

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

www.ramsey.gov.im

9th July, 2020.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held on Wednesday evening next, **15th July, 2020, at the Town Hall, Parliament Square, Ramsey, at 7.00 p.m.**

BUSINESS:

1. Apologies for Absence:

2. Minutes for Adoption:

page(s): 1 - 8

- Minutes of Board Meeting held on 17th June, 2020.

3. Matters arising not included within the Agenda.

4. Finance and General Purposes:

page(s): 9 - 20

- Town Clerk's Report(s):
 - Vacancy North Ward
- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates
 - Maughold Burial Ground Authority Accounts
- Housing and Property Manager's Report(s):
 - Rent Arrears

5. Works and Development:

page(s): 21 - 23

- Town Clerk's Report(s):
 - 3 Legs North Barrule
- Technical Services Manager Report(s):
 - Planning Applications

Housing and Property:

page(s): 24 - 29

- Town Clerk's Report(s):
 - Consultation - Landlord Registration Bill

7. Parks and Leisure:

page(s): 30

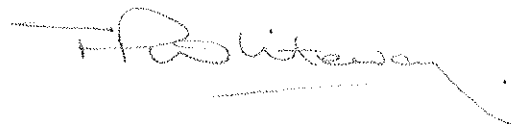
- Housing and Property Manager's Report(s):
 - Waterplay Area Mooragh Park.

8. Any other Business:

page(s):

(by permission of Chairman - any will be advised)

- Matters Raised by the Public
 - ❖ None received
- Representative Report(s):
 - ❖ None received



Town Clerk & Chief Executive.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall and using a telephone conference call system on Wednesday, 17th June, 2020, at 7.00 p.m.

Present: Messrs' A. G. Cowie, Rev Canon N. D. Greenwood, J. McGuinness, L. Parker, F. B. R. Williams and W. G. Young.

Mrs. M. Quayle and Messrs' A. J. Oldham and W. L. Hankin by telephone conference.

Apologies: Mrs. J. Wedgwood and Mr. N. P. Howard.

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

(2020/21:022) Minutes:

Resolved: That the Minutes of the Board Meetings held on 20th May, 2020, and the Special Meeting held on 10th June, 2020, be confirmed and signed by the Chairman.

(2020/21:023) Matters Arising:

There were no matters raised.

In the absence of a Chairman's report Mr. McGuinness asked if any feedback had been received from the recent visit of Mr. Skelly to local retail premises. The Chairman advised that the visit had been well received and appreciated and had proved a good PR exercise. Members were reminded that government support was available for businesses who may have struggled during the "Covid-19" pandemic.

Finance and General Purposes:

(2020/21:024) Town Clerk's Report - Byelaws

Member considered the Town Clerk's report dated 9th June, 2020, to which was appended drafts of the Town's General Byelaws and its Amenity Byelaws as provided by the Attorney General's Chambers.

Ramsey Town General Byelaws - no comments made.

**Ramsey Town Commissioners - Board Meeting -
17th June, 2020, Public Continued:**

(2020/21:024) Town Clerk's Report - Byelaws Continued:

Ramsey Public Parks and Foreshore Byelaws - the following comments were made:

- Byelaw 7 - Mr. Oldham queried the inclusion of this byelaw and was advised that it is written to allow use of the main drive way through the Mooragh Park.
- Byelaw 11- Mr. Williams queried the need to seek permission from the Commission with regard to light of fires and that paragraph 2 should be adapted in relation to nuisance or danger accordingly. The Town Clerk drew attention to the beach abutting the Mooragh Promenade being an area of Special Scientific Interest. It was proposed by Mr. Williams, seconded by Mr. Young that the need to seek permission be removed from the Byelaws and the clause be amended. The proposal was carried by 8 votes to 1, Rev Canon Greenwood voting against.
- Clause 17 - Members agreed there was no objection to use of jet-skis north of the Stone Pier. A proposal to remove this Byelaw was put by Mr. Cowie and seconded by Mr. McGuinness and approved unanimously.

Resolved: It was proposed by Mr McGuinness, seconded by Mr Cowie and approved unanimously that the Byelaws, subject to amendments, be approved for signature and progression to Tynwald for approval.

(2020/21:025) Town Clerk's Report – Covid 19

The Town Clerk read his report dated 17th June, 2020, updating members on arrangements to be put in place following the removal of social distancing requirements. It was noted that the Town Hall, Library and Civil Registry will return to normal duties from 18th June; the DHSC Benefits Office will resume operation on 23rd June and the Northern Civic Amenity Site will remove booking requirements with immediate effect but will retain some restrictions / prohibitions of operation.

Members noted the Town Clerk's tabled report dated 17th June, 2020, confirming the arrangements in place having regard to current "Covid-19" regulations and guidance.

2020/21:026) Finance Officer General Report:

Resolved: To note and approved the Finance Officer's general report dated 10th June, 2020, subject to the following:-

Summary of Revenue Income and Expenditure - a query raised with regard to receipt of housing income was answered to Members satisfaction.

<p style="text-align: center;">Ramsey Town Commissioners - Board Meeting - 17th June, 2020, Public Continued:</p>

Works and Development:

(2020/21:027) Town Clerk's Report – Consultation Wayleaves Bill:

Members considered the Town Clerk's tabled report dated 8th June, 2020, detailing responses sought with regard to the Consultation on the Wayleaves Bill which are to be submitted by 10th July, 2020.

It was proposed by Mr. Cowie, seconded by Mr. Williams and agreed that the Commission record its agreement to questions 6 - 10 and 12, but record their strong agreement to question 11, concerning rights of appeal. This was agreed by all with the exception of Mr. Oldham who indicated his objection to Question 10 concerning compulsory powers which he proposed the Commission disagree with. This amendment was seconded by Mr Young and put to the vote. The amendment was defeated by 4 votes to 5, Mrs. Quayle and Messrs Greenwood, Oldham and Young voting for.

The original proposal was re-put and carried by 7 votes to 1 - Mr. Young voting against and Mr. Hankin having lost telephonic communication at 7.30 p.m. during the latter part of the clause.

(2020/21:028) Town Clerk's Report – Ramsey Quayside:

Members considered the Town Clerk's tabled report dated 8th June, 2020, concerning the current proposals of the Department of Infrastructure with regard to the introduction of tidal flood protection measures and reconstruction of roads and regeneration improvement at West Quayside. Illustrations of the proposals had been circulated to members. Members felt that the illustrations provided showed no regard to previous comments made by the Commission.

Resolved: Following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed that the Department be informed of the Commission's disappointment and the original comments be resubmitted.

(2020/21:029) Technical Services Manager's Report - Planning Applications:

Members agreed that the Technical Services Manager's Report dated 10th June, 2020, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and no objections be made to such applications, subject to the following:-

**Ramsey Town Commissioners - Board Meeting -
17th June, 2020, Public Continued:**

(2020/21:029) Technical Services Manager's Report - Planning Applications Continued:

REF NO:
P.A. NO.: 20/00530/B
PROPOSED: Conversion of an apartment (class 3.4) into two apartments (class 3.4)
NOTES: P.A. in Detail.
SITE: **19 Waterloo Road, Ramsey.**

It was proposed by Mr Cowie, seconded by Mr. Young that the Commission object to the proposal due to loss / reduction of parking in an already congested area. The proposal was defeated by 5 votes to 4 - Messrs' Cowie, Greenwood, Parker and Young voting in favour. It was agreed that no objection be made.

