

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

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

13<sup>th</sup> August, 2020.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held on Wednesday evening next, **19<sup>th</sup> August, 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 - 12

- Minutes of Board Meeting held on 15<sup>th</sup> July, 2020.
- Minutes of Special Board Meeting held on 23<sup>rd</sup> July, 2020.

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

**4. Finance and General Purposes:**

page(s): 13 - 26

- Town Clerk's Report(s):
  - Vacancy North Ward
- Finance Officer's General Report(s):
  - Accounts
  - Summary of Revenue Income and Expenditure
  - Rates

**5. Works and Development:**

page(s): 27 - 41

- Town Clerk's Report(s):
  - Consultation - Climate Change
  - Consultation - Water Quality Objectives
  - Planning Breaches Policy
- Technical Services Manager Report(s):
  - Planning Applications

**Housing and Property:**

page(s): 42 - 43

- Housing and Property Manager's Report(s):
  - Public Sector Rents 2021-22

**7. Parks and Leisure:**

page(s): 44

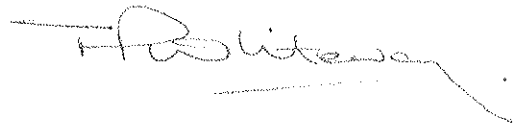
- Housing and Property Manager's Report(s):
  - Water Feature Play Area

**8. Any other Business:**

page(s): 45

(by permission of Chairman - any will be advised)

- Matters Raised by the Public
  - ❖ None received
- Representative Report(s):
  - ❖ Northern Local Authorities Swimming Pool Board
  - ❖ Isle of Man Municipal Association



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, 15<sup>th</sup> July, 2020, at 7.00 p.m.

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

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

## **(2020/21:045) Minutes:**

Resolved: That the Minutes of the Board Meetings held on 17<sup>th</sup> June, 2020, be confirmed and signed by the Chairman.

## **(2020/21:046) Matters Arising:**

Mr. McGuinness asked if any response had been received from the Department of Infrastructure with regard to the West Quay development proposals. The Town Clerk advised that the Department will investigate options with regard to lack of parking and has asked if they could supply drawings for display at the Town Hall for comments by the public. Members asked if the drawings could also be displayed at the Courthouse.

Mr. Hankin asked about alternative parking provision to which the Town Clerk advised that no comment could be made at this stage owing to the Department's on-going negotiations.

## **(2020/21:047) Chairman's Report:**

The Chairman verbally reported on the success of recent events in Ramsey - the Purple Helmets, at which it was a pleasure to welcome His Excellency and Lady Gozney and Ramsey Rocks. Thanks were conveyed to all who helped in any way to ensure the success of these events.

The Chairman also referred to the presentation of the Town Cup Golf Competitions. Mr. Oldham referred to the poor condition of the actual Town Cup and asked if it could be refurbished or replaced. The Town Clerk was asked to look into this.

**Finance and General Purposes:**

**(2020/21:048) Town Clerk's Report - Vacancy North Ward:**

Resolved: To note the Town Clerk's report dated 30<sup>th</sup> June, 2020, advising of the status of membership of the Commission, following the resignation of Mr. Monk and having regard to the emergency powers introduced owing to the Coronavirus pandemic.

**2020/21:049) Finance Officer General Report:**

Resolved: To note and approved the Finance Officer's general report dated 8<sup>th</sup> July, 2020, subject to the following:-

*Rates* - the Finance Officer advised that Treasury will provide rate income collected at similar intervals as previous years. Mr. McGuinness indicated that although rate income will be in flux there will be no immediate cash flow issues.

**(2020/21:050) Housing and Property Manager's Report - Rent Arrears Update:**

Resolved: To note the Housing and Property Manager's report dated 7<sup>th</sup> July, 2020, advising of the status of arrears of rent as a result of the Coronavirus pandemic. Mr. McGuinness expressed the hope that people would be getting any help needed. Mr. Parker drew attention to the paragraph within the report "that the Commission's staff are always available to discuss rent arrangements and payment plans, working with any tenant who might be finding payment difficult for any reason.

The Finance Officer indicated that there are a few tenants who will not come into the Town Hall but reminded members that the "rent holiday" does not mean that the debt will disappear.

**Works and Development:**

**(2020/21:051) Town Clerk's Report – 3 Legs North Barrule:**

Members considered the Town Clerk's report dated 29<sup>th</sup> June, 2020, concerning the 3 Legs of Man created on North Barrule.

Resolved: That, following a proposal by Mr. Williams, seconded by Mrs. Wedgwood the Commission do not withdraw their interested party status. The proposal was carried by 9 votes to 2, Messrs' Cowie and McGuinness voting against.

The Town Clerk advised members that the complaint against the development of the 3 Legs is already in place and the Commission would continue to be informed of whatever decision the Planning Committee ultimately makes in this matter.

**(2020/21:052) Technical Services Manager's Report - Planning Applications:**

Members agreed that the Technical Services Manager's Report dated 9<sup>th</sup> July, 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:-

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

Members were informed that the amended plans show no change to the position of the bin store but have reduced the parking provision. It was proposed by Mr. Williams seconded by Mr Cowie and agreed by 10 votes to 1, Mr. Howard voting against, that an objection be made to the application on the grounds that parking does not meet the required standards.

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

It was proposed by Mr. Williams seconded by Mr. Cowie and agreed unanimously that an observation be submitted with regard to uncertainty as to whether the extension will go to the boundary of the property and therefore if the foundations would extend to the neighbouring garden which could be problematic.

**Housing and Property:**

**(2020/21:053) Town Clerk's Report – Consultation - Landlord Registration Bill**

Members considered the Town Clerk's report dated 1<sup>st</sup> July, 2020, concerning the consultation with regard to the Landlord Registration Bill. General discussion ensued during which members expressed various concerns that the proposals would be difficult to enforce; disenfranchise smaller landlords; may result in increased rentals; offer no encouragement for landlords to comply; cause an unnecessary additional layer of government; cause worry to tenants.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed unanimously, that the Commission submit a general response of their belief that the Bill is over bureaucratic and complicated and they would prefer simpler measures to be introduced.

**(2020/21:054) Housing and Property Manager's Report – Air Sourced Heat Pumps Update:**

Resolved: To note and approve the Housing and Property Manager's report dated 9<sup>th</sup> July, 2020, concerning the approved borrowing powers and progress with regard to the installation of air sourced heat pumps at Close Caarjys.

**Parks and Leisure:**

**(2020/21:055) Housing and Property Manager's Report – Water-play Area Mooragh Park:**

Resolved: To note and approve the Housing and Property Manager's report dated 26<sup>th</sup> June, 2020, concerning the upgrading of water-play equipment in the Mooragh Park and delays caused because of restrictions in place because of the Coronavirus pandemic. Mr. Cowie advised that certain exemptions with regard to travelling to the Island are in place and he would discuss the matter with the Housing and Property Manager.

**Any other Business**

**(2020/21:056) Representative Report - Northern Local Authorities Swimming Pool Board:**

Mr. McGuinness presented a verbal report advising that the LED lights have been installed and these have improved the lighting and will result in considerable cost savings. Mr. McGuinness took the opportunity to thank the Board's staff. Mr. McGuinness was able to confirm that the pool would be open over the August bank holiday, but it was possible that the hours might not be as usual.

**(2020/21:057) Switch-On Christmas Lighting:**

Mr. Hankin referred to the decision made by Douglas Corporation not to have a grand switch-on for their Christmas lights and suggested that the Commission should take the opportunity to make the Ramsey Switch-on a special occasion.

The Deputy Town Clerk informed members that he would be presenting a report on proposals to the August meeting, and invited members to inform him of any ideas/comments they might have.

**(2020/21:058) Thanks:**

Mr. Parker sought permission to bring part of the Minutes of the Housing Committee, which did not compromise tenant identity or any details about tenants into public. The Chairman permitted such action, and as a result Mr. Parker read a statement which thanked the housing staff for all they did during the Covid Lockdown in communicating with vulnerable tenants and liaising assistance for those needing it.

The Chairman expanded the thanks to include the “whole team at the Commissioners”.

Mr. McGuinness took the opportunity to convey thanks to the Deputy Town Clerk, Mezzeron, Ramsey Rugby Club and all the musicians whose work and co-operation ensured the success of Ramsey Rocks.

**(2020/21:059) White Lines:**

Mr. Parker asked if the Department of Infrastructure could be requested to reinstate white line markings to indicate parking bays in Parliament Square/Street. Mr. Cowie undertook to convey the request to the Department.

The Chairman closed the public session at 8.02 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.

**(2020/21:060) Minutes:**

Resolved: To note, for record purposes, that no minutes of the Board Meeting held on 17<sup>th</sup> June, 2020, were recorded in private.

**Matters for Information:**

**(2020.21:061) Minutes Meetings Housing Committee:**

Resolved: To note the Minutes of meeting of the Housing Committee held on 7<sup>th</sup> July, 2020, subject to the following:-

**Clause 02a) Mayfield Sheltered Housing** - Mr. Cowie expressed concern that work was described as “going-well” as it is understood there was a delay, and indicated that he would prefer the word “now” to be added. Whilst it was noted that the scheme was not technically that of the Commission the Board were appreciative of the update as there was a “knock-on” effect to the Commission’s housing proposals for Close Woirrey.

**Clause 05d) - ... Additional Resident** - Mr. McGuinness queried the history of this matter and expressed concern that circumstances might be being manipulated to ensure qualification for housing. The Town Clerk undertook to clarify the circumstances with the Housing and Property Manager.

**(2020/21:062) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 15<sup>th</sup> July, 2020, 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:-

- **Shoprite Group Station Road** - the Town Clerk undertook to re-engage with the company;
- **Ramsey North Beach** - the Deputy Town Clerk advised that he will be reporting to the August meeting on this matter;
- **Vollan / Balladoole Odours** - noted that no recent complaints received but that the Department’s consultants had been unable to travel to the Island because of Covid restrictions;
- **Mart Site** - to be removed;
- **Toilet Art** - the Deputy Town Clerk advised that a design competition is being launched by the Arts Council in September and that the Lead Member for Parks and Leisure will be a judge;
- **Electric Vehicle Charging Points** - the Deputy Town Clerk advised that the Commission need to be aware of the points and fittings as they are used as an electrical supply for event;
- **Boathouse Concession** - to be removed;
- **Covid 19 Rent Holiday** - to be removed;
- **Local Elections Act** - to be removed.

