

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

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

11<sup>th</sup> February, 2021.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held on Wednesday evening next, **17<sup>th</sup> February, January, 2021**, in the Boardroom of the Town Hall, Ramsey.

### **BUSINESS:**

**1. Apologies for Absence:**

Revd Canon N. D. Greenwood and Mr. A. J. Oldham

**2. Minutes for Adoption:**

page(s): 1 - 22

- Minutes of Board Meeting held on 20<sup>th</sup> January, 2021.
- Minutes of Special Board Meetings held on 13<sup>th</sup> January (brought into the public sector); 25<sup>th</sup> January, 27<sup>th</sup> January and 11<sup>th</sup> February, 2021. (latter minutes to be circulated or “tabled”).

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

**4. Chairman’s Report:**

page(s): 23

- Service of Thanks and Blessing

**5. Finance and General Purposes:**

page(s): 24 - 37

- Town Clerk’s Report(s):
  - Demand Responsive Transport
  - Local Authority General Elections 2021
  - Validation of Decisions
- Deputy Town Clerk’s Report(s):
  - Town Warden
- Finance Officer’s General Report(s):
  - Accounts
  - Summary of Revenue Income and Expenditure
  - Quarterly Financial Return

**6. Works and Development:**

page(s): 38 - 48

- Town Clerk's Report(s):
  - Consultation E-Bikes and E-Scooters

Technical Services Manager Report(s):

- Planning Applications
- Appendix

**7. Housing and Property:**

page(s): 49 - 56

- Housing and Property Manager's Report(s):
  - Housing Performance Report

**8. Any other Business:**

page(s):

(by permission of Chairman - any will be advised)

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



Town Clerk & Chief Executive.

**RAMSEY TOWN COMMISSIONERS**  
**[ PRIVATE ] [Brought into the Public Sector]**

A Special Board Meeting of the Ramsey Town Commissioners was held in the on Wednesday, 13<sup>th</sup> January 2021, at 7.00 p.m, via telephone conference.

**Present:** Mr. A. G. Cowie, Mesdames M. B. Quayle and J. Wedgwood,  
Messrs' Rev Canon N. D. Greenwood, J. McGuinness, A. J. Oldham,  
F. B. R. Williams, and W. G. Young.

**Apologies:** Mr. L. Parker

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

**(2020/21:244) Rate Setting - Review of Project Submissions**

The Chairman welcomed Members and Officers to the meeting and noted that its purpose to review proposed projects for incorporation within the Ramsey 2021/22 Rates Budget, the papers related thereto having previously been circulated to members as hard copies. It was noted that the discussions would be subject to further review until such time as the Board has formally set the 2021/22 Town Rate in accordance with provisions of the Local Government Act 2006 which requires a rate to be set by 31<sup>st</sup> January 2021.

The Chairman invited the Lead Member for Finance and General Purpose, Mr. J. McGuinness to lead the discussion, which considered the following project submissions: -

**Project 1 – replacement of a refuse collection vehicle.**

Members noted the ages of the current vehicles, that vehicles tend to be run for between 8-10 years, and the purchase options outlined. Concern was expressed that having 3 vehicles of similar age could present difficulties in managing future replacement, it was a greed a purchase plan was needed to spread costs over vehicle life.

The Finance Officer referred Members to a linked project (6 – Bin-weigh upgrade) which he felt was a priority whatever decision was made on the vehicle replacement.

Resolved: It was proposed by Mr. McGuinness, seconded by Mr. Young, and agreed by 5 votes to 3, to defer the project for 1 year. Mrs. Wedgwood and Messrs Oldham and Williams voted against.

**(2020/21:244) Rate Setting - Review of Project Submissions continued**

**Project 2 - Fleet Vehicle Overhaul -**

Mr. McGuinness expressed a preference to stagger fleet replacements over time. The Finance Officer indicated that this would be preferable and that he was still working on a review with a proposal to achieve such.

Resolved. It was proposed by Mr. McGuinness, seconded by Mr. Cowie, and approved unanimously that the project as presented be not taken forward and further options considered.

**Project 3 – replacement of 3 panel vans Housing and Properties**

Members noted that the proposal sought to utilise part of the housing maintenance allowance to fund 3 replacement vehicles. It was noted that the replacement would be undertaken as part of the Commissions fleet management but if it funded through the maintenance allowance there would be no rates impact.

Resolved: It was proposed by Mr. McGuinness, seconded by Mr. Williams, and approved unanimously that the project be taken forward.