REF NO:
P.A. NO.: 20/00533/B
PROPOSED: Installation of 28 solar panels to gable wall and installation of a heat pump
NOTES: P.A. in Detail.
SITE: **The Haven, Windsor Mount, Ramsey.**

It was proposed by Mr. Williams that the Commission make no objection to the proposal; an amendment was put by Mr. Cowie that the Commission support the application on the positive environmental grounds. The amendment was seconded by Mr. Williams and carried by 7 votes to 1 - Mr. Parker voting against insofar as approval and support might create a precedent.

There were no comments made on the Appendix to the Technical Services Manager's report.

Housing and Property:

(2020/21:030) Housing and Property Manager's Report – Safeguarding:

Resolved: To note and approve the Housing and Property Manager's report dated 9th June, 2020, concerning the recommendation that appropriate Safeguarding approaches within local authority housing providers be undertaken.

Any other Business

It was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed that the Deputy Town Clerk's report, as hereunder, be brought into the Public Sector.

<p style="text-align: center;">Ramsey Town Commissioners - Board Meeting - 17th June, 2020, Public Continued:</p>

(2020/21:031) Deputy Town Clerk's Report - Non-Essential Retail Social Distancing:

The Deputy Town Clerk verbally préciséd his report dated 17th June, 2020, concerning the pedestrianisation of Parliament Street and the result of the survey undertaken as to its popularity.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams that the temporary pedestrianisation be discontinued with immediate effect. The proposal was carried by 7 votes to 1, Mrs. Quayle voting against.

It was agreed to raise the question of pedestrianisation as a subject for discussion, and thorough consultation, with the Department of Infrastructure along with traffic and parking at a future date.

Mr. Hankin regained telephonic connection at 7.55 p.m.

(2020/21:032) Wildflower Planting:

Mr. Williams referred to the trial of wildflower planting undertaken at the Vollan and proposed that Facebook awareness be made thereof to encourage further planting. The proposal was seconded by Mr. McGuinness and agreed unanimously.

(2020/21:033) Planning "Three Legs of Man":

Mr. Parker queried the status of the planning application with regard to the Three Legs of Man on North Barrule. The Town Clerk informed members that the planning application had been withdrawn and it was understood that the site was subject of a planning enforcement investigation.

The Chairman closed the public session at 8.05 p.m. and moved directly to private business

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.

(2020/21:034) Minutes:

Resolved: To note, for record purposes, that no minutes of the Board Meetings held on 20th May, 2020, and the Special Meeting held on 10th June, 2020, were recorded in private.

<p style="text-align: center;">Ramsey Town Commissioners - Board Meeting - 17th June, 2020, Continued:</p>
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Finance and General Purposes:

(2020/21:035) Deputy Town Clerk's Report - Ramey Courthouse:

Members considered the Deputy Town Clerk's report dated 11th June, 2020, concerning the agreement with THOR's for use of Ramey Courthouse.

Resolved: A proposal was put by Mr. McGuinness, seconded by Mr. Parker, that the current agreement be extended for a further period of 12 months. An amendment was put by Mr. Oldham, seconded by Mr. Hankin, that THOR be granted an extension of three months, equating to the time lost due to the Covid pandemic. The amendment was put to the vote and defeated by 7 votes to 2, the proposer and seconder voting in favour.

The original proposal was then put and carried by 7 votes to 2, Messrs' Hankin and Oldham voting against.

(2020/21:036) Finance Officer's Report:

Members noted and approved the Finance Officer's Report dated 10th June, 2020, subject to the following:-

Estimates and Revenue Expenditure:

- comment was made on the impact of the enforced increased Civic Amenity Site costs;
- a query with regard to labour costs, against a particular heading, was due to staff having been re-deployed on other duties. The Finance Officer indicated he would be undertaking an over-view of the budgets.

Rent Arrears / Aged Debtors: members were informed that since the report had been prepared rent arrears had reduced because the Town Hall counter had been re-open enabling payments to be made. It was noted that discussion and payment plans would be put in place with those in rent-arrears and aged debtors. It was recognized that some debts might be irrecoverable should business have been forced to close during the Covid pandemic.

Works and Development:

(2020/21:037) Technical Services Manager's Report - Age Profile of Fleet:

Resolved: To note the Technical Services Manager's report dated 8th June, 2020, to which was appended details of the Commission's vehicle fleet, the ages of the vehicles and costs of repairs over the last 6 years. It was agreed that further report be made with regard to tendering options, bulk purchasing, leasing and vehicle requirements.

Members were appreciative of the information provided which will be useful for budgetary purposes.

**Ramsey Town Commissioners - Board Meeting -
17th June, 2020, Continued:**

(2020/21:038) Technical Services Manager's Report - Commercial Refuse Charges during "Lock-Down":

Members considered the Technical Services Manager's report dated 27th May, 2020, querying the implementation of commercial refuse charges to business not operating during the "lock-down" period of the Covid-19 pandemic.

Resolved: Following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed that no service charges be levied against those businesses not operating and not having refuse collection services during the Covid-19 lockdown period.

(2020/21:039) Technical Services Manager's Report - Political Contact Re: Plasterboard Disposal:

Members considered the Technical Services Manager's report dated 1st June, 2020, concerning the future disposal of plasterboard.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. Parker and agreed that the Commission's concerns be conveyed to the Department with regard to the disposal of plasterboard and other toxic waste and clarification be sought on future arrangements.

(2020/21:040) Technical Services Manager's Report - Street Lighting:

Members considered the Technical Services Manager's report dated 1st June, 2020, concerning the charges applied by Manx Utilities authority for the provision and maintenance of street lighting.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Williams and agreed that the Street Lighting Maintenance Programme with Manx Utilities Authority be continued for a further period of 12 months.

Parks and Leisure:

(2020/21:041) Deputy Town Clerk's Report - Firework Display November 2020:

Members' considered the Deputy Town Clerk's report dated 11th June, 2020, concerning the need to progress, if the event is to be held, arrangements for the Firework display on 5th November, 2020.

Resolved: That, following a proposal by Mrs. Quayle, seconded by Mr. Parker and agreed that preparations be progressed.

It was agreed that event-cancellation insurance be investigated and also noted that it may be possible to store the fireworks and hold the event at a later date.

**Ramsey Town Commissioners - Board Meeting -
17th June, 2020, Continued:**

Any Other Business:

(2020/21:042) Deputy Town Clerk's Report - Events 2020:

Members considered the Deputy Town Clerk's report dated 17th June, 2020, detailing events which it is proposed now take place following the easing of social distancing including the Gran Fondo; Purple Helmets Display and Ramsey Rocks.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed that Officers to continue to engage with performers to draw up a schedule of entertainment at Ramsey Courthouse and if useable the Lakeside Centre and liaise with the Lead Member for Parks and to stage Ramsey Rocks on 5th July 2020 with officers liaising with the Lead Member for Parks and Lead Member for Finance as required.

It was noted that it is proposed to enable music to be provided around the Town and that stewarding could be provided by staff and volunteers.

(2020/21:043) Motorhomes - Old River Road:

Mr. Williams raised the matter of motorhomes parking on Old River Road in view of imminent road works.

It was agreed that members advise the Town Clerk of any suggestions with regard to re-locations of motorhomes and a future report be made.

(2020/21:044) Future Meetings:

Mr. McGuinness queried the meeting's effectiveness and asked when full attendance could be expected. The Town Clerk advised that attending remotely was permitted under emergency powers, but that might change. Mrs. Quayle and Messrs' Hankin and Oldham indicated they could not attend meetings because of medical advice with regard to shielding.

The Town Clerk undertook to monitor the statutory powers.