The Register of Ruinous Property and Unsightly Buildings appended to the Action Tracker was noted, subject to the following:-

- **Bleak House** - the Town Clerk informed members of his understanding that the interest in part of the property has been sold; he undertook to communicate with other parties to obtain the current situation.

**Finance and General Purposes:**

**(2020/21:063) Town Clerk’s Report - Feedback and Complaints Policy:**

Members considered the Town Clerk’s report dated 8<sup>th</sup> July, 2020, to which was appended the draft Feedback and Complaints’ Policy, which had been presented to a previous meeting of the Commission’s Policy Committee.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed that the Feedback and Complaints Policy be adopted, subject to the inclusion of provision to report matters to the Commission’s Establishment Committee and to extend the acknowledgement period from 2 to 5 working days.



**(2020/21:064) Finance Officer's Report:**

Members noted and approved the Finance Officer's Report dated 8<sup>th</sup> July, 2020, subject to the following:-

*Estimates and Revenue Expenditure* - Mr. Cowie queried the amount expended on labour costs and was advised that this was because of duties undertaken because of Covid 19 and the allocation of expenditure would be reviewed later in the financial year.

*Aged Debtors* - a query with regard to a specific debt was answered to members' satisfaction and the Finance Officer advised members that commercial debts are now being paid. The Finance Officer reminded members of his willingness to enter into negotiation with any debtors struggling to make payments.

**(2020/21:065) Town Clerk's Report - Consultation - Equality Act 2017:**

Members considered the Town Clerk's report dated 1<sup>st</sup> July, 2020, concerning the consultation with regard to the Code of Practice on Equal Pay.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and the Commission is in agreement with equality of pay and because salaries are set by a graded process inequality is not applicable. Members agreed with Mr. McGuinness's proposal.

Mr. Cowie cautioned as to the impact of claims under UK legislation about which the Commission should remain aware.

**Works and Development:**

**(2020/21:066) Town Clerk's Report - Development at Caines' Yard:**

Members considered the Town Clerk's report dated 8<sup>th</sup> July, 2020, with attached illustrations of proposals for the redevelopment of Caines' Yard Shipyard Road, Ramsey, in respect of which the developer is seeking the Commission's comments.

Mr. Williams informed members that the Commission's concerns with regard to the bin provision would appear to have been adequately addressed and therefore proposed the Commission would withdraw their objection to the development. The proposal was seconded by Mr. Parker.

Mr. McGuinness proposed an addition that the withdrawal be on the basis of the amended plan. This was seconded by Mr. Williams and agreed by 10 votes to 1, Mr. Hankin voting against.

Mr. Oldham queried if the plan might be put on public display, and the Town Clerk advised that the developer had offered to provide plans for public display at the town hall prior to the planning application amendment being submitted which would be arranged.

**(2020/21:0067) Town Clerk’s Report - Officer Reporting of Planning Breaches:**

Members discussed the Town Clerk’s report dated 30<sup>th</sup> June, 2020, concerning the possibility of the Commission’s staff undertaking responsibility for reporting breaches of planning. Members raised various concerns but were generally in agreement to the principle of officers reporting planning breaches.

Resolved: That following a proposal by Mr. McGuinness and agreed by general consensus the Town Clerk prepare a Policy Document in respect of Officers Reporting of Planning Breaches and attention be drawn therein also to the public’s right to report suspected breaches directly to the Planning Authority.

**(2020/21:068) Town Clerk’s Report - Planning Breaches:**

Members considered the Town Clerk’s report dated 8<sup>th</sup> July, 2020, concerning possible breaches of planning conditions in respect of a business being operated at Gladstone Park and at West Quay.

Resolved: That, following a proposal by Mr. Williams seconded by Mr. McGuinness and agreed by 10 votes to 1, Mr. Young voting against, a formal complaint about the possible breach at Gladstone Park be made.

Members were informed that it was possible that the development at West Quay may only involve “works” of a temporary nature. It was further resolved by Mr. Cowie, seconded by Mr. Williams and agreed that the temporary nature of this matter be investigated and if not compliant with current planning restrictions the matter be reported.

**(2020/21:069) Town Clerk’s Report - West Ramsey Development:**

Resolved: To note the Town Clerk’s report dated 1<sup>st</sup> July, 2020, concerning the wish of developers at West Ramsey to meet the Commission and in respect of which a special Board Meeting has been scheduled to take place on Monday, 20<sup>th</sup> July, 2020. Members agreed to have regard to the possible designation of the former railway line as a potential pedestrian walkway.

**(2020/21:070) Technical Services Manager’s Report - Christmas Lights:**

Members considered the Technical Services Manager’s report dated 7<sup>th</sup> July, 2020, detailing costs for the provision of decorative lighting at Ramsey Courthouse.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. McGuinness and agreed by 10 votes to 1, Mr. Cowie voting against, that the lights for the Courthouse be purchased.

It was further resolved that the Technical Services Manager report further on additional features that might enhance the festive lighting at other areas of the town.

## **Housing and Property:**

### **(2020/21:071) Town Clerk’s Report - Manx Deaf Society Use of Town Hall:**

Members considered the Town Clerk’s report dated 25<sup>th</sup> June, 2020, concerning the request made by the Manx Deaf Society to use facilities at the Town Hall to facilitate lip-reading classes.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed, permission be granted at the existing charitable concessionary hire rates, including that for pre-paid block bookings.

## **Parks and Leisure:**

### **(2020/21:072) Deputy Town Clerk’s Report - Events Update Weekend:**

Members' considered the Deputy Town Clerk’s report dated 9<sup>th</sup> July, 2020, and the update thereto dated 15<sup>th</sup> July, 2020, titled “Events Update” concerning events proposed to be staged over the “SuperManx” Bank Holiday weekend 28<sup>th</sup> - 31<sup>st</sup> August, 2020, and other events earlier in August.

The events were discussed in the order detailed within the report with the following decisions:-

- **Ramsey Rocks** - it was recognised that it was not viable to hold this event;
- **Mooragh Park Family Fun Day** - it was proposed by Mr. Parker, seconded by Mr. Williams and agreed that the event be held on Monday 31<sup>st</sup> August. It was noted that Government grant might be available to meet 50% of the estimated total cost of approximately £5,500;
- **V.J. Day Tea Party** - Proposed by Mr. Parker seconded by Mr. Cowie and agreed to provide permit the use of the Courthouse and provide support for this event on Sunday, 16<sup>th</sup> August including paying for the “rides” to be provided. Members were informed that the “ride” operators undertake their own risk assessment. The Finance Officer was requested to check with our insurers concerning inclement weather contingency.
- **Vintage Motorcycle Club Rally** - Proposed by Mr. Williams, seconded by Mr. Cowie and agreed to permit the event at the Mooragh Park and provide logistical support to the Rally to be held on 5<sup>th</sup> August, 2020;
- **Ramsey Bike Show** - Proposed by Mr. Oldham, seconded by Mr. Hankin and agreed to permit use of the Mooragh Park for the event on the 23<sup>rd</sup> August. Mr. Parker declared an interest.
- **Cancer Awareness** - it was proposed by Mr. Oldham seconded by Mr. Cowie and agreed to permit Isle of Man Anti-Cancer to site their cancer awareness information van on Station Road Car Park on 9<sup>th</sup> September.

**Any Other Business:**

**(2020/21:073) Town Clerk’s Report - HSBC Facility Agreement:**

Members considered the Town Clerk’s report dated 15<sup>th</sup> July, 2020, concerning the Framework Agreement entered into in 2015 with HSBC Bank and advising that Treasury has entered into negotiation with that bank concerning extension of and amendments to the agreement. The Attorney General’s Chambers have received from the bank’s solicitors a draft Amendment and Restatement Agreement concerning which it was noted Treasury has no substantive comments on the draft.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed that the Commission is agreeable to the content of the Amendment and Restatement Agreement and will respond to the requested items.

**(2020/21:074) Deputy Town Clerk’s Report - Town Branding:**

Members considered the Deputy Town Clerk’s report dated 15<sup>th</sup> July, 2020, concerning the Town Branding exercise undertaken by the Department for Enterprise. Members were informed that the Ramsey Chamber of Commerce’s preferred logo differed from that of the Commission.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Hankin and agreed that the decision as to which logo be used be left with the Department. It was suggested that facilities be made available at the Town Hall, if required, to enable the Department to display both logos and allow the public to indicate their preferred option.

**(2020/21:075) Pride of Ramsey Award:**

Mr. McGuinness made reference to the “Pride of Ramsey Award”, usually presented at the Chairman’s end of term reception and suggested a possible nominee. Mr Hankin referred to a nominee he had submitted some months ago.

The Chairman indicated that all nominees would be fully considered if it is decided to again present the award.

**Matters of Establishment:**

**(2020/21:076) Minutes Establishment Committee:**

Resolved: To note and approve the Minutes of the meetings of the Establishment Committee held on 10<sup>th</sup> June, 2020, and 13<sup>th</sup> July, 2020.

Mr. McGuinness made reference to the imminent retirement of the Works Supervisor, Mr. Paul Cowen, and expressed the Commission’s good wishes to him.

The meeting closed at 9.58 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

# RAMSEY TOWN COMMISSIONERS

[ PUBLIC ]

A Special Board Meeting of the Ramsey Town Commissioners was held using a telephone conference call system on Thursday, 23<sup>rd</sup> July, 2020, at 5.00 p.m.

**Present:** Mrs. M. Quayle, Mr. A. G. Cowie, Rev Canon N. D. Greenwood, L. Parker, F. B. R. Williams and W. G. Young.

**Apologies:** Messrs' W. L. Hankin, J. McGuinness, and A. J. Oldham

The Town Clerk, Deputy Town Clerk, and Finance Officer, were in attendance.

It was noted that the meeting was quorate.

**(2020/21:079) HSBC Loan Facility:**

The Town Clerk provided a verbal update in relation to the HSBC Loan Agreement discussed at the July meeting and advise that a further revised agreement had been provided, which had been circulated to Members, and that the meeting had been convened in order to consider the required resolution in relation to such subject.

