.

The Town Clerk occupied the Chair to conduct the procedure for electing the Chairman of the Board for the ensuing year.

### **(2019/20:001) Election of Chairman**

It was proposed by Mr. Parker, seconded by Mr. Oldham that Mr. A. G. Cowie be elected Chairman.

No other nominations were received. Mr. Cowie accepted the nomination and thanked the members for the honour again bestowed on him.

### **(2019/20:002) Election of Deputy Chairman**

It was proposed by Mr. Young, seconded by Mrs. Wedgwood that Mr. L. Parker be elected Deputy Chairman. No other nominations were received.

Mr. Parker accepted the nomination and was duly declared elected Deputy Chairman.

### **(2019/20:003) Election of Lead Members:**

#### ***Finance, General Purposes and Establishment***

Mr. J. McGuinness

Proposer: Mr. Oldham

Seconder: Mr. Williams

No other nominations were received. Mr. McGuinness accepted the nomination and was duly declared elected.

***Works and Development***

Mr. A. J. Oldham	Proposer:	Mr. Hankin
Nomination declined	Seconder:	Mrs. Wedgwood

Mr. F. B. R. Williams	Proposer:	Mr. Oldham
	Seconder:	Mr. McGuinness

Mr. Williams accepted nomination and was duly declared elected.

***Housing and Property***

Mrs. J. Wedgwood	Proposer:	Mrs. Quayle
	Seconder:	Mr. Oldham

No other nominations were received. Mrs. Wedgwood accepted the nomination and was duly declared elected.

***Parks and Leisure***

Mrs. M. B. Quayle	Proposer:	Mr. Oldham
	Seconder:	Mr. Hankin

No other nominations were received. Mrs. Quayle accepted nomination and was duly declared elected.

**(2019/20:004) Election of Deputy Lead Members**

***Finance, General Purposes and Establishment***

Mr. L. Parker	Proposer:	Mr. McGuinness
	Seconder:	Mr. Howard

No other nominations were received. Mr. Parker accepted the nomination and was duly declared elected.

***Works and Development***

Mr. A. J. Oldham	Proposer:	Mr. Williams
	Seconder:	Mrs. Quayle

No other nominations were received. Mr. Oldham accepted the nomination and was duly declared elected.

***Housing and Property***

Mr. W. G. Young	Proposer:	Mr. Oldham
	Seconder:	Mr. Hankin
Mr. N. P. Howard	Proposer:	Mr. Parker
Nomination declined	Seconder:	Mrs. Wedgwood

Mr. Young accepted nomination and was duly declared elected.

***Parks and Leisure***

Mr. A. J. Oldham	Proposer:	Mr. Williams
	Seconder:	Mrs. Wedgwood
Mr. L. Parker	Proposer:	Mr. Young
Nomination declined	Seconder:	Mr. Cowie

Mr. Oldham accepted the nomination and was duly declared elected.

**(2019/20:005) Housing Committee:**

**The Lead Member and Deputy Lead Member plus:**

Mr. N. P. Howard	Proposer:	Mr. McGuinness
	Seconder:	Mr. Williams
Mr. L. Parker	Proposer:	Mr. Oldham
	Seconder:	Mrs. Quayle

Mr. Howard and Mr. Parker accepted nomination and were duly declared elected.

**(2019/20:006) Other Appointments:**

***Representative to service on the "Housing Advisory Committee"***

Mrs. J. Wedgwood	Proposer:	Mr. McGuinness
	Seconder:	Mr. Williams

Mrs. Wedgwood accepted the nomination was declared duly elected.

***Representatives to service on the "Ramsey Regeneration Committee" - Two***

Mr. F. B. R. Williams	Proposer:	Mr. Oldham
	Seconder:	Mr. Parker
Mr. A. G. Cowie	Proposer:	Mr. McGuinness
	Seconder:	Mr. Williams
Mrs. M. B. Quayle	Proposer:	Mrs. Wedgwood
	Seconder:	Mr. Parker

All accepted nomination and a ballot was taken resulting in Mr. Cowie receiving 7 votes, Mr. Williams 6 votes and Mrs. Quayle 4 votes. There was one spoilt paper. Mr. Cowie and Mr. Williams were duly declared elected.



***Representative to serve on the Manx Wildlife Trust:***

Mrs. M. B. Quayle	Proposer:	Mr. Oldham
	Second:	Mr. McGuinness

Mrs. Quayle accepted the nomination and was duly declared elected.

***Representative to serve on the Ramsey Chamber of Commerce:***

Mr. J. McGuinness	Proposer:	Mr. Williams
	Second:	Mr. Oldham
Mr. N. P. Howard	Proposer:	Mr. Parker
	Second:	Mr. Hankin

Both accepted nomination and a ballot was taken with the result of 7 votes to 4 in favour of Mr. Howard who was duly declared elected.

***Representative to serve on the Northern Neighbourhood Policing Team Level One Group:***

Mr. W. L. Hankin	Proposer:	Mr. Williams
Nomination declined	Second:	Mr. McGuinness
Mrs. J. Wedgwood	Proposer:	Mr. Williams
	Second:	Mr. Howard

Mrs. Wedgwood accepted the nomination and was duly declared elected.

***Representative to serve on the Northern Traffic Management Liaison Group:***

Mr. W. L. Hankin	Proposer:	Mr. Williams
Declined Nomination	Second:	Mrs. Wedgwood
Canon N. D. Greenwood	Proposer:	Mr. Oldham
	Second:	Mrs. Quayle
Mr. W.G. Young	Proposer:	Mr. Cowie
	Second:	Mr. McGuinness

Both remaining nominees accepted nomination and a ballot was taken with the result of 8 votes to 3 in favour of Mr. Young, who was duly declared elected.

***Two representatives to serve on the Isle of Man Municipal Association***

Mr. N. P. Howard	Proposer:	Mr. Oldham
	Second:	Mr. Williams
Mr. A. G. Cowie	Proposer:	Mr. McGuinness
	Second:	Mr. Parker

Mr. Howard and Mr. Cowie both accepted nomination and were duly declared elected.

**(2019/20:007) Combination Authorities / Joint Committee:**

***Representative on Ramsey and Northern Districts Housing Committee:  
Three years 1<sup>st</sup> May, 2019 to 30<sup>th</sup> April, 1922:***

Mrs. J. Wedgwood	Proposer:	Mr. McGuinness
	Seconder	Mr. Oldham

Mrs. Wedgwood accepted nomination and was duly declared elected.

***Representative on Northern Local Authorities Swimming Pool Board:  
Three years 1<sup>st</sup> May, 2019 to 30<sup>th</sup> April, 1922:***

Mr. J. McGuinness	Proposer:	Mr. Hankin
	Seconder	Mr. Oldham

Canon N. D. Greenwood	Proposer:	Mr. Cowie
	Seconder:	Mrs. Wedgwood

Both accepted nomination and a ballot was taken with the result of 7 votes to 4 in favour of Mr. McGuinness who was duly declared elected.

***Representative on the Northern Civic Amenity Site Committee:  
Two years from 1<sup>st</sup> May, 2019, to 30<sup>th</sup> April, 2021:***

Mr. A. J. Oldham	Proposer:	Mr. Williams
	Seconder	Mrs. Quayle

Mr. F. B. R. Williams	Proposer:	Mr. Hankin
	Seconder:	Mr. McGuinness

Both accepted nomination and a ballot was taken with the result of 8 votes to 2 in favour of Mr. Oldham, who was duly declared elected. There was one spoilt paper.