The meeting closed at 9.25 p.m. giving a time of 2 ½ hours for the payment of attendance allowances.

Chairman.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
VACANCY NORTH WARD
JULY, 2020 – PUBLIC**

Mr. Chairman and Members,

On Friday, 26th June, 2020, the Lieutenant Governor revoked the state of emergency under the Emergency Powers Act, and at the sitting of Tynwald held that day the Emergency Powers (Coronavirus)(Continuation)(No2) Regulations 2020 were passed. The Continuation Regulations have effect for a maximum of 6 months however could be amended or lifted during that period.

The effect of the Continuation Regulations in regard to local authorities is to retain with minor amendments the Emergency Powers (Coronavirus)(Local Government) Regulations 2020. These regulations dealt with matters related to local authority meetings and vacancies in local authority membership during the Coronavirus Emergency Period, and have now been extended for a period of 6 months. In simple terms the amended regulations provide for:-

- Variation in times and dates of meetings
- Continuation of appointments made at the last AGM until the AGM to be held in 2021
- Publication of notices/documents electronically
- Continuation of the provision for authorities to hold meetings in more than one place (i.e. remotely) and for members to be considered to be in attendance through remote access
- Continuation of provision relation to non-attendance – i.e. Members not disqualified for failing to attend
- Amendment of the provision related to the filling of casual vacancies or vacancies in members so that they vacancy must now be filled as soon as reasonably practical and not within 42 days.

Section 15 of the Local Elections Act 1986 provides that public notice of a casual vacancy in any such office shall be given by the local authority in which the office exists as soon as practicable after the date on which the vacancy is deemed to have occurred. There is a saving that notice is not required in cases where the vacancy occurs within 6 months of the date upon which the person vacating office would otherwise have vacated office (i.e. 1st May 2021).

On 18th March 2020 Mr George Monk tendered his resignation as Member for North Ward, as, at that time, the resignation occurred within 6 months of the date upon which he would otherwise have left office (1st May 2020) there was no requirement to advertise the vacancy.

<p style="text-align: center;">Town Clerk's Report – Casual Vacancy North Ward July, 2020 - Public Continued:</p>

The Emergency Powers (Local Elections) Regulations 2020, made on the 24th March, 2020, extended the period of appointment of existing Commissioners until 1st May 2021. As at that time there was a vacancy in North Ward the extension did not apply to the vacant position. It would appear that as the vacant post has not been extended, it is not presently recognised in terms of the Local Elections Act 1986, and therefore that there is no legal status through which the vacancy can be advertised as existing or an election progressed to fill the vacancy. This position is being reviewed by the Local Government Unit of the Department of Infrastructure and the HM Attorney Generals Chambers and a further report will be submitted once a definitive position is known.

The Commission will continue to operate with 11 Members until 1st May 2021. The local authority general election to be held in April 2021 will seek to appoint six Members to each Ward. In the event however of a vacancy occurring within the Membership before 1st November 2020, then that vacancy would be advertised as a casual vacancy in the normal way.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive.

30th June, 2020.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
JULY 2020 - 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 June 2020 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30th June 2020 – Appendix 2.

Accounts

Accounts of £1,777,617.87 were paid via the General Revenue Account and accounts of £25,977.70 were paid through the Northern Civic Amenity Site Account in June 2020. 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 2020-21 Income and Expenditure from 1st April to 30th June 2020 together with associated graphical depiction is attached at Appendix 2. The graphical disclosures are both month-by-month and cumulative figures.

Certain elements of capital expenditure incurred have been paid through the Revenue account and are to be financed by way of capital loans. They are not disclosed as part of the disclosed 2020-21 Income and Expenditure figures and graphs and they are:

Cronk Elfin – refurbishment scheme professional fees £18,480.

Close Caarjys – heat pump installation scheme initial costs £5,254.

Upper Queen's Pier Road – professional fees & refurbishment costs £53,859.

Close Woirrey - redevelopment professional fees £7,902.

Recommendation : To be noted.

Rates

During June 2020 a £287,058 payment from the Treasury was received being the second instalment of rate income for the 2020-21 year (£268,118 was received in June 2019).

At 30th June the total 2020-21 rate income receipts was £574,116 (2019-20 £536,236). Further rates income is expected in July, December and March.

Maughold Burial Ground Authority Accounts

Under Section 17 of the Burials Act 1986 certain Burial Ground Authorities have to submit their audited accounts to the appropriate Local Authority. Maughold Churchyard rate is applicable to certain areas of Ramsey and therefore Maughold Burial Ground Authority have (although not required under the Act) submitted accounts for the year ended 31st March 2020 and these can be reviewed at the Town Hall on request.

<p style="text-align: center;">Finance Officer's General Report July 2020 - Public continued:</p>

A brief summary of the accounts is as follows:	£
Income (including Burial rates)	49,737
Expenses	50,134
Deficit for the year	(397)
Sale of burial plots	1,300
Net assets at 31 st March 2020	42,880

Recommendation : To be noted.

8th July 2020

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 30 June 2020

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
IOM Government	Rates - social housing & Commission properties	514,371.00
Banks	Quarterly loan repayments - capital	433,363.18
Banks	Quarterly loan repayments - interest	410,013.78
Staff	Wages, salaries, ITIP, NI & superannuation	168,187.99
Various	Capital project - Upper Queens Pier Road	62,308.58
Various	Housing property repairs, maint. & safety checks	35,147.15
IOM Government	Waste disposal costs	31,952.62
Various	Housing property repair - C. Elfin fire reinstatement	28,822.69
Various	Vehicle maintenance, repairs & licences	14,507.09
Various	Legal & prof. fees - housing	14,264.41
Various	Commission property repairs, maint. & safety checks	12,052.12
Manx Utilities Authority	Electricity	7,866.19
Various	Capital project - Close Caarjys heat pumps	6,305.32
Various	Park materials	6,232.45
Various	Fuel & oil	5,945.05
Account transfers	R & N DHC rents & commercial rent refunds	5,442.98
Various	IT costs	3,421.68
Banks	Bank & debit card charges	2,797.83
Various	Refuse materials & equipment	2,608.69
Various	Library materials	2,103.76
Various	Office expenses - post, printing, stationery etc.	1,995.13
2Clean	Contract cleaning	1,973.78
Various	Cl. Y Chibbyr Glass - kitchens	1,822.31
Manx Telecom	Telephones	1,795.62
Various	Security & safety costs	1,324.75
Petty cash		600.00
Various	Town events	207.54
Various	Machinery repairs & maintenance	184.18
		<u>1,777,617.87</u>
Northern Civic Amenity Site		
Various	Skip haulage	11,882.40
IOM Government	Waste disposal charges	7,423.36
Various	Recycling charges	3,551.59
IOM Government	Rates	969.17
Various	Staff PPE	748.18
Various	Equipment repairs	582.26
Various	Site maintenance	277.46
Manx Telecom	Telephone	226.78
Manx Utilities Authority	Electricity	155.40
Various	Fuel & oil	124.07
Worldpay	Debit card reader charge	26.34
Bank	Charges	7.40
Various	Office expenses	3.29
		<u>25,977.70</u>