A copy of an Amendment and Restatement Agreement between The Treasury (1) (acting as Guarantor), the Entities (2) listed in Schedule 1 (the Borrowers), the Acceding Borrowers (3) HSBC Bank Plc (4) (as Lender) ("the Agreement") to amend and restate a facility agreement dated the 27<sup>th</sup> July 2015 (as amended on 18<sup>th</sup> January 2019) was considered at the meeting. A copy of the Agreement has been produced to the meeting.

Following proposal by Mr Cowie, seconded by Mr. Parker and agreed unanimously it was resolved

1. That the Authority has the power to borrow and the purpose for which it will borrow under the Agreement is consistent with the authority in section 51 of the Local Government Act 1985.
2. That it is in the best interest of, and to the advantage and further benefit of the Authority for the Authority to enter into the Agreement and the terms of the Agreement were hereby approved.
3. That the execution, delivery and performance of the Agreement by the Authority be approved.
4. That Thomas Peter Whiteway, Town Clerk & Chief Executive, Norman Quine Cannell, Finance Officer, Paul Michael Bradford, Deputy Finance Officer are hereby authorised to sign the Agreement and any other documents that may be considered by such signatory necessary or desirable for the purposes of carrying into effect any of the foregoing resolutions or the transactions contemplated thereby; and

**(2020/21:079) HSBC Loan Facility: continued**

5. That the Authority takes such steps and execute such further documents as required by the Treasury and/or the Bank in order to give full effect to the Agreement.
6. The Commission acknowledges the appointment of Hill Dickinson LLP as process server under the ARA.

The Town Clerk advised that such minutes were required to be signed in accordance with paragraph 9 of Schedule 1 to the Local Government Act 1985, which was agreed.

There being no matters arising or other business the Chairman thanked Members for their attendance and closed the meeting at 5:10 p.m. giving a time of ½ hour for the payment of attendance allowances.

Chairman.

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

Mr. Chairman and Members,

The Commission (and other authorities) has received the attached correspondence from the Department of Infrastructure. The Department is suggesting an interpretation but then reminding authorities that decisions vest with them and they should obtain their own legal advice.

The situation to which it refers relates to the resignation of one of our members prior to the end of his normal term of office.

- On 18th March, 2020, Mr. George Monk tendered his resignation as Member for North Ward and, 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.
- On 27<sup>th</sup> March, 2020, Tynwald approved the Emergency Powers (Local Elections) Regulations 2020. The Regulations changed the date for the local elections due to be held on 20 April 2020 until 22 April 2021, and extended the appointment of every person who was currently (as at 27 March 2020) a member of a local authority until 1st May 2021.

At this time the question of the vacancy in office first arose as Mr. Monk was not in office at the time the Regulations were made (and then currently a member) it follows that his appointment was not extended and therefore there does not appear to be any action available under the Act following which a vacancy in his position could then be declared.

- On 19<sup>th</sup> May, 2020, Tynwald approved the Emergency Powers (Coronavirus)(Local Government) Regulations 2020. The Regulations amended elements of the local Government Act 1985 and the Local Elections Act 1986. In relation to the 1986 Act the regulations in relation to failing to attend meetings and delayed the elections process following vacancy until after the Coronavirus Proclamation Period had ended.
- The Emergency Powers (Coronavirus)(Continuation)(No.2)Regulations extended the application of the Emergency Powers (Coronavirus)(Local Government) Regulations 2020 for a period of 6 months.

**Town Clerk's Report – Casual Vacancy North Ward  
August, 2020 - Public Continued:**

The Commission's advocate has advised that

*1. It is provided by Section 15 (1) of the Local Elections Act 1986, that the date that a casual vacancy in the offices of a member of a local authority arises from, is derived to be, in the case of a resignation, upon the receipt of the notice of resignation by the Clerk to the authority, and you have advised that such notice was received on 18th March 2020.*

*2. You advise that by the Emergency Powers (Local Election Regulations 2020) the appointment of any current member (as at the 27th March 2020) was extended until 1st May 2021.*

*3. Mr Monk was no longer a member of the authority at that day and such extension did not apply to him.*

*4. In my view, a vacancy has existed since the date of Mr Monk's resignation on 18th March 2020 and therefore, the provisions of Section 17 (3) of the 1986 Act, would be activated and in normal circumstances, the vacancy would have to be filled by an election, but that in the situation that now exists, the May 2020 Regulations and the Emergency Powers Continuation Regulations, have extended the May 2020 Regulations for a further period of six months, and apply a test of "reasonably practicable" to fill a vacancy.*

*It is my view, that the vacancy does not need to be advertised before the expiration of the No 2 Regulations and the justification would be, the cost of an election just nine months before the next ordinary election in 2021.*

*My advice is that the Commission should consider the application of "the reasonable practicability test" based on anticipated costs and reach a decision based on the result of its deliberations and vote.*

The Commission is invited to consider whether it would wish to advertise the vacancy which exists in North Ward in light of the above advice and the advice of the Department.

**Recommendation: for discussion.**

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

10<sup>th</sup> August, 2020.





**Isle of Man**  
Government  
*Reillys Ellan Vannin*

  
**infrastructure**  
bun-troggalys

Office of the Minister  
and Chief Executive

Contact: Hannah Griffiths  
Telephone: (01624) 686603  
Email: hannah.griffiths@gov.im  
Date: 24<sup>th</sup> July 2020

To All Local Authority Clerks/ Chief Executive

Dear Clerk/Chief Executive,

**Re: Local Authority vacancies**

Following my recent appointment as Minister I wanted to write to you all about the situation caused by the decision that was made to postpone the Local Authority General Election (originally scheduled for 23<sup>rd</sup> April 2020) to the 22<sup>nd</sup> April 2021 due to the emergency situation caused by the emergence of COVID-19 earlier this year.

As you will be aware a further consequence of this decision was that the tenure of Local Authority Members was extended through Emergency Powers legislation from 1 May 2020 to 1 May 2021.

My Department has been looking at the consequences of this. The democratic right to representation is an important principle that the Department endorses and has been a key consideration when seeking to find a solution to these issues.

My officers have prepared the attached summary of the issues (Appendix 1) and a pragmatic way forward in relation to casual vacancies.

Yours sincerely,

*T Baker*

**Hon T Baker MHK**  
**Minister for Infrastructure**

**Department of Infrastructure**  
Sea Terminal Building, Douglas, Isle of Man, IM1 2RF

## Appendix 1

### Local Authority Casual Vacancies – Summary of situation

Section 17 of the Local Elections Act 1986 ("the 1986 Act") sets out how casual vacancies should be filled. As you will be aware section 17(3) of the 1986 Act states that "*where a casual vacancy in any such office occurs within 6 months before the day on which the member whose office is vacant would regularly have retired, an election shall not be held.*" We have been informed that there are a maximum of 9 casual vacancies that occurred within the period, 1 November 2019 to 1 May 2020 – the qualifying period of 6 months in relation to the 2020 elections. Obviously no election was held and the tenure of office of members was extended to 1 May 2021. Therefore these 9 casual vacancies remain unfilled. The Department is aware there is uncertainty as to how to fill these vacancies in the light of there being no express provision within the 1986 Act to deal with this scenario.

It is arguable that due to the postponement of the 2020 elections to 22 April 2021 and the extension of the tenure of office of members until 1 May 2021, section 17(3) of the 1986 Act no longer applies to these 9 casual vacancies and steps should now be taken to fill them.

The Emergency Powers (Coronavirus) (Local Government) Regulations 2020 were made on 16 May 2020 and they were continued for 6 months by the Emergency Powers (Coronavirus) (Continuation) (No.2) Regulations 2020 on 26 June 2020 (together, the "Regulations"). Regulation 9(2) of the Regulations temporarily modifies section 17 of the 1986 Act if during the Coronavirus Proclamation period (which includes the 6 months continuation period) a local authority has a casual vacancy in the office of member of the local authority. In addition to catching casual vacancies occurring on and after the date on which the Regulations came into operation, it is arguable that this wording also catches casual vacancies that existed prior to the Regulations coming into operation and that still existed when the Regulations came into operation.

On this basis, all existing casual vacancies could now be dealt with in accordance with the modified version of section 17 of the 1986 Act. The modified version of section 17 of the 1986 Act is set out below for ease of reference:

**"17 Filling of casual vacancy in case of members**  
[P1972/70/89]

- (1) *Subject to the provisions of this section, on a casual vacancy occurring in the office of member of a local authority an election to fill the vacancy shall be held -*
  - (a) *in a case in which the High Court or the authority has declared the office to be vacant, as soon as reasonably practicable after the date of the declaration within 42 days from the date of the declaration;*
  - (b) *in any other case, as soon as reasonably practicable within 42 days after notice in writing of the vacancy has been given to the clerk of the authority by 2 local government electors for the district of the authority.*
- (2) *The day of election to fill a casual vacancy in any such office shall be fixed by the returning officer.*

- (2A) *Where it has not been reasonably practicable to hold an election to fill a casual vacancy under subsection (1) 6 months before the day on which the member whose office is vacant would have retired on 1 May 2021, an election shall not be held under subsection (1) and the vacancy shall be filled at the next ordinary election.*
- (3) *Where a casual vacancy in any such office occurs within 6 months before the day on which the member whose office is vacant would regularly have retired, an election shall not be held under subsection (1) unless on the occurrence of the vacancy (or in the case of a number of simultaneous vacancies, the occurrence of the vacancies) the total number of unfilled vacancies in the membership of the authority exceeds one third of the whole number of members and it is reasonably practicable for an election to be held; and where an election under subsection (1) is not held, the vacancy shall be filled at the next ordinary election.*
- (4) *Where more than one casual vacancy in any such office is filled at the same election, the person elected by the smallest number of votes shall be deemed to be elected in place of the member who would regularly have first retired, and the person elected by the next smallest number of votes shall be deemed to be elected in place of the member who would regularly have next retired and so with respect to the others; and if there has not been a contested election, or if any doubt arises, the order of retirement shall be determined by lot.*
- (5) *Where an election to fill one or more casual vacancies in any such office is combined with an ordinary election of members of the authority, the following provisions shall apply –*
- (a) *where an election is contested –*
- (i) *the persons who are elected by the smallest numbers of votes, or, if any relevant votes are equal, such persons as are determined by lot, shall be deemed elected to fill the casual vacancies;*
- (ii) *if the persons elected to fill the casual vacancies will hold office for different periods, the person elected by the smallest number of votes or, if the relevant votes are equal, such person as is determined by lot, shall hold office for the shorter period, and so with respect to the others;*
- (b) *where the election is not contested –*
- (i) *those declared elected (if fewer than the vacancies to be filled) shall be deemed elected to fill the vacancies in which they will hold office for the longest periods;*
- (ii) *Where there are 2 or more persons declared elected and they are to fill vacancies in which they will hold office for different periods, any retiring members elected shall be deemed elected to fill the vacancies in which they will hold office for the longest period, and the question which of the persons declared*

*elected who are not retiring members is to be deemed elected to fill any of the vacancies not filled by retiring members shall be determined by lot.*

- (6) *Where under this section any question is required to be determined by lot –*
- (a) *in the case of a contested election, the lot shall be drawn by the returning officer immediately after the question has arisen; and*
  - (b) *in any other case, the lot shall be drawn at the next meeting of the authority after the question has arisen, and the drawing shall be conducted under the direction of the person presiding at the meeting.”*

In view of the above, we therefore suggest that elections can now be held in accordance with the modified version of section 17 of the 1986 Act. To begin the process for these casual vacancies to be filled, public notices should be issued as soon as possible under section 15(2) of the 1986 Act.