Mr. Hankin informed the Board of his understanding that Mr. Monk was quite poorly and the Board's good wishes to him for a speedy recovery were recorded.

The Chairman thanked members of the public for attending and closed the meeting at 7.30 p.m., giving a time for computation of attendance allowance of 30 minutes.

Chairman.

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
MAY 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 April 2019 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30<sup>th</sup> April 2019 – Appendix 2.
3. Quarterly financial information as at 31<sup>st</sup> March 2019 as submitted to the Department of Infrastructure – Appendix 3.

**Accounts**

Accounts totalling £396,841.44 were paid through the General Revenue Account and accounts totalling £33,050.13 were paid through the Northern Civic Amenity Site Account in April 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 2019-20 Income and Expenditure for the period to 1<sup>st</sup> April 2019 to 30<sup>th</sup> April 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.

**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 fourth quarter of the 2018-19 financial year (January to March 2019) was submitted on 24<sup>th</sup> April 2019 - attached as Appendix 3.

**Recommendation : To be noted.**

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

N.Q. Cannell, FCCA  
Finance Officer.

# Ramsey Town Commissioners

## Accounts paid to the 30 April 2019

## Appendix 1

Payee	Description	Amount (incl. VAT)
<b><u>General Account</u></b>		<b>£</b>
Staff	Wages, salaries, ITIP, NI & superannuation	166,765.62
Civic Amenity Site	Quarterly running cost contribution	52,216.80
Various	Housing property repairs, maint. & safety checks	37,446.97
IOM Government	Waste disposal charges	28,199.36
Various	Commission property repairs, maint. & safety checks	28,019.35
Various	Legal & prof. fees - housing	14,464.80
Manx Utilities	Electricity & Water charges	11,260.50
Various	Vehicle maintenance, repairs & licences	9,637.70
Various	Fuel & oil	7,636.74
Various	Town events	7,280.11
Various	IT costs	5,390.02
Various	Legal & prof. fees - int. audit, non-housing	4,926.00
Various	Park materials	4,652.85
Various	Office expenses - Audit, post, printing, stationery etc.	3,411.01
NLASPB	Swimming Pool rate contribution	2,443.24
Various	Street lighting maintenance	2,174.39
Various	Contract cleaning	1,833.33
Various	Refuse materials & equipment	1,640.16
Various	Machinery maintenance	1,497.22
Various	Staff training	1,360.00
Various	Library books & DVD's	1,154.04
Various	Security, etc.	689.40
RTC	Petty cash	600.00
Banks	Bank & debit card charges	337.35
Various	Media	90.00
Various	Rent refunds	51.23
Various	Gift vouchers	47.00
Mr A G Cowie	Attendance Allowance	202.50
Mr J McGuinness	Attendance Allowance	202.50
Mrs J Wedgwood	Attendance Allowance	187.50
Mr A J Oldham	Attendance Allowance	176.25
Mr W G Young	Attendance Allowance	153.75
Mrs M B Quayle	Attendance Allowance	150.00
Mr N P Howard	Attendance Allowance	138.75
Mr W L Hankin	Attendance Allowance	127.50
Mr G Monk	Attendance Allowance	123.75
Mr F B R Williams	Attendance Allowance	123.75
Rev N D Greenwood	Attendance Allowance	30.00
		<u>396,841.44</u>
<b><u>Northern Civic Amenity Site</u></b>		
IOM Government	Waste disposal charges	13,600.47
Various	New equipment & equipment repairs	7,125.00
Island Drainage & Groundwork	Skip haulage	5,460.00
Various	Recycling charges	3,954.74
IOM Government	Rent & rates	2,444.10
Various	Fuel & oil	373.00
Worldpay	Debit card reader charge	39.84
Various	Sundry	39.60
Bank	Charges	13.38
		<u>33,050.13</u>

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2019 - Appendix 2**

	2019 - 2020 to date			Estimate for 2019 - 2020		
<b>Social housing</b>	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	58,196	1,051,224	(993,028)	4,198,000	4,248,600	(50,600)
Cl. Woirrey/ Cl. y C Glass	0	84	(84)	29,700	24,100	5,600
Brookfield Court	1,054	0	1,054	15,650	16,930	(1,280)
Close ny Mooragh	1,916	8	1,908	33,600	42,700	(9,100)
<b>Sub Total</b>	<b>£61,166</b>	<b>£1,051,316</b>	<b>(£990,150)</b>	<b>£ 4,276,950</b>	<b>£ 4,332,330</b>	<b>(£55,380)</b>

<b>Property and assets</b>	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	4,929	15,685	(10,756)	219,400	23,100	196,300
Workshops	4,662	0	4,662	97,770	0	97,770
Public Conveniences	5,787	0	5,787	54,600	0	54,600
Courthouse	15,723	0	15,723	40,000	0	40,000
Mansail Lease	1,359	1,533	(174)	4,200	7,590	(3,390)
Lakeside Centre	22	0	22	4,200	11,170	(6,970)
Parklands Day Nursery	0	4,139	(4,139)	2,360	17,150	(14,790)
Bowling Alley	22	0	22	2,000	15,000	(13,000)
Non-Lease Properties	0	0	0	11,600	0	11,600
Prom Shelters, etc	556	0	556	13,200	0	13,200
Private Property Repairs	0	0	0	10,500	0	10,500
CCTV town centre	2,420	0	2,420	4,500	0	4,500
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	7,312	6,054	1,258	19,000	20,900	(1,900)
Park assets	3,049	0	3,049	49,300	0	49,300
<b>Sub Total</b>	<b>£45,841</b>	<b>£27,411</b>	<b>£18,430</b>	<b>£532,630</b>	<b>£94,910</b>	<b>£437,720</b>

<b>Works &amp; Development</b>	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	10	0	10	3,500	0	3,500
Car Parks	1,569	12,600	(11,031)	53,300	16,300	37,000
Refuse Removal	48,224	11,256	36,968	703,990	139,700	564,290
Civic Amenity contribution	43,514	0	43,514	174,100	0	174,100
Sewers & Pumps	0	0	0	104,735	104,735	0
Street & Dec Lighting	14,680	0	14,680	114,000	0	114,000
Local Services	4,119	0	4,119	97,000	0	97,000
Govt Department Agencies	0	0	0	0	0	0
<b>Sub Total</b>	<b>£112,116</b>	<b>£23,856</b>	<b>£88,260</b>	<b>£1,250,625</b>	<b>£260,735</b>	<b>£989,890</b>

<b>Parks &amp; Leisure</b>	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Advertising & Entertaining	858	910	(52)	55,500	3,500	52,000
Parks & Gardens	22,123	511	21,612	281,411	602	280,809
Games Concessions	680	0	680	16,500	2,000	14,500
Public Library	9,878	961	8,917	141,600	11,300	130,300
<b>Sub Total</b>	<b>£33,539</b>	<b>£2,382</b>	<b>£31,157</b>	<b>£495,011</b>	<b>£17,402</b>	<b>£477,609</b>