Ramsey Town Commissioners

Suppliers utilised during June 2020

Appendix 1

Argon Business Systems Ltd.	IOM	Magnet (IOM) Ltd.	IOM
Argon IT Services Ltd.	IOM	Manx Fork Trucks Ltd.	IOM
Ballaneven Compost Ltd.	IOM	Manx Telecom Ltd.	IOM
BB Consulting Ltd.	IOM	Manx Utilities	IOM
Bridge Bookshop Ltd.	IOM	Marksman Locksmith	IOM
Cameron Hall (Services) Ltd.	IOM	Martin & Watson Ltd.	IOM
Carpet Doctor	IOM	MC Locksmith Services Ltd.	IOM
CE Richmond Ltd.	IOM	Middle Park Recycling Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Modus Architects Ltd.	IOM
2Clean	IOM	Outdoor Power & Plant Ltd.	IOM
Clearvu Aerials Specialists Ltd.	IOM	Paul Wheeler Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Phil Manning	IOM
Descon Ltd.	IOM	Phoenix Windows Ltd.	IOM
Egan Reid Stationery Co. Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Farmers Combine Ltd.	IOM	Ramsey Skips	IOM
Feltons Ironmongers	IOM	SafetNet Ltd.	IOM
Fuschia Services Ltd.	IOM	Scarab Sweepers Ltd.	UK
G4S Secure Solutions (IOM) Ltd.	IOM	Signrite (IOM) Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	Steven Morley Ltd.	IOM
Innovative Safety Systems Ltd.	UK	The Number 23 Ltd.	IOM
IOM Government	IOM	Top-2-Toe Ltd.	IOM
Island Drainage & Groundworks Ltd.	IOM	Unique Fire Protection Ltd.	IOM
IS Oxford Ltd.	UK	Vannin Officepoint	IOM
JCK Ltd.	IOM	Voodoo Ltd.	IOM
J Clawson Ltd.	IOM	VPG Systems Ltd.	UK
J P Corry (formerly Jewsons)	IOM	W.D.S. Ltd.	IOM
JR Riley Ltd.	IOM	Westminster Car Restoration Ltd.	IOM
Keenan Construction Ltd.	IOM	Worldpay (UK) Ltd.	UK
Kinrade Construction Ltd.	IOM	Wurth UK Ltd.	UK
Macs Builders Merchant Ltd.	IOM	Yesss (IOM) Electrical Ltd.	IOM

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2020 - Appendix 2

	2020-21 to date			Estimate for 2020-21		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	1,424,114	1,320,798	103,316	4,266,115	4,282,120	(16,005)
Cl. Wolreay/ Cl. y C Glass	3,287	291	2,996	16,500	13,500	3,000
Brookfield Court	2,251	4	2,247	15,950	17,050	(1,100)
Close ny Mooragh	4,918	0	4,918	33,700	42,700	(9,000)
Sub Total	£1,434,570	£1,321,093	£113,477	£ 4,332,265	£ 4,355,370	(£23,105)

	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Property and Assets						
Town Hall	54,252	13,045	41,207	220,100	23,900	196,200
Workshops	21,896	0	21,896	72,900	0	72,900
Public Conveniences	15,829	0	15,829	54,500	0	54,500
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	4,291	0	4,291	13,300	2,950	10,350
Mansail Lease	1,978	0	1,978	5,700	7,930	(2,230)
Lakeside Centre	1,482	0	1,482	5,220	11,460	(6,240)
Parklands Day Nursery	605	0	605	2,550	17,470	(14,920)
Bowling Alley	0	0	0	2,000	15,000	(13,000)
Non-Lease Properties	1,457	0	1,457	5,950	0	5,950
Prom Shelters, etc	2,646	0	2,646	14,350	0	14,350
Private Property Repairs	3,473	3,820	(347)	10,500	0	10,500
CCTV town centre	2,731	0	2,731	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	3,647	3,677	(30)	56,700	62,370	(5,670)
Park assets	12,567	18,222	(5,635)	81,049	0	81,049
Sub Total	£141,674	£38,764	£102,910	£563,969	£141,080	£422,889

	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Works & Development						
Foreshores & Flags	10	0	10	2,300	0	2,300
Car Parks	8,486	11,715	(3,229)	32,800	12,780	20,020
Refuse Removal	158,223	16,011	142,212	783,762	136,000	647,762
Civic Amenity contribution	54,279	0	54,279	217,000	0	217,000
Sewers & Pumps	26,165	26,165	0	104,735	104,735	0
Street lighting & maint.	16,171	0	16,171	77,930	0	77,930
Decorative lighting & maint.	218	0	218	21,150	0	21,150
Local Services	34,412	0	34,412	106,800	0	106,800
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£297,964	£53,891	£244,073	£1,346,477	£253,515	£1,092,962

	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Parks & Leisure						
Advertising & Entertaining	580	2,208	(1,628)	61,900	10,900	51,000
Parks & Gardens	55,940	20	55,920	269,600	600	269,000
Games Concessions	430	0	430	12,000	2,000	10,000
Public Library	26,810	795	26,015	140,800	11,000	129,800
Sub Total	£83,760	£3,023	£80,737	£484,300	£24,500	£459,800

	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Finance & General Purposes						
Administration	5,000	0	5,000	66,000	0	66,000
Office Expenses	226,229	709	225,520	955,042	87,500	867,542
Sundry Expenses	2,089	0	2,089	12,300	0	12,300
Miscellaneous	8,198	19,829	(11,631)	34,500	24,500	10,000
Swimming Pool	2,524	0	2,524	17,500	0	17,500
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	2,699	0	2,699	4,500	0	4,500
Sub Total	£248,739	£20,538	£228,201	£1,091,842	£112,000	£979,842

TOTAL	£2,206,707	£1,437,309	£808,162	£ 7,818,853	£ 4,886,465	£ 2,932,388
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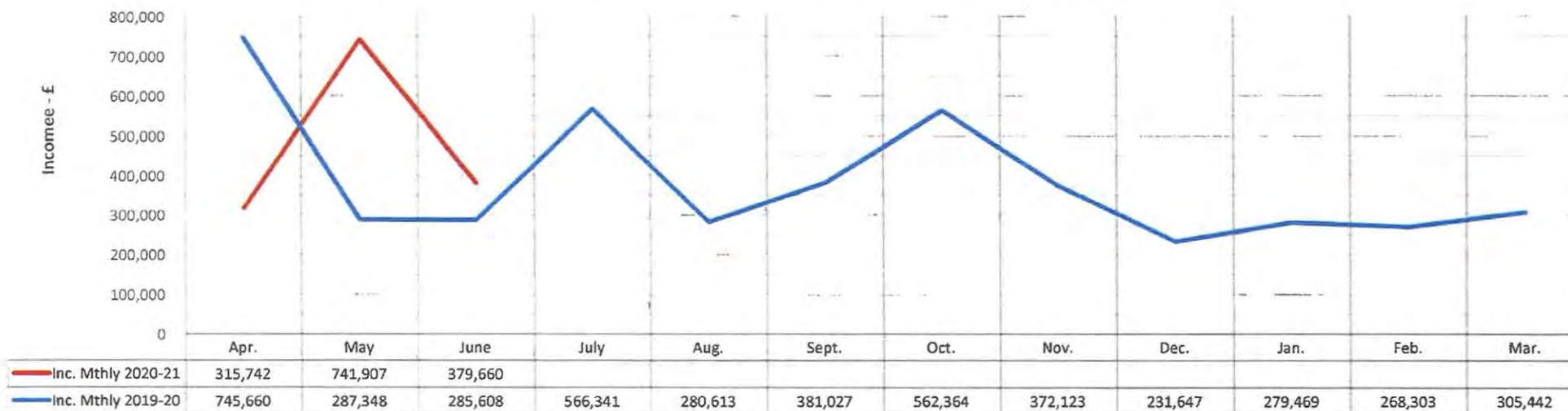
Town rates	£ -	£ 630,351	(£630,351)	£ -	£ 2,922,284	(£2,922,284)
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RAMSEY TOWN COMMISSIONERS