Please note that subsection (2A) of the modified section 17 provides that if it has not been reasonably practicable to hold an election to fill a casual vacancy six months before 1 May 2021 an election must **not** be held.

Additionally, under section 17(3) of the 1986 Act, any vacancy that occurs from the 1st November 2020 need not be filled unless the total number of unfilled vacancies in the membership of the Authority exceeds one third of the whole number of members and it is reasonably practicable for an election to be held.

This Appendix relates to the filling of casual vacancies only and I hope that it helps Local Authorities find a pragmatic way forward.

The Department suggests that local authorities must of course manage their own affairs and make their own decisions complying with statutory provisions, it is important that authorities therefore consider any legal advice that they may wish to seek.

Those Local Authorities that are particularly affected by the issues set out in this letter will be contacted separately in due course.

Steve Willoughby  
Executive Officer  
Local Government Unit

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
AUGUST 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 July 2020 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31<sup>st</sup> July 2020 – Appendix 2.

**Accounts**

Accounts of £456,622.11 were paid via the General Revenue Account and accounts of £23,518.67 were paid through the Northern Civic Amenity Site Account in July 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 1<sup>st</sup> April to 31<sup>st</sup> July 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 y Chibbyr Glass – refurbishment of central heating £2,245.

Close Caarjys – heat pump installation scheme initial costs £10,901.

Upper Queen's Pier Road – professional fees & refurbishment costs £57,775.

Close Woirrey - redevelopment professional fees £31,197.

**Recommendation : To be noted.**

**Rates**

During July 2020 a £1,722,348 payment from the Treasury was received being the third instalment of rate income for the 2020-21 year (£1,608,700 was received in July 2019).

At 31<sup>st</sup> July 2020 the total 2020-21 rate income receipts was £2,296,464 (2019-20 £2,144,936). Further rates income is expected in December and March.

**Finance Officer's General Report  
August 2020 - Public continued:**

Treasury has also supplied a 2<sup>nd</sup> Supplemental Rating List for 2020-21 which indicates some slight changes in the gross and rateable values for the Town as follows :

	<b>Gross</b>	<b>Rateable</b>
	<b>£</b>	<b>£</b>
Existing list	825,871	716,861
Valuations to be added	6,013	4,811
Valuations to be cancelled	<u>(2,140)</u>	<u>(1,712)</u>
Revised list	<u>829,744</u>	<u>719,960</u>

These totals include agricultural hereditaments (i.e. farmland) which are only charged a water charge so do not increase the rateable value for the Town.

**Recommendation : To be noted.**

12<sup>th</sup> August 2020

N.Q. Cannell, FCCA  
Finance Officer

## Ramsey Town Commissioners

**Accounts paid to the 31 July 2020**

**Appendix 1**

Payee	Description	Amount (incl. VAT)
<b>General Account</b>		<b>£</b>
Staff	Wages, salaries, ITIP, NI & superannuation	183,533.38
NCAS	2nd quarter running cost contribution	65,134.80
IOM Government	Waste disposal costs	64,010.98
Various	Housing property repairs, maint. & safety checks	35,509.79
Various	Legal & prof. fees - housing	30,600.12
Manx Utilities Authority	Street lighting - maintenance & electricity	16,469.25
Various	Fuel & oil	7,132.92
Various	Capital project - Close Caarjys heat pumps	5,923.54
Various	Books & library materials	5,514.50
Manx Utilities Authority	Electricity & water charges	4,804.69
Various	Town events	4,790.00
Various	Capital project - Upper Queens Pier Road	4,698.85
Various	Commission property repairs, maint. & safety checks	4,562.59
Various	Security & safety costs	3,058.30
Various	Vehicle maintenance, repairs & licences	2,853.80
Various	Cl. Y Chibbyr Glass - kitchens	2,693.87
Various	Office expenses - post, printing, stationery etc.	2,674.29
Account transfers	R & N DHC rents & commercial rent refunds	2,284.16
2Clean	Contract cleaning	1,973.78
Various	Staff training	1,760.62
Various	Refuse materials & equipment	1,701.32
Manx Telecom	Telephones	1,482.11
Various	IT costs	1,090.21
Banks	Bank & debit card charges	851.05
Various	Park materials	345.84
Various	Gifts & vouchers	275.00
Various	Machinery repairs & maintenance	228.60
Mr A G Cowie	Attendance allowance	97.50
Mr J McGuinness	Attendance allowance	97.50
Revd Greenwood	Attendance allowance	71.25
Mrs M B Quayle	Attendance allowance	71.25
Mr W G Young	Attendance allowance	71.25
Mr W L Hankin	Attendance allowance	60.00
Mr A J Oldham	Attendance allowance	60.00
Mr N P Howard	Attendance allowance	52.50
Mr F B R Williams	Attendance allowance	45.00
Mrs J Wedgwood	Attendance allowance	37.50
		456,622.11
<b>Northern Civic Amenity Site</b>		
IOM Government	Waste disposal charges	9,145.60
IOM Government	Site rent	4,876.80
Various	Administration & Office expenses	3,541.24
Various	Recycling charges	3,147.42
Various	Equipment repairs	1,578.01
Various	Site maintenance	1,111.05
Manx Telecom	Telephone	76.26
Worldpay	Debit card reader charge	34.74
Bank	Charges	7.55
		23,518.67

## Ramsey Town Commissioners

### Suppliers utilised during July 2020

### Appendix 1

AP Plastics Ltd.	IOM	Manx Utilities	IOM
Argon Business Systems Ltd.	IOM	Marksman Locksmith	IOM
Argon Office Ltd.	IOM	Martin & Watson Ltd.	IOM
Ballaneven Compost Ltd.	IOM	McGarrigle Architects Ltd.	IOM
BB Consulting Ltd.	IOM	MC Locksmith Services Ltd.	IOM
Brew & Corkill Ltd.	IOM	Mezeron Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
CE Richmond Ltd.	IOM	Paul Wheeler Ltd.	IOM
2Clean	IOM	Phoenix Windows Ltd.	IOM
Clearvu Aerials Specialists Ltd.	IOM	Pro-Tec Security Ltd.	IOM
Colas	IOM	P & M Window Cleaners Ltd.	IOM
Countryside Maintenance	IOM	Ramsey Automotive Centre Ltd.	IOM
CuPlas Callow Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
Cylix Ltd.	UK	Ramsey Skips	IOM
David Perry Electrical Contractors Ltd.	IOM	RW Faragher	IOM
Descon Ltd.	IOM	Scarab Sweepers Ltd.	UK
Egan Reid Stationery Co. Ltd.	IOM	Showtech IOM	IOM
Ellan Vannin Fuels Ltd.	IOM	Signrite (IOM) Ltd.	IOM
Energy Communications	IOM	Smith of Derby Ltd.	UK
Farmers Combine Ltd.	IOM	Steven Morley Ltd.	IOM
Feltons Ironmongers	IOM	Swales Electrical	IOM
Furnitureland Ltd.	IOM	Suez Recycling & Recovery Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	The Number 23 Ltd.	IOM
Go Marketing Ltd.	IOM	The Garage Door & Gate Co. Ltd.	IOM
Gough Electrical Ltd.	IOM	Top-2-Toe Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	Ulverscroft Books	UK
Infotech Systems Ltd.	IOM	Unique Fire Protection Ltd.	IOM
IOM Government	IOM	Vannin Officepoint	IOM
Island Drainage & Groundworks Ltd.	IOM	W.D.S. Ltd.	IOM
IS Oxford Ltd.	UK	WF Howes Ltd.	UK
J P Corry (formerly Jewsons)	IOM	Westminster Car Restoration Ltd.	IOM
JR Riley Ltd.	IOM	Whittaker Trading Ltd.	IOM
Macs Builders Merchant Ltd.	IOM	Worldpay (UK) Ltd.	UK
Magnet (IOM) Ltd.	IOM	Wurth UK Ltd.	UK
Manx Fork Trucks Ltd.	IOM	Yesss (IOM) Electrical Ltd.	IOM
Manx Telecom Ltd.	IOM		



**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2020 - Appendix 2**

	2020-21 to date			Estimate for 2020-21		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Social Housing</b>						
Housing Schemes	1,499,278	1,861,685	(362,407)	4,266,115	4,282,120	(16,005)
Cl. Woirrey/ Cl. y C Glass	4,208	477	3,731	16,500	13,500	3,000
Brookfield Court	2,725	4	2,721	15,950	17,050	(1,100)
Close ny Mooragh	7,042	0	7,042	33,700	42,700	(9,000)
<b>Sub Total</b>	<b>£1,513,253</b>	<b>£1,862,166</b>	<b>(£348,913)</b>	<b>£ 4,332,265</b>	<b>£ 4,355,370</b>	<b>(£23,105)</b>