**Project 4 - Vollan Estate Road Resurfacing**

Members noted that the MUA had been approached regarding a contribution to the works following its use as an access for the Vollan Sewerage infrastructure project without success.

Resolve: It was proposed by Mr. McGuinness seconded by Mr. Oldham and agreed unanimously that the project be rejected as being not essential.

**Project - 5 Decorative Lighting**

Members noted that an 80% grant was available towards the light canopy. The Deputy Town Clerk advised that an application can be submitted immediately.

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed unanimously that the project should proceed on the basis of grant being obtained and reviewed in light of overall costs within budget.

**Project 6 – Upgrade of Bin Weigh System for Refuse Collection.**

Members noted that the existing system was an outdated version of software which was suffering increasing problems and required replacement, the system enabled accurate charging and recovery of commercial refuse tonnage fees.

**(2020/21:244) Rate Setting - Review of Project Submissions continued**

Resolved Proposed by Mr. McGuinness, seconded by Mr. Williams, and agreed unanimously that the project be taken forward, if possible, based on a software lease agreement.

**(2020/21:244) Rate Setting - Review of Project Submissions continued**

**Project 7 - Seasonal Staff.**

The Chairman proposed, and Mr. Williams seconded, that the project proceed subject to a review of the costs and manpower requirement before recruitment.

An amendment that the number of posts be capped at 2 persons was proposed by Mr. McGuinness and seconded by Mr. Young.

The amendment was voted on and failed by 3 votes to 5, Mesdames Quayle and Wedgwood and Messrs Cowie, Oldham and Williams voting against.

Resolved: the original proposal to proceed with the project subject to a review of the costs and manpower requirement before recruitment was approved by 7 votes to 1, Mr. McGuinness voting against.

**Project 8 – Riverside Workshops Fire Alarms**

The Housing and Property Manager advised that the figures were a guestimate and may reduce once quotes had been obtained.

Resolved: It was proposed by Mr. Cowie, seconded by Mrs. Wedgwood and agreed unanimously that the project be retained and further reviewed through the budget process.

**Project 9 – Replacement Wheely Bins**

Mr. Williams proposed that the project be accepted as bins are essential to our refuse service provision. The Technical Services Manager advised that the position with Covid had resulted in a greater demand for 1100litre bins as Nursing Homes were having to store material before disposal. storage of material. The new development at Mayfield would also require bins, the Town Clerk advised that based on a 120l bin for a single person unit, and 240l bin for a 2 bedroom the overall requirement for Mayfield would be in the region of 5 x 1100 litre bins. Members noted that due to the nature of the acquisition it may not be possible to lease purchase.

Resolved Proposed by Mr. Williams, seconded by Mrs. Quayle and agreed by 5 votes to 3, that the project be retained, Messrs Cowie, Greenwood and McGuinness voting against.

**(2020/21:244) Rate Setting - Review of Project Submissions continued**

**Project 10 - Market Square Toilets Sewer line**

The Housing and Property Manager reported the project was subject to testing of the sewer line following internal repairs undertaken during the past year. It is possible that the work may not be necessary, following the early works there had been no further problems with the sewer however due to the Covid situation it had not been subject to the volume of use previously experienced due to a lack of visitors. Members commented that the scheme might therefore be deferred subject to how the system performs once the visitor economy has recovered.

It was proposed by Mr. McGuinness, seconded by Mr. Williams that the scheme be rejected for one year.

The matter was put to the vote resulting on 4 votes in favour and 4 against. Messrs Cowie, Greenwood, McGuinness, and Williams supported the motion which was carried on Chairman's casting vote.

**Project 11 Gardening Equipment**

Members asked that further information be obtained on the existing asset list and replacement programme before the project is considered as part of the estimates process.

**Project 12 - Water Feature surround**

The Housing and Property Manager reported that the scheme would extend the safety matting around the Water Play Feature and could be undertaken before or after the works to the feature were completed. Regarding the major project investigation is currently ongoing to identify on-island contractors to complete the works.

Resolved: It was proposed by Mr. Cowie, seconded by Mr. Oldham, that the project be deferred for one year. The motion failed by 3 votes to 5, Mrs. Quayle and Wedgwood, and Messrs McGuinness, Williams and Young. The project was retained in the budget.

**Project 13 – Coronation Park Toilet Block re-roofing.**

The Housing and Property Manager confirmed that the budget includes planning and building regulation fees where applicable.

Resolved: It was proposed by Mr. Oldham, seconded by Mr. Young, and agreed by 6 votes to 2, Mr. Cowie and Canon Greenwood voting against, that the project proceed.