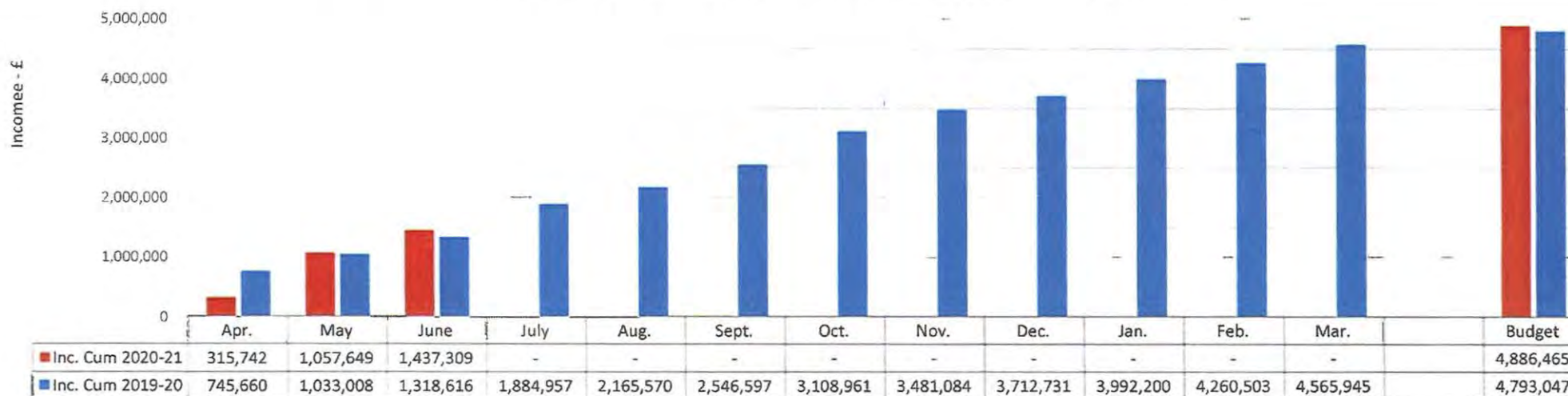
SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2020

Appendix 2

Ramsey Town Commissioners Month-on-month income summary 2020-21 & 2019-20 comparative



Ramsey Town Commissioners Comparing income to budget 2020-21 (with 2019-20 comparative)

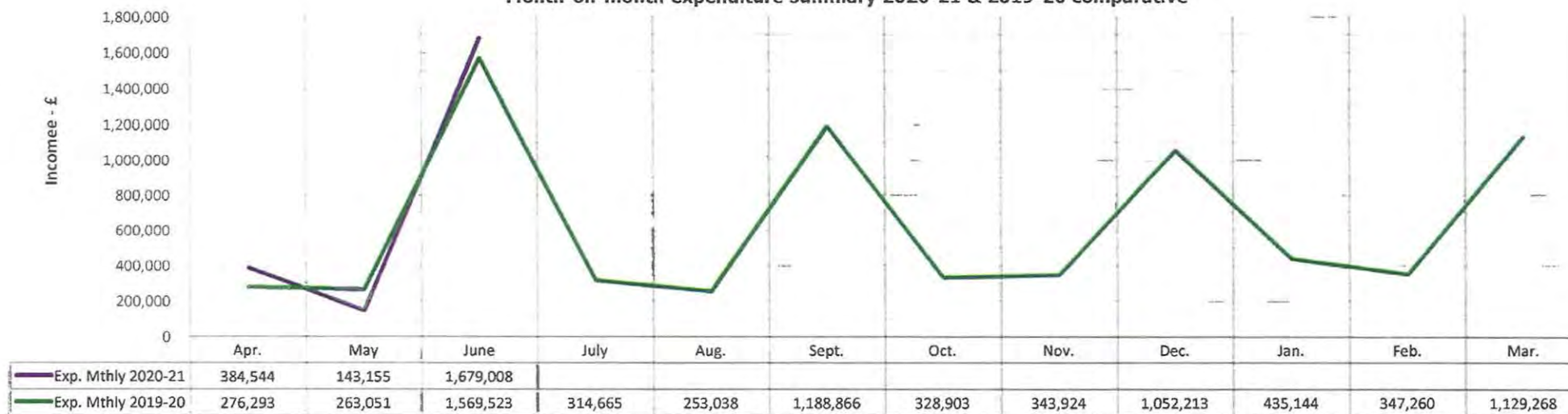


RAMSEY TOWN COMMISSIONERS

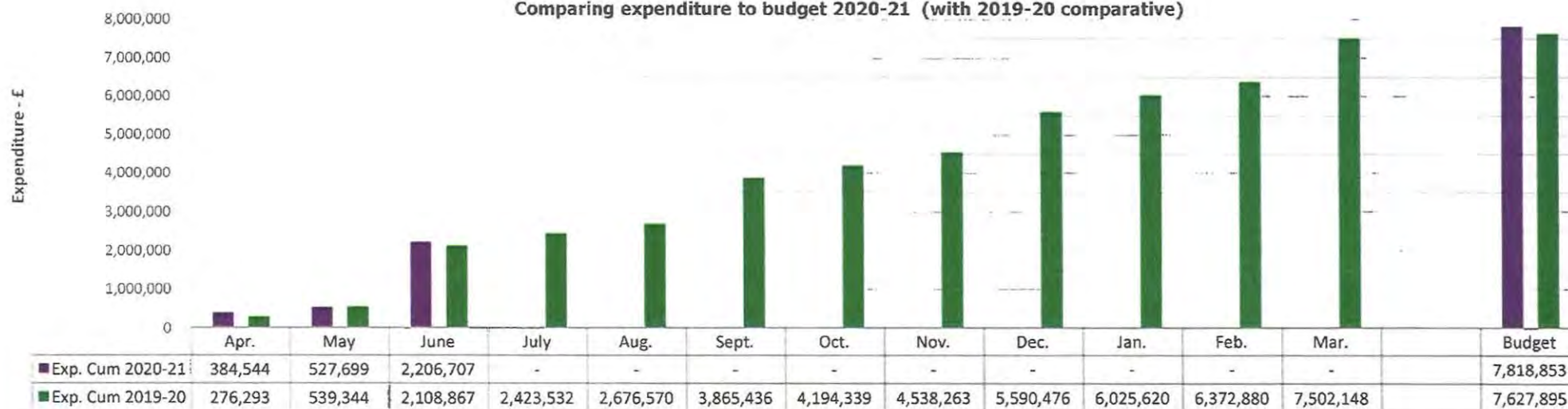
SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2020

Appendix 2

Ramsey Town Commissioners
Month-on-month expenditure summary 2020-21 & 2019-20 comparative



Ramsey Town Commissioners
Comparing expenditure to budget 2020-21 (with 2019-20 comparative)