	2020-21 to date			Estimate for 2020-21		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Property and Assets</b>						
Town Hall	55,562	14,280	41,282	220,100	23,900	196,200
Workshops	27,292	0	27,292	72,900	0	72,900
Public Conveniences	20,401	0	20,401	54,500	0	54,500
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	4,288	1,090	3,198	13,300	2,950	10,350
Mansail Lease	2,140	1,250	890	5,700	7,930	(2,230)
Lakeside Centre	1,928	1,482	446	5,220	11,460	(6,240)
Parklands Day Nursery	605	4,802	(4,197)	2,550	17,470	(14,920)
Bowling Alley	0	0	0	2,000	15,000	(13,000)
Non-Lease Properties	1,973	0	1,973	5,950	0	5,950
Prom Shelters, etc	4,044	0	4,044	14,350	0	14,350
Private Property Repairs	3,473	3,820	(347)	10,500	0	10,500
CCTV town centre	3,101	0	3,101	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	6,555	9,744	(3,189)	56,700	62,370	(5,670)
Park assets	14,440	18,222	(3,782)	81,049	0	81,049
<b>Sub Total</b>	<b>£160,602</b>	<b>£54,690</b>	<b>£105,912</b>	<b>£563,969</b>	<b>£141,080</b>	<b>£422,889</b>

	2020-21 to date			Estimate for 2020-21		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Works &amp; Development</b>						
Foreshores & Flags	10	0	10	2,300	0	2,300
Car Parks	8,652	11,715	(3,063)	32,800	12,780	20,020
Refuse Removal	237,551	22,261	215,290	783,762	136,000	647,762
Civic Amenity contribution	108,558	0	108,558	217,000	0	217,000
Sewers & Pumps	26,165	26,165	0	104,735	104,735	0
Street lighting & maint.	29,895	0	29,895	77,930	0	77,930
Decorative lighting & maint.	218	0	218	21,150	0	21,150
Local Services	46,313	0	46,313	106,800	0	106,800
Govt Department Agencies	0	0	0	0	0	0
<b>Sub Total</b>	<b>£457,362</b>	<b>£60,141</b>	<b>£397,221</b>	<b>£1,346,477</b>	<b>£253,515</b>	<b>£1,092,962</b>

	2020-21 to date			Estimate for 2020-21		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Parks &amp; Leisure</b>						
Advertising & Entertaining	8,564	2,979	5,585	61,900	10,900	51,000
Parks & Gardens	75,278	23	75,255	269,600	600	269,000
Games Concessions	922	0	922	12,000	2,000	10,000
Public Library	40,465	1,626	38,839	140,800	11,000	129,800
<b>Sub Total</b>	<b>£125,229</b>	<b>£4,628</b>	<b>£120,601</b>	<b>£484,300</b>	<b>£24,500</b>	<b>£459,800</b>

	2020-21 to date			Estimate for 2020-21		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Finance &amp; General Purposes</b>						
Administration	5,000	0	5,000	66,000	0	66,000
Office Expenses	303,052	5,383	297,669	955,042	87,500	867,542
Sundry Expenses	2,956	0	2,956	12,300	0	12,300
Miscellaneous	7,553	23,134	(15,581)	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
<b>Sub Total</b>	<b>£325,784</b>	<b>£28,517</b>	<b>£297,267</b>	<b>£1,091,842</b>	<b>£112,000</b>	<b>£979,842</b>

<b>TOTAL</b>	<b>£2,582,230</b>	<b>£2,010,142</b>	<b>£626,778</b>	<b>£ 7,818,853</b>	<b>£ 4,886,465</b>	<b>£ 2,932,388</b>
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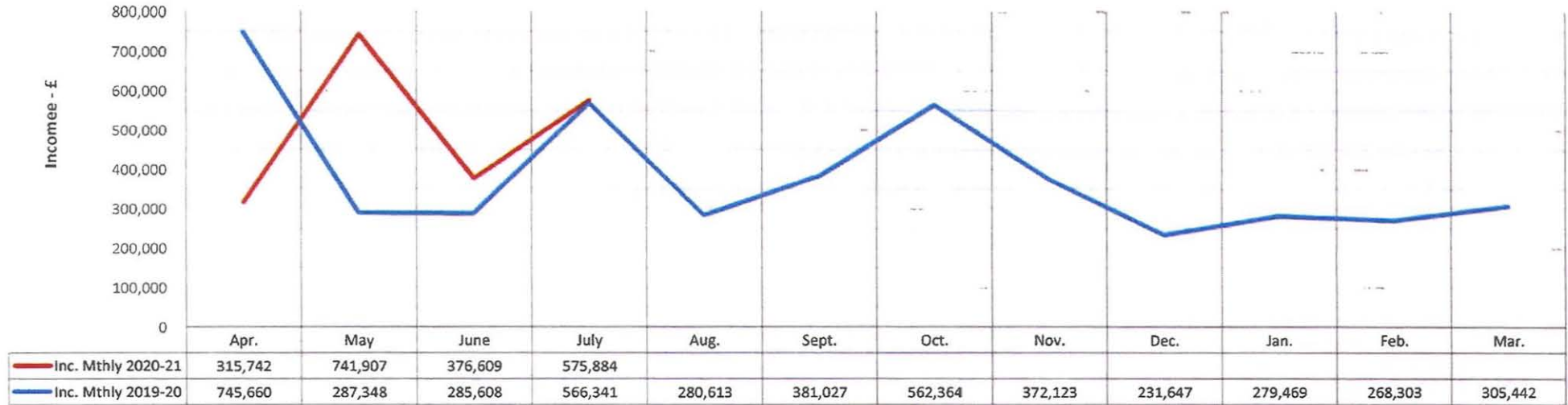
<b>Town rates</b>	<b>£ -</b>	<b>£ 2,352,699</b>	<b>(£2,352,699)</b>	<b>£ -</b>	<b>£ 2,922,284</b>	<b>(£2,922,284)</b>
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## RAMSEY TOWN COMMISSIONERS

### SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2020

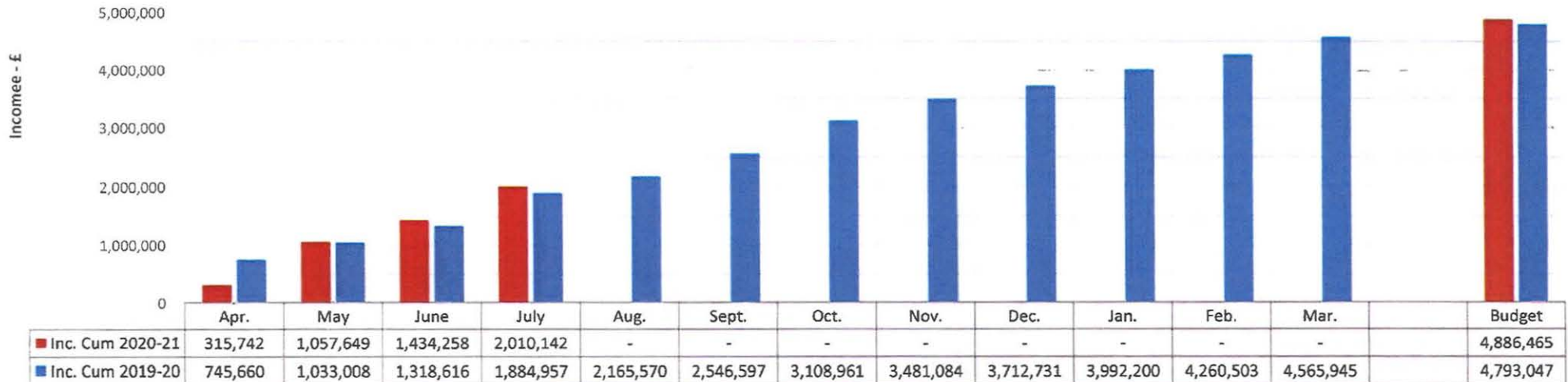
Appendix 2

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



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

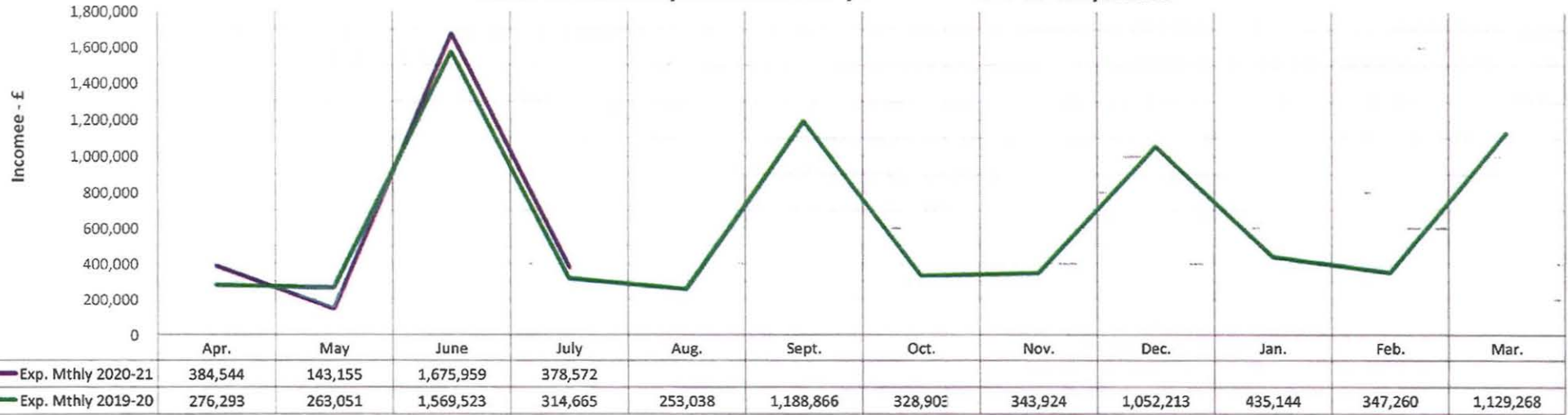


# RAMSEY TOWN COMMISSIONERS

## SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2020

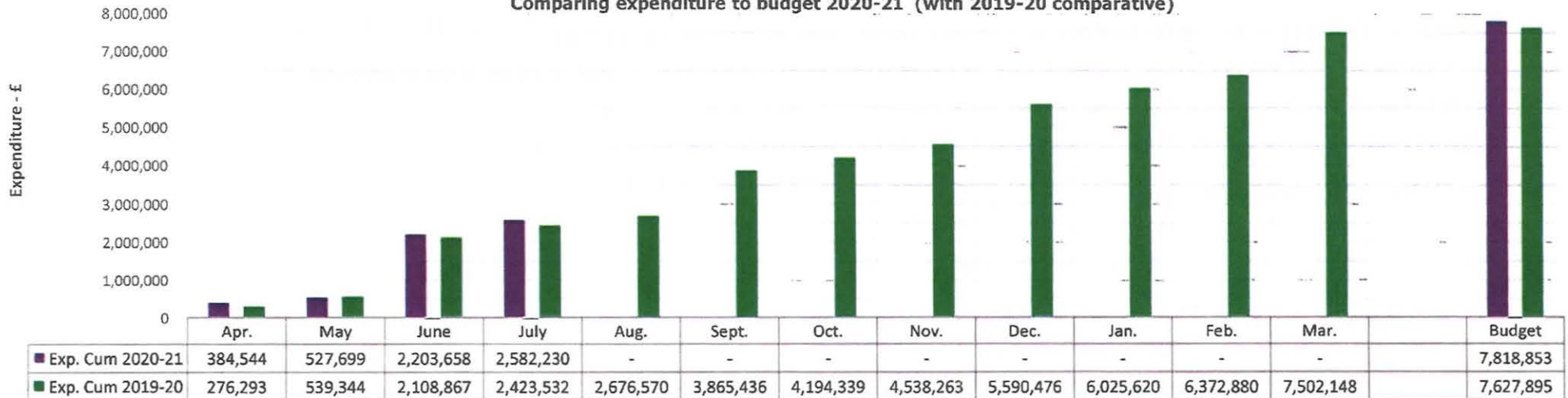
Appendix 2

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



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

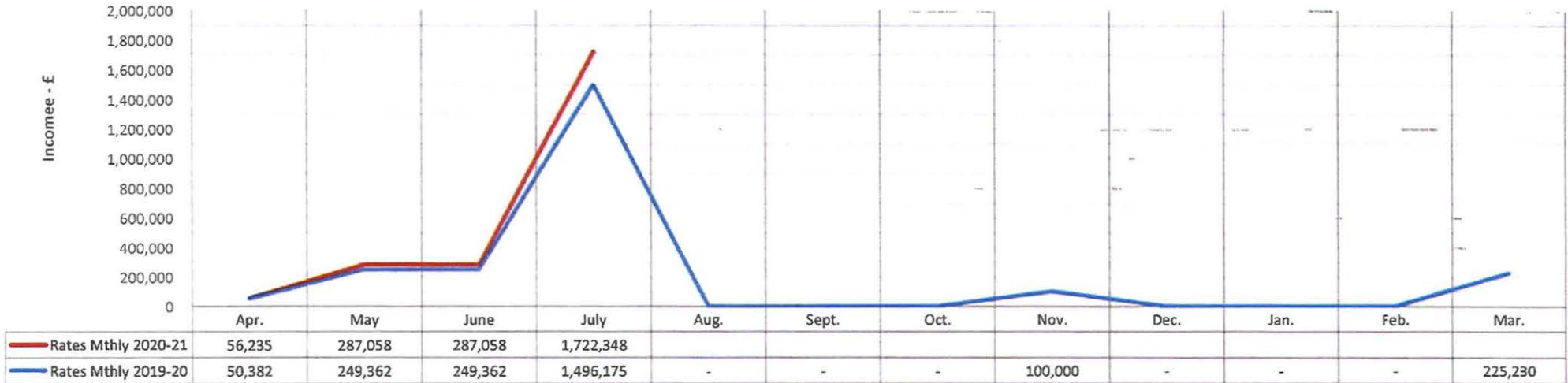


# RAMSEY TOWN COMMISSIONERS

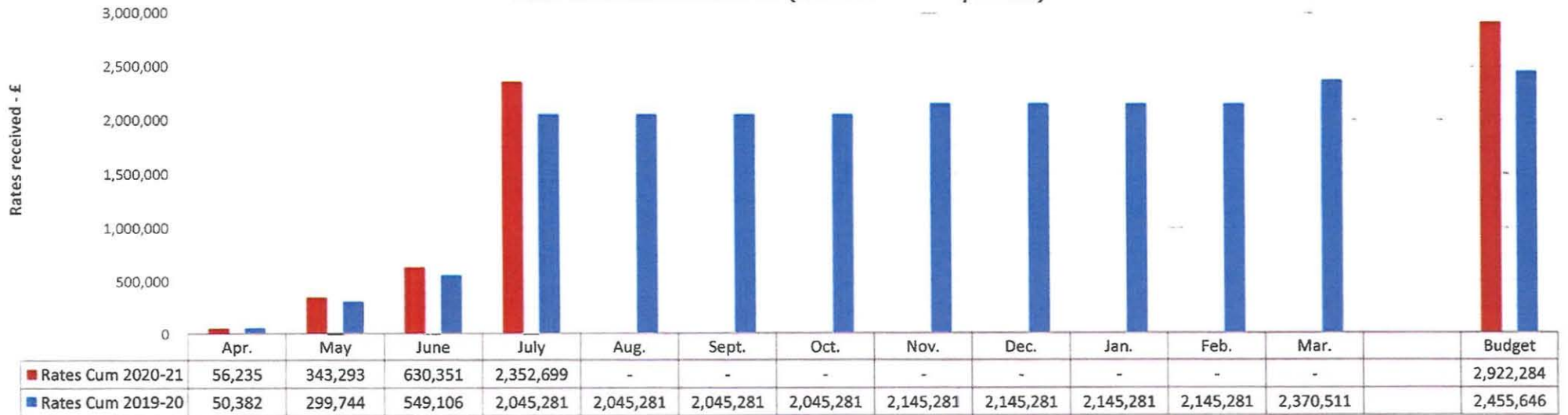
## SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2020

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)**



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**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CONSULTATION – CLIMATE CHANGE BILL  
AUGUST, 2020 – PUBLIC**

Mr. Chairman and Members,

The Department of Environment Food and Agriculture is consultation is about the development of the Climate Change Bill, a fundamental part of climate action on the Island, necessary to meet the Chief Minister's target of net zero greenhouse gas emissions by 2050.

Climate change is something that will impact us all and we will need to make changes to ensure we achieve the goal of net zero greenhouse gas emissions. Many of the provisions set out in the Bill have the potential to change the way we live our lives, ensuring we have a fair, resilient and sustainable society in the future. This is your opportunity to have your say on this important legislative provision to support climate action, to help shape the future of the Isle of Man and to support the implementation of local solutions for our net zero goals.

The draft Climate Change Bill is a complex piece of legislation and this consultation is necessarily complex too. DEFA encourage respondents to complete the whole consultation, but if they would only like to comment on a specific issue/part of the Bill then that is possible.

The Department has run 4 drop-in sessions on the consultation which are open to all, these were notified to Members and one of which was held at Ramsey Town Hall.

The consultation commenced on 21<sup>st</sup> July and will run for a period of 6 weeks. Submissions with respect to the consultation must be submitted by no later than 5pm on Tuesday 1<sup>st</sup> September 2020.

The consultation is complex and should Members wish to respond the opportunity to review the extensive documentation before discussion may be beneficial. It is proposed therefore should Members agree to hold a special meeting on the evening of Monday 24<sup>th</sup> August at 7pm.

**Recommendation: for consideration as to a response to some or all of the consultation and deferral to a special meeting.**

10<sup>th</sup> August, 2020.

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

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CONSULTATION – WATER QUALITY OBJECTIVES  
AUGUST, 2020 – PUBLIC**

Mr. Chairman and Members,

The Department of Environment, Food and Agriculture is seeking views on proposals to introduce Water Quality Objectives (WQO) and Environmental Quality Standards (EQS) to assess water quality and monitor compliance for inland, coastal and bathing waters in the Isle of Man.

Water quality can be affected by many factors including agricultural run-off, domestic sewage and heavy metals from historic mining activity.

The proposed new Environmental Quality Standards (EQS) would bring the Island in line with the UK and protect its waterways for both people and wildlife.

Upland streams need protection because they feed reservoirs for drinking water, rivers support fish and other wildlife and provide opportunities for recreation. Coastal waters are important as fisheries and for swimming. High levels of pollutants can threaten each of these delicate ecosystems.

The Water Pollution Act 1993 requires the Isle of Man Government to protect water courses from pollution. If pollution is not adequately controlled it could have a negative impact on the environment for local people and visitors.

Mr. Geoffrey Boot, M.H.K., Minister for the Environment, Food and Agriculture, said:

‘Water bodies are hugely important for the environmental, economic and social benefits they provide. The new standards will ensure that water quality is improved for all the Island’s streams, rivers, lakes and coastal waters whether or not they are designated for bathing.

‘Standards specific to the Isle of Man are to be set, including all the main polluting substances along with such substances as pesticides and heavy metals which are known to be present in Manx waters.’

The Water Pollution Act 1993 requires the Isle of Man Government to protect water courses from pollution. If pollution is not adequately controlled it could have a negative impact on the environment for local people and visitors. The three month consultation invites views on the introduction of new standards and what they mean for the environmental protection of the Island’s valuable but sensitive watercourses.

A copy of the consultation document has been provided to Members in advance of the meeting, the document is also available online at <https://consult.gov.im>, paper copies may be obtained from the Environmental Protection Unit at [environmentalprotection@gov.im](mailto:environmentalprotection@gov.im) or on 01624 685885.

**Town Clerk's Report - Consultation Water Quality Objectives -  
August, 2020 - Public Continued:**

More background information can be found in Section 4 of the APEM report on the proposed EQS for the Isle of Man; <https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf>

The consultation poses a number of questions to which responses are invited, potential responses for discussion and amendment or adoption are given underlined:-

**Question 2**

It is important to protect Manx rivers, streams, lakes and reservoirs from pollutants such as from agricultural run-off, sewage discharges, heavy metal contamination and pesticides.

More information can be found in Section 4 of the APEM report on the proposed EQS for the Isle of Man; <https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf>

*Please provide your views on the table below (see report) which sets out the proposed EQS for inland waters.*

**Question 3**

Manx coastal waters receive a range of potentially polluting substances which are discharged from inland waters; including heavy metals and chemicals which could impact shellfish populations and ultimately human health.