<b>Finance &amp; General Purposes</b>	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	4,600	0	4,600	64,700	0	64,700
Office Expenses	79,269	406	78,863	950,550	83,000	867,550
Sundry Expenses	2,374	0	2,374	15,500	0	15,500
Miscellaneous	1,383	3,458	(2,075)	29,500	20,400	9,100
Swimming Pool	2,443	0	2,443	17,500	0	17,500
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	0	0	0	6,500	0	6,500
<b>Sub Total</b>	<b>£92,069</b>	<b>£3,864</b>	<b>£88,205</b>	<b>£1,096,250</b>	<b>£103,400</b>	<b>£992,850</b>

<b>TOTAL</b>	<b>£344,731</b>	<b>£1,108,829</b>	<b>(£736,687)</b>	<b>£ 7,651,466</b>	<b>£ 4,808,777</b>	<b>£ 2,842,689</b>
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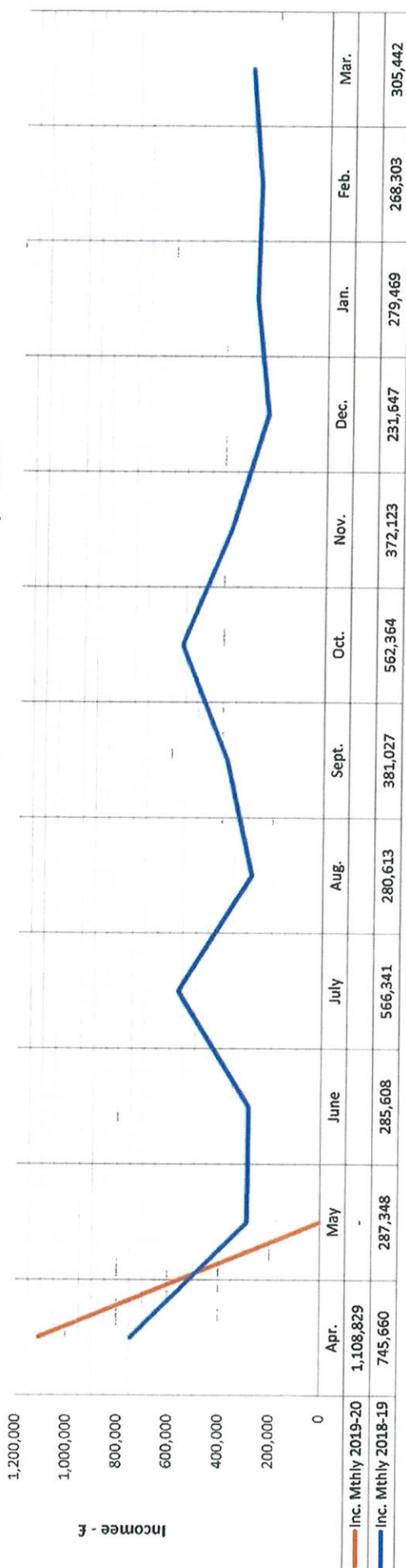
<b>Town rates</b>	<b>£ -</b>	<b>£ 43,315</b>	<b>(£43,315)</b>	<b>£ 23,000</b>	<b>£ 2,819,024</b>	<b>(£2,796,024)</b>
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# RAMSEY TOWN COMMISSIONERS

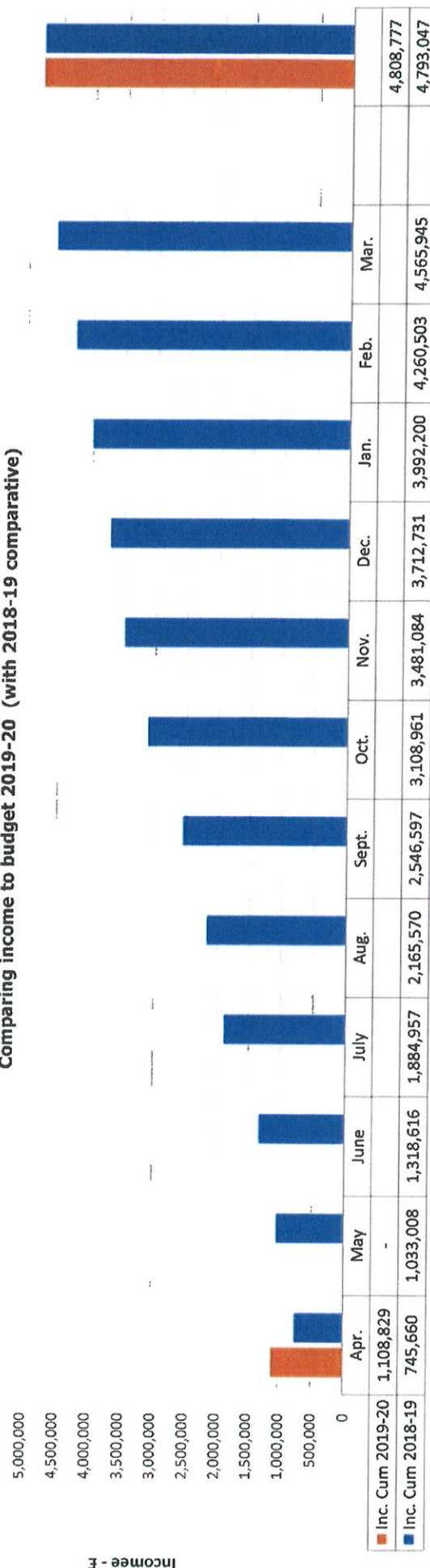
## SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2019

Appendix 2

Ramsey Town Commissioners  
Month-on-month income summary 2019-20 & 2018-19 comparative



Ramsey Town Commissioners  
Comparing income to budget 2019-20 (with 2018-19 comparative)