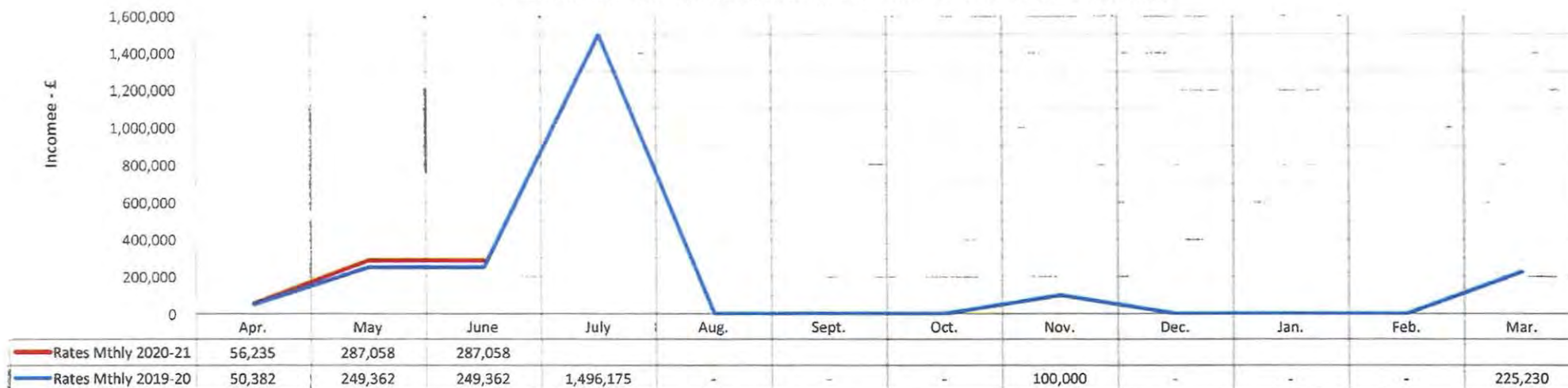


RAMSEY TOWN COMMISSIONERS

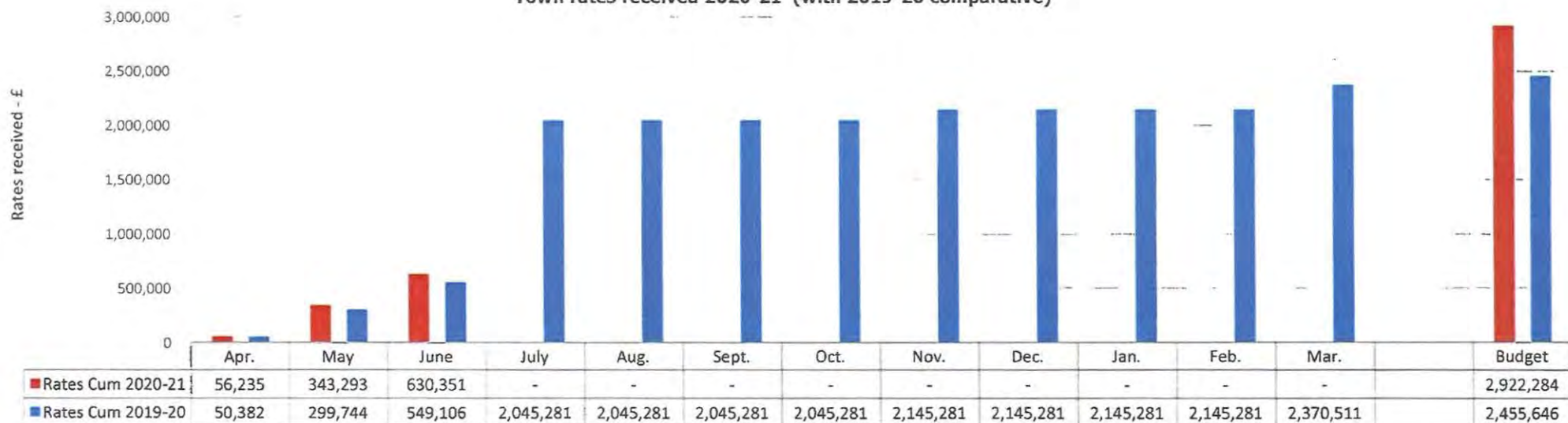
SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2020

Appendix 2

Ramsey Town Commissioners
Month-on-month rate receipts summary 2020-21 & 2019-20 comparative



Ramsey Town Commissioners
Town rates received 2020-21 (with 2019-20 comparative)



**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
RENT ARREARS UPDATE
JULY, 2020 – PUBLIC**

Mr. Chairman and Members,

Legislation which protects tenants facing eviction for rent arrears during the Covid-19 pandemic state of emergency has been extended until the 27th December, 2020.

This means a landlord cannot evict a tenant for failure to pay rent until 27th December, and any notice of eviction issued by a landlord to a tenant, who has failed to pay rent in full, would have no legal effect. The regulation only relates to a tenant's failure to pay rent and a landlord can still issue a notice of eviction for other tenancy breaches.

Tenants are still liable to pay landlords in full if they fall into arrears during this time and landlords can make arrangements with tenants for the payment of any arrears during and following this period. In making arrangements, landlords must make reasonable allowances that take into account the financial circumstances of tenants that are attributable to any income loss experienced due to the effects of the pandemic.

Although the standard rent retrieval process has been suspended due to this aforementioned regulation, staff at Ramsey Town Commissioners are still actively making contact with tenants who have fallen into arrears. This method of contact is more of a courtesy approach and is intended to assist tenants to make arrangement to make rent payments, where possible, depending on their financial circumstances. This also ensures that the Commission can evidence the steps they have taken to help the tenant manage their arrears should there be a need for mediation or court action in the future.

To give an indication of the effect the pandemic has had on the Commission's rent arrears, below is the rent arrears amounts for four months during the pandemic and the arrears amounts for the same period last year (2019). Please note these figures are calculated one week prior to Board meetings and are not month end.

	No. of tenants in arrears	Rent arrears
<u>2019</u>		
March	30	25,494
April	23	22,348
May	29	25,307
June	37	29,608
<u>2020</u>		
March	33	31,158
April	50	42,187
May	73	60,969
June	83	55,753

Housing and Property Manager's Report – Rent Arrears Update July, 2020 –Public Continued:

The figures can be presented graphically as follows:-

Table 1 – Number of tenancies in arrears of rental

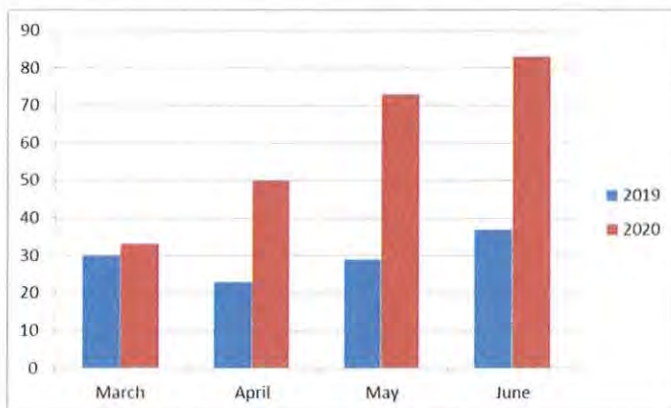
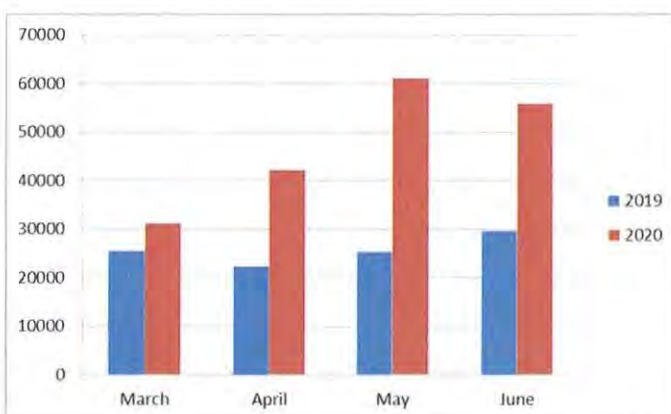


Table 2 – Overall rent arrears (£)



The number of tenants in arrears at June 2020 represents approximately 15% of overall tenancies, compared with 7% at the same time in the previous year.