More information can be found in Section 4.10 in the APEM report on proposed EQS for the Isle of Man; <https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf>

*Please provide your views on the proposed EQS for coastal waters detailed in Table 2. - The proposed EQS for coastal waters is acceptable provided that discharges are licensed.*

**Question 4**

Bathing water quality is important for the protection of the public health and tourism. Each designated bathing water in the Isle of Man will have information available on the catchment in terms of sewerage infrastructure, potential sources of pollution and previous monitoring results. All of this information will allow the public to decide when and where to bathe and a target of 'Good' status has been agreed by Tynwald as the minimum standard.

The standards outlined in Table 3 are the same as the EU 2006 Bathing Water Directive which has been adopted by the UK and across Europe. By bringing the Isle of Man standards in line with other jurisdictions it will benefit tourists and locals as more information will be available for each location and the signage will be similar to other countries.

More information can be found in Section 4.2 of the APEM report on proposed EQS for the Isle of Man; <https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf>

*Please provide your views on the Bathing Water EQS detailed in Table 3. The standards reflect existing comparators utilised in the UK and Europe and are acceptable.*

#### **Question 5**

As part of introducing WQO and EQS a review will be undertaken of the water quality objectives for all monitored sites which were initially set in 2001. In line with this review APEM has recommended that 'Good' status is set as a minimum standard for all controlled waters. This is in line with the agreement by Tynwald in December 2019 to achieve 'Good' bathing water quality.

*Please provide your views on the approach outlined above. - The proposed minimum standard accord with Tynwald's prior agreement at the December 2019 sitting and is acceptable.*

#### **Question 6**

APEM has recommended that a risk based approach is used to identify the substances which require monitoring in each river.

This approach will enable the Isle of Man to monitor for a smaller suite of chemicals as a large proportion which are included in UK regulations will not be present on the island. More monitoring and discussions with the industry will be required to assess which chemicals are used and where they may enter a waterbody. After this assessment has been completed a decision will be made on whether an EQS is required for the specific parameter.

In Section 5 of the APEM report a review has been completed into the environmental protection measures in other jurisdictions such as the UK, Guernsey and Jersey. This review has enabled APEM to tailor its approach to the known issues and resources available on the Isle of Man. More information can be read at; <https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf>

*Please provide your views on the risk based approach to be used on the Isle of Man – the adoption of a risk based approach which recognises the Islands is seen as a pragmatic approach and is supported.*



**Question 7**

APEM has recommended to update the nutrient and chemical environmental quality standards in line with UK standards. More information is included in Sections 4.4 and 4.6 of the report, <https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf> Chemical environmental quality standards will be developed if they are in widespread use or pose a potential risk to the water quality. This assessment will be made using current records and then target monitoring in known locations to assess concentrations to determine its impact on water quality.

Agricultural pollution can enter the marine environment by run off from agricultural land or by entering drainage ditches which lead to a nearby watercourse. The main pollutants are;

- Nutrients (phosphates and nitrates)
- Chemicals including pesticides and veterinary medicines
- Faecal bacteria and pathogens
- Soil sediment
- Micro plastics

The pressures and impacts on water quality from the above pollutants includes;

- Eutrophication
- Loss of biodiversity
- Silting of fish spawning grounds
- Risks to human health via bathing and water contact sports
- Damage to fisheries, tourism and recreation
- Damage to shell fisheries'

*Please provide your views on updating the nutrient and chemical environmental quality standards for the Isle of Man. The proposed revised standards amend the qualitative assessments i.e. "very low" to a more understandable quality descriptive i.e. "excellent" and appear to be acceptable. The standards also introduce EQS for heavy metals for which no standards presently exist. The IOM Government Laboratory states that "The Island's natural geology means that in some areas the rocks are rich in metals such as lead, zinc and copper, and also aluminium and manganese. The richness of some of these led to a thriving mining industry over several centuries, particularly for lead and zinc. Water passing over rock rich in metals, and through former mine-workings, and through residual spoil-heaps, can dissolve soluble metals to result in a low concentration in the streams and rivers flowing through those areas." It also states that "Lead in particular is very toxic to humans, and indeed to many other animals. However, the levels that have been detected in our rivers would not be a risk to human health unless the water were to be consumed in place of drinking water – even the very worst section of the Island's rivers contained less than 6 times the current maximum amount permissible in drinking water (0.025mg/l)."*

**Town Clerk's Report - Consultation Water Quality Objectives -  
August, 2020 - Public Continued:**

**Question 8**

Across the Isle of Man there are multiple abandoned mine sites which continue to pollute our watercourses. Pollution from coal mines is easy to see, because of the iron rich water they discharge can cause rivers to turn orange. Not all pollution is obvious from abandoned mines, it may not be visible, and we can only tell if metals are present in rivers by assessing the water quality.

Therefore APEM recommended to introduce heavy metal environmental quality standards and to update the monitoring programme to include heavy metals for specific sites depending on background monitoring and the presence of a specific metal.

Pollution from abandoned mines comes from:-

- 'Point sources' where drainage tunnels or mine entries discharge metal rich mine waters all year round.
- 'Diffuse sources' such as mine wastes, metal-contaminated sediments and groundwater contribute to increasing amounts of metals as river flows increase due to adverse weather.
- Impacts on groundwater and aquifers.

More information can be found in Section 4.5 of the APEM report;  
<https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf>

*Please provide your views on introducing heavy metal environmental quality standards to reduce the input into watercourses. – Proposals to monitor should be accompanied with an indication of remediation measures to deal with pollutants where identified.*

**Question 9**

*Please provide any additional comments; more information and a summary of the recommendations are outlined in Section 10 of the APEM report,  
<https://www.gov.im/media/1369698/proposed-eqs-apem-report.pdf>*

Copies of this document may be downloaded from the Isle of Man Government website

The Department comments that it is important to note these proposals have been prepared for the purposes of consultation and that further refinement may take place in the light of responses received.

Responses to the consultation should be sent in writing and preferably by email the closing date for the receipt of comments is 17:00 on Wednesday 7th October 2020.

**Recommendation: for consideration as to a response to some or all of the consultation.**

10<sup>th</sup> August, 2020.

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

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
PLANNING BREACHES POLICY  
AUGUST, 2020 – PUBLIC**

Mr. Chairman and Members,

At the July meeting Members discussed the principles of reporting alleged or suspected planning breaches and asked that a formal policy statement be prepared to address the manner in which planning breaches would be dealt with.

The Commission has been critical of retrospective planning submissions and where development is undertaken without consent the current rating system does not recognise such, which can mean that rate income is lost until such time as the development has obtained planning consent.

The Commission considered whether on becoming aware of the existence of an apparent planning breach, within the town area or adjacent to the town boundary (e.g. in cases where the authority might be granted interested party status) officers should, as a matter of principle, report to the matter to the planning authority for investigation. The planning authority would then determine whether the development breached planning law which in the majority of cases would result in a retrospective planning application being submitted for determination before any further action could be undertaken.

The principle being question is not whether the development is acceptable in planning terms but whether the developer should have obtained specific consent, where this is required under planning law, before undertaking the development.

A draft policy statement has been prepared and agreed by the Commission's Policy Committee which is now presented to the Board for consideration and formal adoption.

**Recommendation: To approve the Planning Breach Policy.**

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

10<sup>th</sup> August, 2020

# RAMSEY TOWN COMMISSIONERS

## Planning Breach Policy

# DRAFT

Originating Officer	Town Clerk
Date	23 July 2020
Approved by Policy Committee	5 August 2020
Adopted by Ramsey Town Commissioners	[date]
Last Review Date	

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## **1. Introduction**

The Department of Environment Food and Agriculture works in partnership with all sectors of the Manx Community to protect and enhance the Island's environment within the core principles of environmental, economic and social sustainability; whilst optimising quality of life, international reputation, food production, energy security and outdoor amenity, and protecting the health of the public.

One of the Departments key areas of responsibility is Development Management – determining planning applications and taking enforcement action. On the whole the planning system operates well, but there are times when things go wrong – development might not be carried out in accordance with approved plans and conditions. Sometimes work is undertaken without first seeking the required statutory consents from the Planning & Building Control Directorate.

This policy statement sets out Ramsey Town Commissioners approach to identified breaches of planning within the Town.

## **2. Background**

A breach of planning control is an offence, and so it is important that alleged breaches are investigated and that consideration is given to using the Department of Environment Food and Agriculture's discretionary powers to take proportionate action. Members of the public and community groups have an important role in alerting the Department to potential breaches of planning control.

Individuals who wish to report a matter where they think a planning breach may have occurred can report such directly to the Department using the [Request to Investigate Suspected Breach of Planning](#) form available on the IOM Government Website. The reporting process anonymises complainants, so that their details are not disclosed to other persons, the Department will generally not investigate anonymous complaints.

Development which has been completed is normally assessed in terms of its impact on the rateable value of the property concerned. This process however requires a valid consent to development to be in place, it is not possible to set a rate for an illegal operation as it might be construed that the development has an implied consent. Unauthorised development can therefore impact directly upon the income of the Commission.

The Department investigates all allegations in accordance with its Operational Policy on Planning Enforcement, this can be found on the IOM Government Website at:-

<https://www.gov.im/media/1355729/planning-enforcement-policy-sept-18-2-link-to-form-updated.pdf>

### **3. Our Policy**

Protecting and enhancing the environment for future generations is a fundamental aspect of our vision of "making Ramsey a better place to be".

The Commission aims to promote a responsible approach to development within the town, and to actively participate in the Town and Country Planning process. This participation includes not only thorough consideration of applications for development but also ensuring that development undertaken without appropriate prior consent is brought to the attention of the planning authority.

### **4. Our Objectives**

The Commission will encourage complainants in relation to planning breaches to report such directly to the Department using the formal planning complaint system.

Where unauthorised development has been identified by the Commission then this will be reported directly to the planning authority for investigation, it is not the Commissions intention however to undertake inspections of the town area with the specific intention of identifying unauthorised development.

### **5. Information and Guidance**

Development Management including determining planning applications and taking enforcement action is the responsibility of the Department of Environment Food and Agriculture.

The Department provides comprehensive guidance and information on the planning process, policy and legislation through the Isle of Man Government website including a section specifically on the subject of planning enforcement which can be found using the following link:-

<https://www.gov.im/categories/planning-and-building-control/planning-enforcement-unauthorised-work-and-planning-complaints/>

Information on planning applications can be obtained through Governments online services at <https://services.gov.im/planning-applications/> advice can also be obtained through the Commissioners Technical Services Department at Ramsey Town Hall.