**(2020/21:244) Rate Setting - Review of Project Submissions continued**

**Project 14 – Old River Road Structures Clearance**

The Housing and Property Manager reported that a report on the site was included on the agenda for the January meeting.

Mr. McGuinness proposed, seconded by Mr. Oldham, that the project be rejected. An amendment was placed by Mr. Williams, seconded by Mrs. Quayle, that the project be deferred for further consideration within the budget process.

Resolved: the amendment was voted on and failed by the Chairman's casting vote, Mrs. Wedgwood and Messrs Cowie, McGuinness, and Young voting against. The original motion passed by 6 votes to 2, Mrs. Quayle and Mr. Oldham voting against/

**Project 15 Bicycle shelters**

**Resolved:** Proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed unanimously that the project be rejected.

**Project 16 Landscaping**

Mr. McGuinness commented that the Parks Section should prioritise works within its existing resources, suggesting that a reduction in the use of labour-intensive planters would enable the Section to concentrate on the landscaped areas. Mrs. Wedgwood commented that she felt planters added a lot to the park and should be retained.

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Cowie, and agreed by the Chairman's casting vote, Mesdames Quayle and Wedgwood and Messrs Oldham and Williams voting against that the project be rejected and funded within existing Parks resources.

**Project 17 - Town Hall Entrance**

Members commented that a more detailed proposal was required rather than seeking just to appoint consultants.

Resolved: Proposed by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed unanimously that the project be rejected, and a more detailed proposal sought.

**Project 18 - Mooragh CCTV camera upgrades.**

Mr. McGuinness question how effective the CCTV was, and whether it had resulted in any successful prosecutions. Members noted that there was little if any vandalism in the parks.

**(2020/21:244) Rate Setting - Review of Project Submissions continued**

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Cowie, and agreed by 6 votes to 2, Mrs. Quayle and Mr. Oldham voting against, that the project does not proceed.

**Projects 19 & 20 – Heating Town Hall and Riverside Workshops.**

Mr. McGuinness stated that he was, in principle, in favour of environmentally friendly heating schemes for both locations. Members noted that the boiler at Riverside needed replacement, and that the boilers at the town hall were now 20 years old and that plans should be in place to replace with an environmentally friendly solution in advance of any failure and forced replacement.

A proposal from Mr. Young that the project be rejected failed to obtain a seconder.

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Williams that the Riverside Boiler replacement be planned, but that alternatives to a carbon fuel replacement be sought within the budget if possible, and that further costings be sought from local suppliers for the town hall replacement heating system rather than appointing consultants. The motion was carried unanimously.

At the conclusion of consideration of projects Mr. McGuinness suggested that the Finance Officer review the budget figures and circulate revised calculations to Members for discussion as part of private section of the January monthly board.

Members asked also that comment be provided on any projects which could be funded using unapplied capital receipts.

The meeting closed at 9:15p.m., giving a time of 2 ½ hours for the payment of attendance allowances.

Chairman.



**RAMSEY TOWN COMMISSIONERS**  
**[ PUBLIC ]**

The Monthly Board Meeting of the Ramsey Town Commissioners was via telephone conference call on Wednesday, 20<sup>th</sup> January, 2021, at 7.00 p.m.

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

**Apologies:** Apologies for absence had been received from Mr. N. P. Howard.

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

Members had been reminded of the restrictions imposed due to Covid-19 lockdown restrictions, and that any resolutions framed would require ratification as soon as the Commission was able to physically meet.

**(2020/21:245) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 16<sup>th</sup> December, 2020, and the minutes of the Special Meeting held on 13<sup>th</sup> January, 2021, were confirmed and would be ratified and signed by the Chairman at the first physical meeting of the Commission. [The minutes of the Special Meeting, were presented in private and will be brought into public at the conclusion of the rate setting process.]

**(2020/21:246) Matters Arising:**

No matters were raised.

**(2020/21:247) Chairman's Report:**

Resolved: To note the Chairman's report dated 14<sup>th</sup> January, 2021, subject to the following:

*Coronavirus* – the Chairman reiterated the thanks conveyed within his report to the NHS and all key workers and his appreciation that the vaccination programme on the Island has been commenced.

*New Year's Day Chilly Dip* – the Chairman reiterated his congratulations to all involved in organisation this event and raising such a magnificent amount for the causes involved.