It should be noted that these reports are effectively a snapshot in time, a proportion of tenants whose rent is paid directly by Social Services will always be behind in rent as benefit payments are paid in arrears.

The Commissions housing staff are always available to discuss rent arrangements and payment plans, working with any tenant who might be finding payment difficult for any reason.

Recommendation: to be noted.

Mark Close
Housing & Property Manager

7th July 2020

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
3 LEGS NORTH BARRULE
JULY, 2020 – PUBLIC**

Mr. Chairman and Members,

At the June, 2020, meeting Mr. Parker raised the question of the planning application for the painting of the 3 Legs of Man monument created on the face of North Barrule, and the Town Clerk undertook to provide an update in relation thereto.

The original planning application was submitted in 2019 and predates changes to the planning regulations which provided adjacent authorities with the opportunity to seek interested party status to applications adjacent to their boundaries; as such the Commission did not have interested party status in the application.

The application and all correspondence can be found on the planning website at <https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=19/01313/B>

When the application was discussed in February, 2020, the Ramsey Commissioners did not have party status, they noted the monument it was prominent and visible from the town and asked that [the Planning Committee note] their opposition to the application as submitted. The planning application was subsequently withdrawn.

In June the Town Clerk received a complaint about the installation which was passed onto the planning authority. In response the planning officer responded as follows, indicating that the matter is ongoing:-

"We advise anyone that does write/ring in on this subject to complete a "request to investigate form" to be added to an existing enforcement case. We are aware of the addition of paint and if the Commissioners wish to be included in the updates, I suggest that you complete a form and return it to us to be added."

It is assumed that as the works requiring consent (the painting of the monument) has commenced there will be a de facto planning breach, under normal circumstances it is understood that the first step would be to ask for a regularising application to be submitted for determination.

In order to obtain updates on the investigation as requested the Town Clerk has submitted an investigation form. The Commission may wish to consider whether it would wish to progress this matter or whether it would like to withdraw the Commissions interest in the investigation at this time, and leave the matter for the planning authority to determine as it sees appropriate.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive.

29th June, 2020.

<p style="text-align: center;">RAMSEY TOWN COMMISSIONERS TECHNICAL SERVICES MANAGER'S REPORT PLANNING APPLICATIONS – JULY, 2020</p>
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Mr. Chairman and Members,

Copies of the following applications have been received from the Department of the Environment, Food and Agriculture, Planning and Building Control Division under the planning consultation procedures. The applications are listed for consideration subject to comments where appended. Hyperlinks are provided on the P.A. No. to link to the plans which are available on the IOM Government website.

REF NO:	3743	<u>AMENDED PLANS</u>
P.A. NO.:	20/00069/B	
PROPOSED:	Erection of three attached dwellings with associated off road parking	
NOTES:	P.A. in Detail	
SITE:	Land at the junction of May Hill and Glen Elfin Road, Ramsey	

REF NO:	3766	<u>AMENDED PLANS</u>
P.A. NO.:	20/00383/B	
PROPOSED:	Alterations, erection of extension, raised terrace / patio and installation of a flue	
NOTES:	P.A. in Detail	
SITE:	8, Ormly Grove, Ramsey	

REF NO:	3779	
P.A. NO.:	<u>20/00524/B</u>	
PROPOSED:	Erection of raised covered decking (part retrospective)	
NOTES:	P.A. in Detail	
SITE:	19, Ormly Avenue, Ramsey	

REF NO:	3780	
P.A. NO.:	<u>20/00537/C</u>	
PROPOSED:	Additional use of residential dwelling (class 3.3) as tourist living accommodation (class 3.6)	
NOTES:	P.A. - Change of Use	
SITE:	1, The Gables, Grove Mount South, Ramsey	

REF NO: 3781
P.A. NO.: **20/00548/B**
PROPOSED: Erection of a first floor extension
NOTES: P.A. in Detail
SITE: **2, Royal Park, Ramsey**

REF NO: 3782
P.A. NO.: **20/00555/B**
PROPOSED: Alterations and installation of replacement sliding doors
NOTES: P.A. in Detail
SITE: **17, Rheast Mooar Lane, Ramsey**

REF NO: 3783
P.A. NO.: **20/00562/B**
PROPOSED: Erection of a rear extension
NOTES: P.A. in Detail
SITE: **Pine View, 3, Beaumont Road, Ramsey**

REF NO: 3784
P.A. NO.: **20/00623/B**
PROPOSED: Single storey rear extension and alterations to property
NOTES: P.A. in Detail
SITE: **Hebron, Grove Mount, Ramsey**

REF NO: 3785
P.A. NO.: **20/00654/B**
PROPOSED: Replacement of garage doors with French doors (retrospective)
NOTES: P.A. in Detail
SITE: **16, Ellan Park, Ramsey**

B. Wallace
Technical Services Manager

9th July, 2020.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION – LANDLORD REGISTRATION BILL
JULY, 2020 – PUBLIC**

Mr. Chairman and Members,

Isle of Man 2011 Census data indicated that around 16% of households on the Island are in the private rental sector. Whilst the majority of those households are likely to be living in acceptable and appropriate housing with amenable landlord and tenant relationships, unfortunately there are a number of private sector rented properties which are known to be in poor repair and do not achieve standards of basic decency.

Since 2013 there has been a voluntary registration scheme and this has developed into a register of over 131 landlords with 334 properties. However this figure falls well short of the anticipated total, meaning that the true profile of the sector is unknown.

Isle of Man Government's Programme for Government Landlord Registration supports the Programme for Government theme '*Inclusive and Caring Island*', and the outcome

'We have affordable and accessible housing which meets our social and economic needs, in particular as part of the enabling work to progress a rent deposit protection mechanism'.

Without the detailed knowledge of the private rental market via landlord registration it would be difficult to progress and enforce deposit protection. A related outcome of the Programme for Government

'We are tackling the inequalities in our Island society'

is that the Treasury, via Social Security benefits, pays rent to many private sector landlords. It is estimated that as of 2019 approximately £4.5m per annum is being paid to private sector landlords specifically for housing costs without any guarantee or knowledge of the quality of accommodation being provided.

Government has launched a consultation on the draft Landlord Registration (Private Housing) Bill 2020, which is available on the Government Website, a copy of the documentation has also been lodged in the Ramsey Town Library. Electronic copies were circulated to Members in advance of the agenda, paper copies can be provided if needed.

<p style="text-align: center;">Town Clerk's Report - Consultation - Landlord Registration Bill July, 2020 - Public Continued:</p>

The consultation seeks responses and comments on a number of sections and seeks responses as detailed below:-

Part 1 - Introductory (pages 5 – 9 of the Bill)

The Introductory section of the Bill sets out the general objectives of the Bill, including when it will commence and definitions of technical terms used.

The Commission is invited to consider commenting on the introductory section of the Bill

Part 2 - The Register and Registration (pages 9 – 25 of the Bill)

The Department will establish and maintain a register for all private landlords and each of their rented properties.

A relevant landlord is defined as a person who, under a lease or licence, grants an occupier the right to occupy a private dwelling or part of a private dwelling for a term in exchange for the payment of rent.

A summary of the provisions as set out in detail in the Bill is provided within the consultation document. The Bill provides for personal conduct requirements, registration requirements, appointed representatives etc.

Q7. Are the personal conduct requirements reasonable?