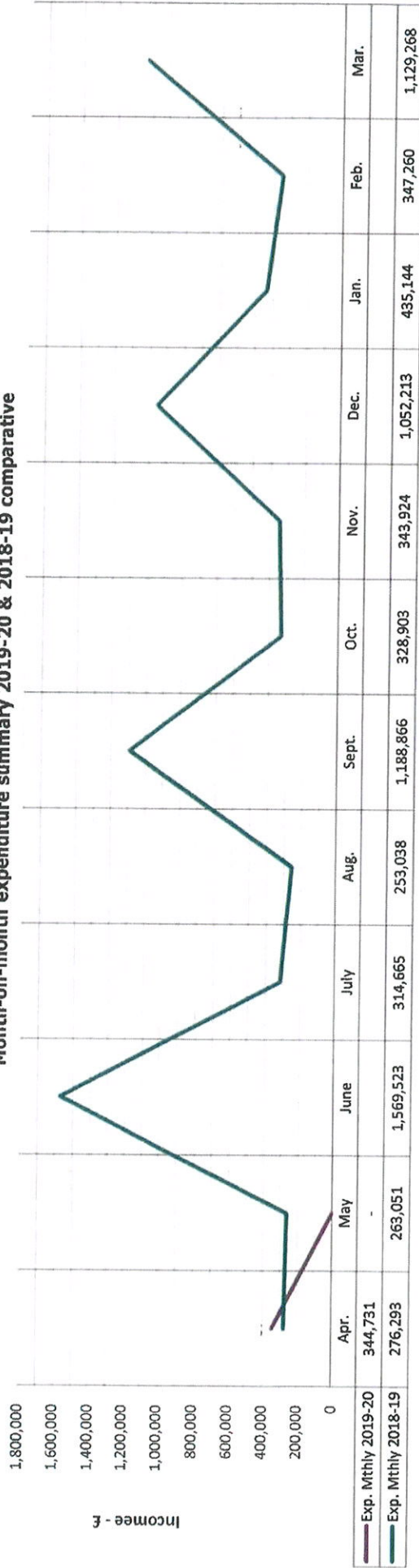
# RAMSEY TOWN COMMISSIONERS

## SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2019

Appendix 2

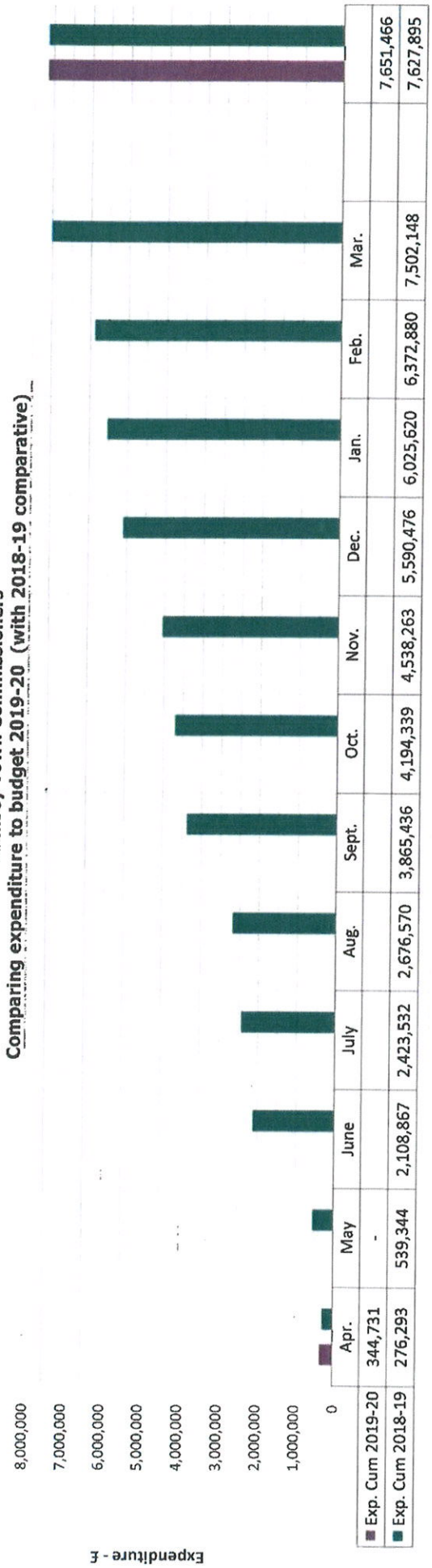
### Ramsey Town Commissioners

Month-on-month expenditure summary 2019-20 & 2018-19 comparative



### Ramsey Town Commissioners

Comparing expenditure to budget 2019-20 (with 2018-19 comparative)



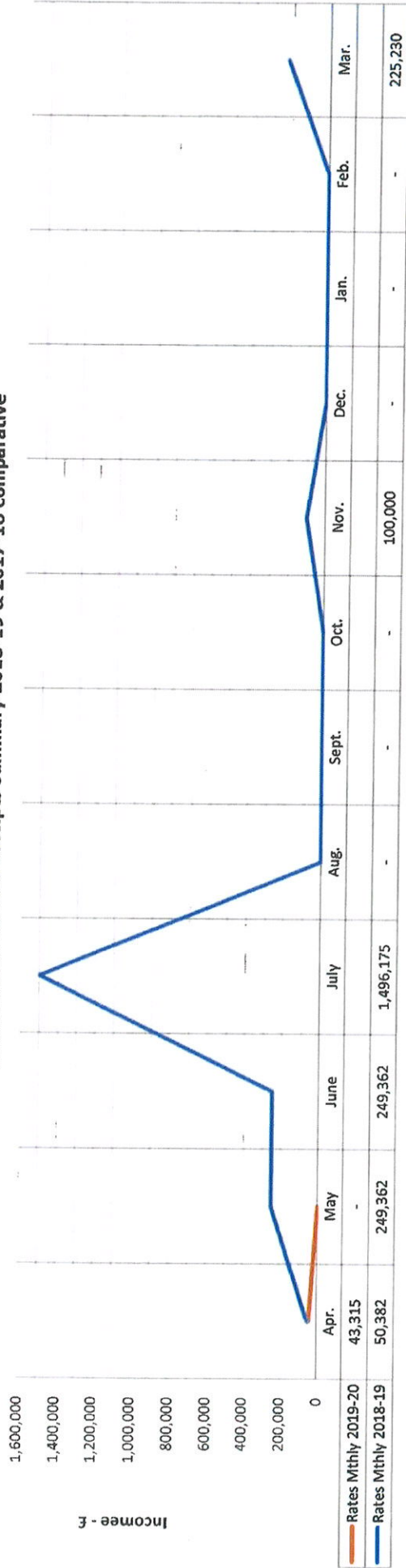


# RAMSEY TOWN COMMISSIONERS

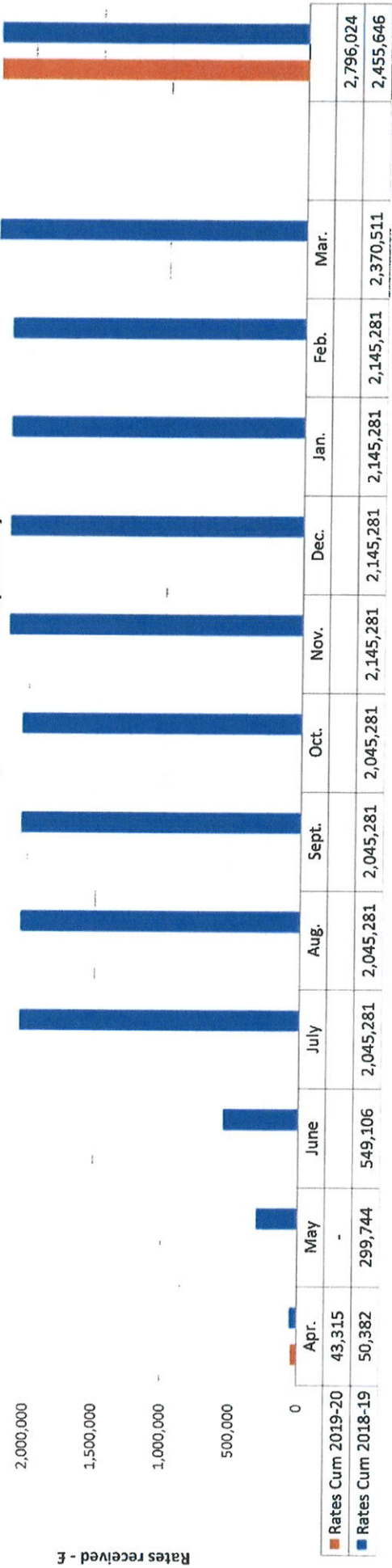
## SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2019