The investigation form can be found on the Government Website at <https://www.gov.im/media/279846/request-to-investigate-suspected-breach-of-planning-16-i-oct-18-ver-2.pdf>

### **6. Responsible Officer and Review**

Any questions related to this policy should be directed to the Technical Services Manager. This policy will be subject to review in the event of any change in statute or planning policy and in any event at least every fourth year.

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
PLANNING APPLICATIONS – AUGUST, 2020**

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: 3776 **AMENDED PLANS**  
P.A. NO.: **20/00530/B**  
APPLICANT: Elliott Construction Limited  
PROPOSED: Conversion of an apartment (class 3.4) into two apartments (class 3.4)  
NOTES: P.A. in Detail  
SITE: **19, Waterloo Road, Ramsey**

REF NO: 3786  
P.A. NO.: **20/00662/B**  
APPLICANT: Mr. D. Russell  
PROPOSED: Removal of two chimney stacks  
NOTES: P.A. in Detail  
SITE: **Westlands, Jurby Road, Ramsey**

REF NO: 3787  
P.A. NO.: **20/00703/B**  
APPLICANT: Mr. W. Callow  
PROPOSED: Widening of existing vehicle access  
NOTES: P.A. in Detail  
SITE: **36, Cooil Breryk, Ramsey**

REF NO: 3788  
P.A. NO.: **20/00709/B**  
APPLICANT: Mr. A. Kinrade & Miss S. Dunn  
PROPOSED: Alterations and extension to existing dormer and erection of extension linking dwelling to garage  
NOTES: P.A. in Detail  
SITE: **26, Ormly Avenue, Ramsey**



**TSM's Report - Planning Applications – August, 2020 – Public Continued**

REF NO: 3789  
P.A. NO.: 20/00726/B  
APPLICANT: Mrs. V. L. Fargher  
PROPOSED: Roofing works, removal of chimney stacks, installation of rooflights and formation of a balcony  
NOTES: P.A. in Detail  
SITE: **Armadale House, North Shore Road, Ramsey**

REF NO: 3790  
P.A. NO.: 20/00745/B  
APPLICANT: Mr. & Mrs. R. Green  
PROPOSED: Single storey rear extension  
NOTES: P.A. in Detail  
SITE: **Elleray, Bride Road, Ramsey**

REF NO: 3791  
P.A. NO.: 20/00768/B  
APPLICANT: Mrs. S. Underwood  
PROPOSED: Installation of door to replace window on front elevation  
NOTES: P.A. in Detail  
SITE: **1, Templar Terrace, Gibson Street, Ramsey**

REF NO: 3792  
P.A. NO.: 20/00782/B  
APPLICANT: Mr. G. Lenton  
PROPOSED: Replacement of existing glazed conservatory roof with tile  
NOTES: P.A. in Detail  
SITE: **Skyhill, 15, Riverbank Road, Ramsey**

REF NO: 3793  
P.A. NO.: 20/00789/B  
APPLICANT: Barbara Lynn Cain  
PROPOSED: Replacement of existing balcony guarding with pvc framed glass enclosure  
NOTES: P.A. in Detail  
SITE: **802, Kings Court, St Paul's Square, Ramsey**

**TSM's Report - Planning Applications – August, 2020 – Public Continued**

REF NO: 3794  
P.A. NO.: 20/00807/C  
APPLICANT: Annabelle Sian Westbury  
PROPOSED: Additional use of residential dwelling (class 3.3) as a chiropractic clinic  
NOTES: P.A. - Change of Use  
SITE: **5, Summerland, Ramsey**

REF NO: 3795  
P.A. NO.: 20/00821/B  
APPLICANT: Mr. C. Stokes & Mrs. T. Cardoso  
PROPOSED: Alterations and erection of an extension  
NOTES: P.A. in Detail  
SITE: **The Beeches, Beaumont Road, Ramsey**

REF NO: 3796  
P.A. NO.: 20/00846/D  
APPLICANT: Kermelly Seafood Limited  
PROPOSED: Installation of non-illuminated signage  
NOTES: P.A. - Advertising  
SITE: **1, Bourne Place, Peel Street, Ramsey**

B. Wallace  
Technical Services Manager

13<sup>th</sup> August, 2020.

**R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT  
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – AUGUST, 2020**

<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>
20/00524/B  R.T.C. 3779	Mr. S. J. F. Garrood	Erection of raised covered decking (part retrospective)	19, Ormly Avenue	Meeting held: 15/07/2020  No Objection	13/05/2020 Application REFUSED

**R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – AUGUST, 2020**

<b>P A No.</b>	<b>Applicant / Site / Description</b>	<b>Details</b>
20/00524/B  R.T.C. 3779	Mr. S. J. F. Garrood, 19, Ormly Avenue  Erection of raised covered decking (part retrospective)	The refusal is for the following reason(s):  The structure, given its height, width, design, finish and proximity to the eastern boundary (adjoining Plot 105, Royal Park) would be obtrusive and have a significant adverse impact upon the future occupants of this dwelling (Plot 106, Royal Park) by having an overbearing impact upon their outlooks, from their property and rear garden which is contrary to General Policy 2 of the Isle of Man Strategic Plan 2016.

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER REPORT  
PUBLIC SECTOR RENTS 2021-22  
AUGUST 2020 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has informed all Local Housing Authorities that they had hoped to come forward with a periodic rent setting policy to remove the annual process and enable a longer-term level of rental income assurance across the sector; however this has not been achieved for implementation by 2021/22. As a consequence, and in line with previous years, the Department is seeking your formal views on any change to the rental levy and allowances for the next financial year, 2021/2022.

In line with the process, the Department is seeking the views of the housing authorities on the rent increase level and any adjustments to the rent and allowances for the next financial year. They would like to make housing authorities aware that any proposal will have a direct influence on the income received from tenants and the contribution that makes in supporting both the cost of maintaining properties day to day and any capital investment needs.

For ease of reference the following historical information is provided:

<b>Rent increases over previous 5 years:</b>	
April 2016	2.6%
April 2017	2.0%
April 2018	3.1% (with 1.1%, ring-fenced to assist with maintenance)
April 2019	2.1%
April 2020	1.9%
<b>Allowances 2020/21:</b>	
Administration	5.5%
Maintenance	25.1%
Community	8.4% (Sheltered providers only)

Formal feedback is required to be provided no later than 4<sup>th</sup> September, 2020, for collation, when, as in previous years, views and supporting evidence will be considered by the Minister when making his decision.

The Housing Committee have considered and discussed this matter and before making a recommendation to the Board wished to review the CPI inflationary rates including predicted inflationary rates in regard to what affect the recent pandemic may have had.

The inflationary index applied by the Government is the Consumer Price Index (CPI). The latest available information at the time of writing this report was that inflation as measured by the Consumer Price Index stands at 0.1% for July 2020, up from -0.3% in June 2020.

**Housing and Property Manager's Report - Public Sector Rents 2021 - 22**  
**August, 2020 - Public Continued**

The CPI for this year up until July is as follows:

	Jan	Feb	Mar	Apr	May	June	July
CPI inflation rate	2.6%	2.6%	1.8%	0.8%	0.1%	-0.3%	0.1%

The monthly CPI rates for previous 5 years are as follows:

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>2019</b>	2.6%	1.9%	1.3%	1.9%	1.8%	1.8%	2.1%	2.5%	1.1%	0.8%	3.1%	2.1%
<b>2018</b>	3.8%	4.4%	4.4%	4.0%	2.2%	2.6%	1.6%	2.3%	2.4%	3.5%	3.2%	2.5%
<b>2017</b>	1.6%	1.9%	2.2%	2.1%	3.9%	4.0%	4.6%	4.1%	4.2%	3.3%	3.8%	4.1%
<b>2016</b>	-1.2%	-0.7%	-0.6%	-0.2%	-0.2%	-0.2%	-0.3%	-0.5%	1.2%	0.9%	1.0%	1.0%

**Recommendation: for discussion and to report back to the Department before the 4th September, 2020 on the Board's views on any change to the rental levy and allowances for the next financial year, 2021/2022.**

*Mark Close*  
Housing and Property Manager

12<sup>th</sup> August 2020.

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
WATER FEATURE PLAY AREA  
AUGUST, 2020 – PUBLIC**

Mr. Chairman and Members,

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 an update and a possible install date subject to restrictions on contractors travelling to the Island.

In regard to the safety surface replacement, this has tentatively been booked in for installation for week commencing 7<sup>th</sup> September; a Key Worker Exemptions Certificate has been applied for through the Isle of Man Cabinet Office for them to be able to complete the work. The work should take approximately 4 days to complete and is weather dependent.

On-going contact with the IOM Cabinet Office will be maintained to see if it's likely they would allow the contractors onto the Island and a further update will be provided to the Board once known.

The new Twin Palm Drop unit which was undergoing manufacture when the Coronavirus outbreak occurred has now been completed and has arrived on Island along with the ground anchor. This will allow the Commission's staff to start groundwork to accept the base which is also the water intake supply. As the Twin Palm Drop unit fixes into the ground anchor, this can be fitted thereafter and not hold up any enabling work.

**Recommendation: for noting.**

Mark Close  
Housing & Property Manager

13<sup>th</sup> August 2020.

**RAMSEY TOWN COMMISSIONERS  
REPRESENTATIVE REPORTS  
AUGUST, 2020 – PUBLIC**

Mr. Chairman and Members,

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

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

The new LED lights having been in place for a month are continuing to receive positive remarks. Attendances at the pool have been higher than in previous years for the period of July and it is hoped this continues.

After many years the planning of a replacement entranceway for the pool is beginning, this is as a result of the management of the pool evidencing their capability of managing the LED light project and should be a huge improvement to the facility when completed.

**Isle of Man Municipal Association:**

The only matters raised of material interest in the meeting were that the Association continues to struggle for membership and therefore subscription to continue to operate which is currently running a small annual surplus and it was mentioned that the Western Civic Amenity Site is wishing to have a meeting with the DOI to have similar rules across all amenity sites, they feel they are currently receiving excess waste from other parishes to the tune of £36k disposal costs.”

August, 2020.