Q8. The Bill states that a landlord's period of registration is 5 years, after which it must be renewed. Is this a reasonable time period?

An explanation of any negative answer is requested along with any further comments.

Part 3 - Minimum Standards (pages 25 – 27 of the Bill)

A series of Minimum Standards Regulations (Appendix B) will be applied to the landlord's management and operation, and property portfolio. The Minimum Standards Regulations are a supporting regulation of the Landlord Registration Bill. These standards will be in addition to existing regulations and duties under fire safety, flats, and houses in multiple occupation legislation covered in The Local Government Act 1985 and The Housing Act 1955.

The Bill provides for minimum standards for landlords, property and safety.

The Commission is invited to comment on the minimum standards.

Part 4 - Enforcement (pages 27 – 42)

The Enforcement section of the Bill is set out into five divisions.

Appendix C (Enforcement Division Summary Table), explains what each Division covers and the enforcement action that could be taken. Special regard should be taken of this section of the Bill.

The landlord or their representative is initially given an opportunity to remedy the situation within an agreed timeframe. Failure to comply with the notice may lead to further action being taken by the Department and/or court action which may lead to revocation of registration, disqualification for up to five years or in extreme cases, a fine and/or imprisonment for the most serious offences.

Other legislation provisions of Local Government Act 1985 and Housing Act 1955 may be used and will override the terms of the Landlord Registration Bill in cases that are applicable.

Q9. Division 1 relates to registration. Do you think the provisions in this Division are fair and reasonable?

Q10. Division 2 relates to Minimum Standards. Do you think the provisions in this Division are fair and reasonable?

Q11. Division 3 relates to Breaches of Registration Requirements. Do you think the provisions in this Division are fair and reasonable?

Q12. Division 4 relates to Revocation of Registration. Do you think the provisions in this Division are fair and reasonable?

Q13. Division 5 relates to other enforcement action. Do you think the provisions in this Division are fair and reasonable?

Q14. One of the potential penalties is that a Landlord who fails to comply with an improvement notice, may be subject to legal action with the maximum penalty of 12 months' custody and a fine of up to £50,000. Do you think this is fair and reasonable?

Q15. An option is that a Landlord who fails to comply with an improvement notice, may be subject to legal action with disqualification up to five years. Do you think this is fair and reasonable?

Part 5 – Appeals (pages 43 – 46)

The Appeals section of the Bill sets out the process by which a relevant landlord may appeal a decision made against them.

Q16. Do you agree with what is on the list of decisions that are subject to appeal?

Part 6 – Occupancy Deposit Regulation and Protection (pages 46 – 47)

It is the intention of the Department that a Deposit Protection Scheme should be established in the Isle of Man following approval of the Landlord Registration Bill.

Part 6 of the Bill has been drafted to enable future provision of a deposit protection scheme. This would be implemented as supporting regulation of the Landlord Registration Bill and will be subject to Tynwald approval. The scheme would enable the protection of tenant deposits, usually paid at the time of taking out a tenancy.

The Bill allows the Department to consider operating the scheme by the Government or appointing a third party to administer the scheme on their behalf.

Q17. Do you support the principle of a Rent Deposit Protection Scheme in the Isle of Man?

Q18. Should there be a maximum amount that a landlord is able to charge tenants as a deposit?

Q19. Please select an option for what you think the maximum weeks' rent is suitable to charge as a deposit?

- 4 weeks
- 6 weeks
- 8 weeks
- Other timescale

Q20. The Scheme should be operated by (please select 1 option)

- Government
- Third Party organisation e.g. My Deposit
- Other (please specify below)

Please tell us more about the reasons for your selection.

Part 7 – Information (pages 47 – 50)

Monitoring the private rented sector

This part of the Bill outlines the powers the Department has in respect of obtaining the necessary documentation from relevant landlords, their nominated representatives or other persons noted as having a relevant interest in a rented dwelling.

<p>Town Clerk's Report - Consultation - Landlord Registration Bill July, 2020 - Public Continued:</p>

The purpose of the collection of data and relevant information is to enable the Department to develop and improve services.

Information requested by the Department, will ordinarily be used for anonymised statistical data gathering. In the unlikely event that personalised data is to be published the Department will only do so in accordance with the General Data Protection Regulations; which include seeking permission to do so.

Power to obtain documents

In order to exercise any of the functions within the Landlord Registration Bill the Department will require documentation to be provided by applicants and other parties. If a person is not willing to supply the Department with documents reasonably and lawfully requested then the Department could issue notices to enforce this request. If refusal still occurs then, in the most extreme cases, this will be an offence which could result in a fine of up to £5,000.

Disclosure & sharing of information

The Department is permitted to request information from a specified body or organisation for the purpose of ensuring the Bill is acted upon. The body will be required to supply the information requested, despite confidentiality obligations. The Department may also be required to disclose information it holds on the register, where it is necessary to the statutory functions of the Government, Statutory Board or Local Authority, or where there is a specific request for information in accordance with regulations made under Clause 22 of the Bill

Q21. Failure to comply and to provide relevant documentation will result in a maximum penalty of £5,000 as ordered by the Courts. Do you think this is fair?

Q22. The £5,000 penalty is applicable to a landlord or their representative, and any person who has an estate or interest in a rented dwelling. Is it fair that this penalty should apply to any person who has an estate or interest in a rented dwelling?

Part 8 - General (pages 50 – 52)

This section covers the general powers and supporting law or regulation within which the Landlord Registration Bill will operate. Nothing within the Bill affects other statutory law relevant to landlords, landlord representatives, tenants or licensees or their rights to occupy a dwelling.

Comments are invited

Town Clerk's Report - Consultation - Landlord Registration Bill
July, 2020 - Public Continued:

Schedule – Content of the Register (pages 53 – 55)

The Schedule at the end of the Bill informs what content must be held on the Register about:

- The relevant landlord,
- The landlord's representative if applicable, and
- Each rented dwelling which is registered as part of the landlord's registration

Comments are invited

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive.

1st July, 2020.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
WATERPLAY AREA, MOORAGH PARK
JULY, 2020 – PUBLIC**

Mr. Chairman and Members,

SSP Midori Pools, which is the contractor progressing the additional equipment and replacement of the rubber crumb safety surface of the Waterplay area in the Mooragh Park has been contacted for a update. They have informed us of the following:

The new Twin Palm Drop unit which was undergoing manufacture when the Coronavirus outbreak occurred, has now been completed and has arrived at the powder coating factory and should be ready for shipment to the Island within the next three weeks (before week ending 3rd July). The base of the unit which forms the ground anchor has recently undergone final works to have the water intake supply connected to the unit and is now ready for shipment (delivery currently being progressed).

This will allow the Commission's staff to start groundwork to accept the base and subsequently install it following delivery. As the Twin Palm Drop unit slides and fixes into the ground anchor, this can be fitted thereafter and not hold up any enabling work.

In regard to the safety surface replacement, this has tentatively been booked in for installation for week commencing 27th July; but this would require the current restrictions lifted on contractors travelling to the Island to be able to complete the work. A team of three is required along with the manager who will be able to commission it once complete. The possibility that this work could be completed on Island is being considered; we are aware of one contractor on the Island who undertakes this type of work, however as far as we know, has not completed any work of this scale. Housing and Property staff are currently looking into the competency and resource of this contractor.

On-going contact with the IOM Cabinet Office will be maintained to see if it's likely that restrictions would be lifted around the time period required, or that they would allow the contractors onto the Island. If this was possible the area would be back in service around the first week of August.

Recommendation: for noting.

Mark Close
Housing & Property Manager

26th June, 2020.