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	225,230
Salaries' Cost	215,204	216,435	218,667	244,053
Heat and Light	4,896	3,037	2,382	8,598
Members' Attendance Allowance	2,616	1,882	1,414	1,553
Legal Fees	1,644	2,925	4,125	332
Capital Loan Payments	827,351	825,969	827,857	826,031
Insurance Costs (net of Housing ins. costs)	-	46,324	-	-
Computer Expenses	5,206	1,597	7,344	15,089
Refuse Collection Costs	123,208	125,787	135,517	190,264
Parks Glens (Total Costs)	84,617	93,810	88,728	99,146

**Housing**

Rents received	802,793	801,484	802,979	763,040
Rates paid*	455,032	-	-	-
Repairs and Maintenance	150,385	205,203	185,491	240,280

\*Annual rates paid in first quarter

**Capital**

Capital Projects: Loans advanced in period	-	-	-	-
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**Balances at Bank**

General Revenue	643,101	1,453,231	1,003,218	309,940
Unapplied Capital Receipts	56,110	56,110	56,110	56,110

**Reserve bank accounts**

Housing Maintenance Reserve	176,777	176,777	176,777	176,777
Heating Maintenance Reserve	51,677	51,677	51,677	1,677

**Other Income**

Grant Assistance	-	2,410	675	1,040
Hire of buildings	15,703	3,765	1,549	3,845

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
BATHING WATER QUALITY  
MAY 2019 – PUBLIC**

Mr. Chairman and Members,

At the November meeting Members noted the May 2018 Tynwald consideration was given to the First Report of the Environment and Infrastructure Policy Review Committee for the Session 2017-2018 – Regional Sewage Treatment Strategy, Phase 2 – Peel. The report presented a number of recommendations including two related directly to bathing water standards:-

*Recommendation 5 (after amendment)*

*We recommend that Tynwald is of the opinion that the existing bathing water quality standards are inadequate. Provision must be made to adopt the standards included in the 2006 EU Bathing Water Directive as an objective as supported by Tynwald in March 2016 and that necessary implementation work should be completed in accordance with a time bound plan agreed upon consideration of the scoping paper referred to in Recommendation 6.*

*Recommendation 6*

*We recommend that the MUA and DEFA work together to produce a scoping report of what is needed to comply with the EU 2006 Bathing Water Directive, and report back to Tynwald by November 2018.*

A statement on an interim report was to be given by the Minister at the November sitting, documentation related to this report can be viewed on the Tynwald website at <http://www.tynwald.org.im/business/opqp/sittings/20182021/2018-GD-0079.pdf>.

DEFA have now issued a consultation on the proposed adoption of the 2006 Bathing Water Standards, links to the relevant reports are provided below, and the 2006 EU Directive can be found here:-

<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32006L0007&from=EN>

The Directive states that a bathing water is one where a large number of people are expected to bathe and a permanent bathing prohibition, or permanent advice against bathing, has not been issued. Although the directive does not define what a “large number” is reference to the Scottish Environmental Protection Agency website indicates that:-

*Generally, a ‘large’ number of bathers (**150 or so people**) will be found at popular, well-used beaches and lakes where bathing is encouraged and facilities for bathers may have been provided.*

<p style="text-align: center;"><b>Town Clerk's Report - Bathing Water Quality</b> <b>May, 2019 - Public Continued:</b></p>
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*For a new bathing water to be identified, an applicant should be able to provide evidence that the site is being used by a large number of bathers, usually through photographs or a survey of bather numbers. In addition, evidence that the relevant authorities or land owners are actively seeking to promote bathing at the site will be taken into consideration.*

Local authorities will have an important and significant role to play in achieving bathing water quality standards as effective management of beaches will be essential. For more information, please refer to section 7 of the "Response to the Report of the Environment and Infrastructure Policy Review Committee First Report for the Session 2017 - 2018, Regional Sewage Treatment Strategy, Phase 2 - Peel" (**copy appended** link provided below). The improvements in bathing water quality further to IRIS and now MU regional Sewage Treatment Strategy - Phase 2 are illustrated in Appendix 1 2006 EC Directive Classifications of beaches with only Douglas Broadway, Fenella and Peel failing in 2018 to meet Directive requirement for 'sufficient'. Please note these classifications are based on 4 years of bathing water data (2015 - 2018 for 2018). On designation it is the intention of the Department to develop a bathing water profile for each bathing water (<https://environment.data.gov.uk/bwg/profiles/>) and put plans in place to monitor and protect the bathing water.

The Department recognises the need to seek the initial views of all Local Authorities during the development of these proposals and for continuing close liaison and involvement thereafter.

To commence these discussions, authorities have been asked to complete the consultation attached and return by 10th June, 2019. The opportunity to discuss the proposals further is also offered by the Department.

The Department poses the following questions:-

1. Do you support the Tynwald objective to adopt the standards included in the 2006 EU Bathing Water Directive?
2. Would you support the formal designation of a bathing beach within your local authority area? If so please identify the beach/beaches in question.
3. Do you agree that the designation of Isle of Man beaches in accordance with the 2006 EU Bathing Water Directive should be based on the following criteria as recommended in the report to E&I Committee (October 2018):
  - Local Authority to make a request to Central Government to have a beach in their Parish/district designated as a bathing location;
  - Relevant local authority to commit to a defined beach cleaning and management programme;
  - A review of the adequacy of the local byelaws (and enforcement capability) in place to enforce the agreed cleanliness/hygiene programme;

**Town Clerk's Report - Bathing Water Quality  
May, 2019 - Public Continued:**

- Adequate public toilets -adjacent to the beach -to be available and maintained; ·
  - An agreed location for the water sampling point at each beach.
4. Do you support that local authorities should provide appropriate signage to inform the public in respect of current bathing water quality?
  5. Do you have any further comment or suggestions?

**Recommendation:** It is suggested that the Commission respond positively in each respect and identify in principle that two bathing beaches might be designated (North and South beach) on the proviso that early discussions be held with DEFA officers to determine any resource implications for further consideration.

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

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

## **7. DESIGNATION OF BATHING BEACHES**

### **7.1. Appropriate designation**

The appropriate categorisation of the Islands beaches will be essential if any bathing water quality regime is to be effective and appropriate.

The EU Directive only applies to beaches which have been formally categorised as bathing beaches.

The directive also requires beaches to be either closed to bathers, or for warning signs to be posted, if water quality drops below specified thresholds.

Such sanctions would be extremely damaging to local economies and doing all that is necessary to retain appropriate quality during the bathing season will be need to be a priority.

Dog faeces can have a negative impact on water quality results and important decisions on whether a beach is categorised as a bathing location will need to be made as the costs associated with a cleaning regime which will reduce the impact of dog faeces could be highly significant.

Further to this the number of monitored beaches in the Isle of Man is proportionally much higher than neighbouring jurisdictions. As an example Scotland has only 86 formally designated beaches.

Designation can have implications over and above bathing water quality as evidenced by a review of how some creameries in Scotland dispose of whey products. It is apparent that in some Scottish examples, whey liquid and wash water is disposed of via pipeline directly into the marine environment. This option is only made viable by the fact that the outfall is not near any designated bathing beaches so the standards do not apply.

Other significant aspects of designation are the criteria that are applied and who actually makes the decision.