**Finance and General Purposes:**

**(2020/21:248) Town Clerk's Report – Annual Canvass for Electoral Registration:**

Resolved: To note the Town Clerk's report dated 12<sup>th</sup> January, 2021, advising of the commencement of the 2021 canvass for electoral registration.

**(2020/21:249) Finance Officer General Report:**

Resolved: To note and approved the Finance Officer's general report dated 13<sup>th</sup> January, 2021, subject to the following:-

*Accounts* – a query about goods supplied by a particular supplier was answered.

**Works and Development:**

**(2020/21:250) Town Clerk's Report – Ramsey Bathing Water Designation:**

Resolved: To note the Town Clerk's report dated 12<sup>th</sup> January, 2021, advising of current status of the designation of Ramsey's foreshores with regard to bathing water quality. It was noted that only the south beach has been designated, being one of four such beaches on the Island, at the time of the report.

**(2020/21:251) Town Clerk's Report – Ramsey Quayside:**

Members considered the Town Clerk's report dated 7<sup>th</sup> January, 2021, concerning further information provided by the Department of Infrastructure concerning their proposals to redevelop Ramsey Quayside.

Mr. Williams commented that the Commission had appreciated meeting the Department of Infrastructure's Minister and the further information provided, but he still had concerns about the department's wish to include granite slabs. Mr. Young informed members of his understanding that no contact had been made with the Fishermen's Association, the contact for whom is a Mr. David Beard and reiterated his contention that a 2 ft wall was ample flood defence. Mr. Cowie asked if any update has been received about parking and was advised not. Mr. McGuinness commented that he still had reservations about the glass-sheets and asked that confirmation be sought with regard to the Department being responsible for the future maintenance and monitoring thereof.

Mr. Cowie proposed that further information be sought from the Department of Infrastructure with regard to parking, road surfacing, maintenance and monitoring of the glass-sheets, and confirmation of communication with the Fishermen's Association. The proposal was seconded by Mr. Williams and carried by 8 votes to 1, Mr. Young voting against.

**(2020/21:252) Technical Services Manager's Report - Planning Applications:**

Members agreed that the Technical Services Manager's Report dated 13<sup>th</sup> January, 2021, 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: 3840  
P.A. NO.: 20/01379/A  
PROPOSED: Approval in Principle for the erection of a new dwelling addressing matters of means of access  
NOTES: Approval in Principle  
SITE: **Plot 7, Riverbank Road, Ramsey**

REF NO: 3841  
P.A. NO.: 20/01384/A  
PROPOSED: Approval in Principle for the erection of a new dwelling addressing matters of means of access  
NOTES: Approval in Principle  
SITE: **Plot 9, Riverbank Road, Ramsey**

REF NO: 3843  
P.A. NO.: 20/01387/A  
PROPOSED: Approval in Principle for the erection of a new dwelling addressing matters of means of access  
NOTES: Approval in Principle  
SITE: **Plot 10, West of 10, Westlands Close, Ramsey**

Members were informed that the above three applications referred only to access to the sites.

REF NO: 3852  
P.A. NO.: 20/01546/B  
PROPOSED: Installation of extractor and heat recovery vent fan outlets to front and rear elevations  
NOTES: P.A. in Detail  
SITE: **Ye Old Royal Oak, 14 – 16, Market Place East, Ramsey.**

Attention was drawn to this application as it is in a conservation area although no comments were made thereon.

**(2020/21:252) Technical Services Manager's Report - Planning Applications Continued:**

REF NO: 3853  
P.A. NO.: 20/01549/B  
PROPOSED: Conversion of building to residential accommodation with associated first floor terrace (in association with P.A. 20/01550)  
NOTES: Registered Building  
SITE: **Baker's Cottage, Rear of 31, Parliament Street, Ramsey.**

REF NO: 3853  
P.A. NO.: 20/01550/CON  
PROPOSED: Registered Building consent for the demolition elements relating to application P.A. 20/01549/B  
NOTES: Registered Building  
SITE: **Baker's Cottage, Rear of 31, Parliament Street, Ramsey**

It was proposed by Mr. Cowie, seconded by Mrs. Wedgwood and agreed that the Commission submit an observation that consideration should be given to the site of the above applications being in a flood-risk area.

**Appendices:** - no comments were made on the appendices.

**Any other Business:**

**(2020/21:253) Matters Raised by Member of the Public – Presentation of Financial Information:**

Members considered details of the request made by a member of the public that the information presented about accounts paid be presented in a more details manner to indicate the payees and the amount paid to each. Members confirmed they were happy to discuss the matter.