In those jurisdictions which have formally adopted the 2006 EU Bathing Water Directive through legislation a Bathing Water Profile for each location should be established consisting of:

- A description of the physical, geographical and hydrological characteristics of the bathing water, and of other surface waters in the catchment area of the bathing water concerned, that could be a source of pollution;
- An identification and assessment of causes of pollution that might affect bathing waters and impair bathers' health;
- If this assessment shows that there is a risk of short-term pollution, the following information is required:
  - The anticipated nature, frequency and duration of expected short-term pollution;
  - Details of any remaining causes of pollution, including management measures taken and the time schedule for their elimination;
  - Management measures taken during short-term pollution and the identity and contact details of bodies responsible for taking such action;
  - An assessment of the potential for proliferation of cyanobacteria, macro-algae and/or phytoplankton;
- The location of the monitoring point.

## **7.2. Isle of Man designation process**

There is no formal process in place in the Isle of Man for the designation of bathing beaches.

It is thought to be essential that Local Authorities are fully involved in the designation process as such a decision could have huge implications for the popularity of the beach in question (and the associated town/village) and they would also need to commit to the beach management arrangements that would be generated by securing designated status.

It is suggested that any such process could be based on the following:

- Local Authority to make a request to Central Government to have a beach in their Parish/district designated as a bathing location;
- Relevant local authority to commit to a defined beach cleaning and management programme;
- A review of the adequacy of the local byelaws (and enforcement capability) in place to enforce the agreed cleanliness/hygiene programme;
- Adequate public toilets – adjacent to the beach - to be available and maintained;
- An agreed location for the water sampling point at each beach.

It is envisaged that amalgamating the three existing Douglas sampling locations into one would form an important part of this process.

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
PLANNING APPLICATIONS – MAY, 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: 3629 **AMENDED PLANS**  
P.A. NO.: 18/01255/B  
APPLICANT: Dandara Homes Limited  
PROPOSED: Erection of 34 dwellings with associated highway and drainage works  
NOTES: P.A. in Detail  
SITE: **Land adjoining Residential Development,  
Auldyn Meadow Drive, Ramsey**

REF NO: 3658 **AMENDED PLANS**  
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: **Unit 1a, Gladstone Park, Ramsey**

REF NO: 3667  
P.A. NO.: 19/00410/B  
APPLICANT: Brian John Bell  
PROPOSED: Alterations to existing window and installation of window to replace existing door (retrospective)  
NOTES: P.A. in Detail  
SITE: **39, Barrule Park, Ramsey**

REF NO: 3668  
P.A. NO.: 19/00422/B  
APPLICANT: Hartford Homes Limited  
PROPOSED: Erection of detached dwelling with integral garage  
NOTES: P.A. in Detail  
SITE: **118, Royal Park, Ramsey**

REF NO: 3669  
P.A. NO.: 19/00423/B  
APPLICANT: Hartford Homes Limited  
PROPOSED: Erection of two detached dwellings with integral garages  
NOTES: P.A. in Detail  
SITE: **105 & 106, Royal Park, Ramsey**

REF NO: 3670  
P.A. NO.: 19/00437/B  
APPLICANT: Mr. J. Iddon  
PROPOSED: Removal of rooflights and extension of dormer on north-west elevation of property with windows from bedrooms at first floor level  
NOTES: P.A. in Detail  
SITE: **Greenacres, 33, Fairway Drive, Ramsey**

REF NO: 3671  
P.A. NO.: 19/00453/D  
APPLICANT: Ramsey Park Hotel Limited  
PROPOSED: Installation of two non illuminated signs to hotel extension  
NOTES: P.A. - Advertising  
SITE: **Ramsey Park Hotel, Park Road, Ramsey**

REF NO: 3672  
P.A. NO.: 19/00467/B  
APPLICANT: Ian and Lucy Buxton  
PROPOSED: Widening of existing vehicular access and creation of additional parking area  
NOTES: P.A. in Detail  
SITE: **Cork Beg, Grove Mount, Ramsey**

REF NO: 3673  
P.A. NO.: 19/00473/B  
APPLICANT: Mrs. M. Pennington  
PROPOSED: Replacement of existing glazed conservatory roof with tiles  
NOTES: P.A. in Detail  
SITE: **30, Balleigh Park, Ramsey**



<b>TSM's Report - Planning Applications – May, 2019 – Public Continued</b>
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REF NO: 3674  
P.A. NO.: 19/00479/B  
APPLICANT: Hartford Homes Limited  
PROPOSED: Erection of a detached dwelling with integral garage  
NOTES: P.A. in Detail  
SITE: **113 Royal Park Phase 2, Ramsey**

REF NO: 3675  
P.A. NO.: 19/00480/B  
APPLICANT: Hartford Homes Limited  
PROPOSED: Erection of a detached dwelling with integral garage  
NOTES: P.A. in Detail  
SITE: **77 Royal Park, Ramsey**

B. Wallace  
Technical Services Manager

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

R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – MAY, 2019						
<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>	<i>Appendix II</i>
18/00528/B  R.T.C. 3581	Wardsley Limited	Demolition of existing building yard and structures and erection of 6 two storey and 6 three storey residential dwellings with associated car parking, gardens and communal refuse store	Workshop, Office and Yard, Templar Terrace, Gibson Street	Meeting held: 20/06/18  Observation	18/04/19 Application REFUSED	1
18/00856/B  R.T.C. 3606	Mr. & Mrs. D. Jones	Erection of two new dwellings with associated parking and adjustments to vehicular access	Site adjacent to Hanley Court, North Shore Road	Meeting held: 19/09/18  No Objection	16/04/19 Application APPROVED 03/05/19 Appeal Requested	
18/01106/B  R.T.C. 3618	Hartford Homes Limited	Erection of a detached dwelling with associated parking	Land to the west of 17, Royal Park	Meeting held: 21/11/18  Objection	22/02/19 Application REFUSED 12/03/19 Appeal Requested Appeal to be held 19/06/19	
18/01158/B  R.T.C. 3623	Mr. & Mrs. D. Christian	Replacement of existing commercial storage building with detached dwelling	Former St Olaves Mens Institute, adjacent to St Olaves School House, North Shore Road	Meeting held: 21/11/18  No Objection	17/04/19 Application REFUSED	2

# **R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS - MAY, 2019**

No.	P A No.	Applicant / Site / Description	Details
1	18/00528/B R.T.C. 3581	Wardsley Limited, Workshop, Office and Yard, Templar Terrace, Gibson Street  Demolition of existing building yard and structures and erection of 6 two storey and 6 three storey residential dwellings with associated car parking, gardens and communal refuse store.	<p>The refusal is for the following reason(s):</p> <p>By virtue of the siting, scale, massing, bulk and design of the proposed dwellings on plots 7 to 12, the proposed housing development will have a significant harmful impact on the character of the surrounding area. The layout and overall density, coupled with the lack of open space will create a cramped form of development that would unacceptably harm the character of its surroundings. The proposal therefore conflicts with Strategic Policy 3, Strategic Policy 5, Strategic Policy 4, General Policy 2, and Environment Policy 42 of the Isle of Man Strategic Plan 2016.</p> <p>By virtue of the number, heights and locations of the windows and Juliet balconies on the north elevation of the proposed dwellings on plots 7 to 9, the proposed development would result in an unacceptable level of overlooking, which would lead to a significant adverse impact upon the living conditions of neighbouring properties at Templar Terrace on Gibson Street. Due to the height, bulk and massing of the proposed dwelling on plot 12, the proposed development would have a significant, harmful overbearing impact on the street-scene and in particular, the properties at Nos 9 -12, Marsden Terrace, as well as an unacceptable loss of outlook. The proposal therefore conflicts with General Policy 2 of the Isle of Man Strategic Plan 2016.</p> <p>The applicant has not provided sufficient ecological information to adequately determine that the proposed development would not result in an adverse and /or significantly harmful impact to protected species or their habitats, which are either directly using the site and /or existing buildings, or in the surrounding area. The proposal therefore conflicts with General Policy 2 and Environment Policy 4 of the Isle of Man Strategic Plan 2016.</p> <p>By virtue of the increased frequency of vehicles accessing and egressing from the site via the proposed access onto Marsden Terrace, the proposed development would result in an unacceptable increase of traffic on this narrow side road that will result in a significant adverse impact upon the living conditions of residents of the properties on this road. The proposal therefore conflicts with General Policy 2 and Transport Policy 4 of the Isle of Man Strategic 2016.</p>

# **R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS CONTINUED - MAY, 2019**

No.	P A No.	Applicant / Site / Description	Details
2	18/01158/B R.T.C. 3623	Mr. & Mrs. D. Christian, Former St Olaves Mens Institute, adjacent to St Olaves School House, North Shore Road  Replacement of existing commercial storage building with detached dwelling	<p>The refusal is for the following reason(s):</p> <p>It is not clear whether the proposed development would provide sufficient private amenity space for the new dwelling; however it is considered that due to proximity to the existing neighbouring dwelling, the proposed development will have a poor outlook in terms of overbearing and in terms of being overlooked, which will have a harmful impact on the occupants. The applicant has also no adequately demonstrated that satisfactory access can be achieved. There the principle for the proposed development is considered not to be acceptable in accordance with Policy R/E/P3 of the Ramsey Local Plan 1998 and Environmental Policy 42, General Policy 2 and Transport Policy 7 of the Isle of Man Strategic Plan 2016.</p> <p>The proposed dwelling, by virtue of its siting and the locations of the primary windows serving habitable rooms, would adversely affect neighbouring residential amenity of the existing dwelling at St Olaves School House through direct overlooking between habitable windows. The proposed dwelling is therefore contrary to parts (g) and (h) of General Policy 2 of the Isle of Man Strategic Plan 2016.</p>

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
HOUSING PERFORMANCE AND STATISTICS 2018/19  
MAY, 2019 - PUBLIC**

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2018/19 - for quarter four end and year end 31<sup>st</sup> March, 2019.

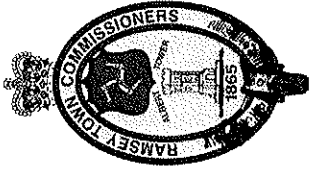
A quarterly report is prepared by instruction of the Department of Infrastructure and the statistics in this report are an expansion of that report and are presented in 6 sections:

- Allocation Data
- Maintenance Data
- Management Data
- Capital Projects
- Large Revenue Projects
- Strategic Plan

**Recommendation: To be noted.**

Mark Close  
Housing & Property Manager

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



# **Housing Performance and Statistics**

## **2018/2019 – Q4**

<b>Section 1</b>	<b>Allocation Data</b>
<b>Section 2</b>	<b>Maintenance Data</b>
<b>Section 3</b>	<b>Management Data</b>
<b>Section 4</b>	<b>Capital Projects</b>
<b>Section 5</b>	<b>Large Revenue Projects</b>
<b>Section 6</b>	<b>Strategic Plan</b>

# HOUSING PERFORMANCE DATA

2018/2019

1	Allocation Data	17/18	Q1	Q2	Q3	Q4	18/19	Notes
A	Total number of housing waiting list applicants	74	64	60	60	64	62	A rolling annual review is being carried out. The average is shown within the year columns.
B	Total number of transfer waiting list applicants	33	17	16	16	16	16	Number on list at end of each quarter. The transfer list, as expected, has reduced following the implementation of the new transfer policy.
C	Number of housing waiting list allocations	20	5	7	7	5	22	Number of applicants from the housing waiting list that have been allocated a property.
D	Number of transfer list allocations	13	2	4	1	2	9	Property transfers adversely affect the voids list and incur re-let costs.
E	Number of approved Lodgers in RTC properties	3	1	1	3	2	7	Approved during the period.
F	Number of terminated tenancies	24	9	10	9	10	38	Tenants surrendering their tenancies. No possessions taken within this period.
G	Number of applicants withdrawn from the housing waiting list	9	3	5	1	0	9	Tenants voluntarily withdrawing their applications or removed from the list following a review.

# HOUSING PERFORMANCE DATA

2018/2019

2	Maintenance Data	17/18	Q1	Q2	Q3	Q4	18/19	Notes
A	Number of responsive repair requests	1222	399	356	431	446	1632	Reported repairs.
B	Percentage of responsive repairs completed on time	100%	98%	96%	97%	97%	97%	Responsive repairs and void property re-let work takes priority over any other on-going planned projects.
C	Total number of void properties reallocated	29	7	11	8	7	33	Properties that have been brought to a re-let standard and allocated.
D	Percentage of voids completed on time	100%	100%	100%	100%	100%	100%	Target - 5 weeks standard, 12 weeks major (i.e. requires new kitchen, bathroom, damp remedial work)
E	Percentage of properties with valid boiler safety certificates	98%	25%	24%	27%	26%	102%	All boilers to be serviced within a 12 month period.
F	Percentage spend to date on maintenance budget	£686,966 108%	£150,385 23%	£203,229 54%	£185,525 82%	£236,597 112%	112%	This also includes funding used from the Housing Reserves Fund for the decoration of the Lezayre Estate, the bungalows on Bircham Avenue and to fund consultancy fees for Upper Queens Pier Road (to be reimbursed).
G	Total number of out of hours emergency repairs carried out	99	17	29	26	32	104	Only emergency calls and repairs that are the responsibility of the Landlord are reacted to with an action.



# HOUSING PERFORMANCE DATA

2018/2019

3	Management Data	17/18	Q1	Q2	Q3	Q4	18/19	Notes
A	Percentage of gross rent arrears	£41,699k 1.6%	£49,479 1.6%	£49,279 1.5%	£57,457 1.8%	£38,569 1.2%	<b>£48,696</b> <b>1.5%</b>	The average figures are shown within the year columns.
B	Percentage of property inspections carried out	174 33%	77 14%	50 9%	51 9%	36 7%	<b>214</b> <b>39%</b>	A target of 1/3 of the Housing stock to be inspected each year.
C	Percentage of rent paid over the counter	35%	35%	35%	35%	35%	<b>35%</b>	The average % is shown within the year columns.
D	Percentage of rent paid by direct debit	50%	50%	50%	50%	50%	<b>50%</b>	The average % is shown within the year columns.
E	Percentage of rent paid direct by the DHSC	15%	15%	15%	15%	15%	<b>15%</b>	The average % is shown within the year columns.
F	Housing newsletters issued	2	0	1	0	1	<b>1</b>	Issues to be distributed every March and September. A newsletter was released in April 2019.

**4 Capital Projects****Notes**

- |   |   |   |
|---|---|---|
| A | Cronk Elfin External Refurbishment of 50 properties                       | A petition to borrow funds for consultancy fees to take this project to Design Stage D1 has been submitted to the Department of Infrastructure. The project Team has been approved following the receipt of fee proposals and a competency and resource exercise.   |
| B | Close Woirrey Re-development  | The design development stage is complete and the building regulations and planning approvals are in place. The Mayfield sheltered housing complex is required to be constructed before the commencement of Close Woirrey. Construction has commenced on the Mayfield project and is due to be complete in April 2020.   |
| C | External refurbishment of 7 properties situated on Upper Queens Pier Road | A petition to borrow funds has been submitted to the Department of Infrastructure for the external refurbishment of the odd numbered properties 47 – 59. The tender return date was 1 March 2019 and the tender documents have been reviewed and an I3 (Tender Action) report is being drafted and the winning tenderer agreed.   |
| D | New Heating Boilers at Close Y Chibbyr Ghlass                             | The properties at Close Y Chibbyr Ghlass have a communal oil fired central heating system which is sited within the Close Woirrey building. Close Woirrey is planned to be redeveloped in approximately 11 months' time. Estimates and options are being investigated for the new heating supply for Close Y Chibbyr Ghlass. The new Close Woirrey will be having individual gas boilers installed. |

**5 Large Revenue Projects****Notes**

- |   |  |   |
|---|--|---|
| A | Re-decoration of the Lezayre estate                    | This decoration work has commenced and will continue throughout the Lezayre estate as budget allows. Quotes have been obtained for the scaffold and the decoration is being carried out in-house. The work is being funded through the Housing Maintenance Reserve Fund and Housing Maintenance Allowance.  |
| B | Air Sourced Heat Pumps                                 | The trial of two Air Sourced Heat Pumps is on-going at Close Caariys. The installation of the heat pumps is being funded from the Housing Maintenance Allowance. The cost and effectiveness of the heating supply is being monitored and a report will be provided in June 2019 following a year in use. To date the cost and overall customer satisfaction remains positive.   |
| C | External Refurbishment of bungalows 1-3 Bircham Avenue | The works on this terrace of three small bungalows including replacement roof covering, replacement fascias, soffit and rain water goods, render repairs and external decoration is complete. The project has been funded from the Housing Maintenance Reserve Fund.  |
| D | New Kitchens at Close Y Chibbyr Glass                  | A quote has been obtained for the provision of kitchens units, worktop etc. at the Departments Kitchen Framework Agreement rates. The installation work will be carried out in-house and will be funded from the Housing Maintenance Allowance/Housing Maintenance Reserve Fund. This work will take place at the same time that the heating supply is being installed as the boiler position may impact on the kitchen layout. |

**6 Strategic Plan****Notes**

- A To work with the DOI in introducing a combined housing waiting list for the North of the Island. The waiting list is in place and working well with applicants within Ramsey and in the Northern Region outside of Ramsey taking advantage of the broader scope of available properties.
- B To work with the DOI in taking on the management of a limited number of Government properties (pilot scheme). Awaiting DOI to progress.
- C Maintain high level of rent collection. See notes below.
- D Review and develop Housing policies. In progress. A Housing Allocation Policy and a revised Pet Policy have recently been adopted by the Commission.

**Housing & Property Managers notes:**

The Housing Section, in line with the Department of Infrastructure's policies, monitors its performance in key areas to ensure its services are delivered to an acceptable standard for our housing tenants and waiting list applicants and to meet any legal requirements.

Rent arrears are continually monitored and a strict rent retrieval procedure is being followed.

The current Policies are not causing any issues for tenants or staff and are being reviewed annually.

Property inspections are continuing to be successful and proving to be a good line of communication and engagement with our tenants.

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
KITCHEN FRAMEWORK AGREEMENT UPDATE  
MAY, 2019 – PUBLIC**

Mr. Chairman and Members,

Members considered the Housing and Property Manager's report dated October, 2018, advising of proposals to replace kitchens in properties as a conclusion to the Kitchen Framework Agreement, insofar as properties in Ramsey are concerned.

The Board Resolved that the kitchen replacements are progressed and the necessary petition for borrowing powers is submitted.

As an update, the Department of Infrastructure has approved the application from the Commission, under Section 51 of the Local Government Act 1985, to borrow a sum not exceeding £215,129.38 repayable within 15 years to defray the costs associated with the replacement of 28 kitchens within the Commission's housing stock.

All properties have had an initial survey and the tenants have chosen their preferred colour of flooring, worktop and unit doors. The kitchen replacement work is due to commence on the 10<sup>th</sup> June, 2019, with a planned completion date of 7<sup>th</sup> August, 2019.

The design team comprises of:-

- Silva Consulting – Quantity Surveyors/Contract Administrator
- JBA (IOM) Ltd - Planning Supervisor
- SafetyNet - Asbestos Surveyor

The kitchen installer is Tooms Bros (1994) Ltd. and the kitchen unit supplier is Magnet (IOM) Ltd.; both were successful in a tender process under the Kitchen Framework Agreement.

**Recommendation: To be noted.**

Mark Close  
Housing & Property Manager

25<sup>th</sup> April, 2019.

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
RAMSEY ROCKS  
MAY 2019 – PUBLIC**

Mr. Chairman and Members,

Members are asked to consider whether they would wish the Commission to stage Ramsey Rocks street party this year in a similar format to 2017 and 2018.

Prior to 2017 the event had been staged during Ramsey National Week.

The suggested date this year would be during the August Bank Holiday Weekend – Sunday 25th August 2019. This falls within the Manx Grand Prix/Festival of Motorcycling so would be an attraction to locals and visitors to the Island.

The format of the event is a street party along West Quay and Market Place, with live music, stalls, food concessions and culminating in a short firework display by 10pm.

The cost of staging Ramsey Rocks in the format outlined above is around £3500, if the Commission does wish to run this then sponsorship would be sought.

A decision is needed at this point so that the necessary applications can be made for the necessary road closure and for discussions to be held with the Isle of Man Constabulary Northern Neighbourhood Policing Team to ensure they have the resources to police the event.

**Recommendation:** for discussion.

*H. S. Bevan*  
Deputy Town Clerk

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

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
SUPERCARS MOORAGH PARK  
MAY 2019 – PUBLIC**

Mr. Chairman and Members,

The Manx Supercar Event will be visiting the Mooragh Park on the afternoon of Friday 24<sup>th</sup> May 2019 between 3pm and 5pm.

Around 50 Supercars will be lined up on the Main Drive for the public to view in the setting of the Mooragh Park.

The event will be raising funds for Mannin Cancers and is part of a series of events taking place during their visit to the Isle of Man.

**Recommendation:** for noting.

*H. S. Bevan*  
Deputy Town Clerk

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

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

Mr. Chairman and Members:

The following notice of Motion, dated 10<sup>th</sup> April, 2019, submitted in the name of Mr. J. McGuinness, was presented to the Board Meeting on 17<sup>th</sup> April, 2019:-

**"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 now presented for consideration.

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