Mr. McGuinness referred to the history of the current presentation of financial information, initiated some years ago at the behest of himself and Mr. Cowie. Whilst he understood the request, he expressed the view that the current presentation is adequate and has regard to commercial confidentiality. He confirmed the Commission's policy to utilise local suppliers having regard to getting the best deals available.

A proposal by Mr. Young that the Commission revert to presenting a full list of payees and the amounts paid to each did not receive a seconder.

Mr. Williams asked if the accounts could be viewed. The Town Clerk advised that the Commission's audited accounts could but providing the detailed information would be subject to Data Protection or Freedom of Information restrictions. The Finance Officer advised that he would be pleased to answer any questions put on the accounts.

**(2020/21:253) Matters Raised by Member of the Public – Presentation of Financial Information continued:**

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed, the matter be looked at afresh post-lockdown.

The Chairman closed the public session at 7.45 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.

**(2020/21:254) Minutes:**

It was noted, for record purposes that no matters from the Board Meeting held on 16<sup>th</sup> December, 2020, were considered in private.

The Minutes of the Special Board Meeting held on 13<sup>th</sup> January, 2021, presented in private were approved during the public session, subject to ratification when the Board can next physically meet.

**Matters for Information:**

**(2020/21:255) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 14<sup>th</sup> January, 2021, and the following comments made thereon, accepting that some matters may be referred to in other sections of these minutes:-

- **Toilet Art** - the Deputy Town Clerk advised that the Chairman and Mrs. Quayle, Lead Member for Parks and Leisure, have been sent details from 4 designers and it is hoped to arrange a “Zoom meeting” in the near future.
- **Rate Debt** – the Town Clerk advised that no response had been received from his correspondence with Treasury’s Chief Financial Officer.
- **“Planning Enforcements”** – nothing has been heard from the Planning Enforcement Officer in respect of 2 issues raised by the Commission.
- **Air Sourced Heat Pumps** – can now be removed from the “Tracker”.
- **Town Warden** – training to be commenced after lockdown and a vacancy will be advertised.
- **Bowling Green** – the Deputy Town Clerk advised that the Bowling Club is in general agreement with the Commission’s proposals but has made further suggestions about which he will report as soon as possible.
- **Boundary Application** – formal application has been submitted receipt of which has been acknowledged.
- **Rate Arrears** – this is a duplication of “Rate Debt” and this heading should be removed.

**(2020/21:255) On-Going Matters “Action Tracker” continued:**

- **Ramsey Events** - the Deputy Town Clerk advised that an “Expo” style event has been rescheduled and will take place on 10<sup>th</sup> / 11<sup>th</sup> April.

Members also noted the Register of Ruinous Property and Unsightly Buildings to 14<sup>th</sup> January, 2021, subject to the following:-

- **5, College Street** – Mr. McGuinness referred to action proposed to be taken by the Commission with regard to this property and was advised by the Town Clerk that in view of the “lockdown” restrictions the matter would be presented when Board is able to meet physically and any decision made in accordance with statutory powers.

**Finance and General Purposes:**

**(2020/21:256) Town Clerk’s Report – Mooragh Hall Lease:**

Resolved: To note the Town Clerk’s report dated 12<sup>th</sup> January, 2021, advising of wish of the current tenant of the Mooragh Hall to commence negotiations with regard to the extension of their lease which expires on 31<sup>st</sup> March, 2022.

**(2020/21:256) Town Clerk’s Report – Ramsey Marina Limited:**

Members considered the Town Clerk’s report dated 12<sup>th</sup> January, 2021, on the principle of a community committee to facilitate consultation and communication in the development of proposals for any future marina development.

A proposal was put by Mr. McGuinness and seconded by Mr. Young that the Commission is not comfortable about such as they feel they must be and seen to be remaining totally neutral in this matter.

An amendment was put by Mrs. Quayle, seconded by Mrs. Wedgwood that the Commission should remain neutral but invite the company currently progressing proposals to make presentation(s) to the Board on their progress at a convenient time.

The amendment was carried by 7 votes to 2, Messrs’ McGuinness and Young voting against.

**(2020/21:257) Deputy Town Clerk’s Report – Commercial Rents:**

Members considered the Deputy Town Clerk’s report dated 14<sup>th</sup> January, 2021, asking if the Commission would afford commercial tenants similar rental payment concessions as applied during the 2021 “lockdown” period.

**(2020/21:257) Deputy Town Clerk’s Report – Commercial Rents continued:**

A proposal was put by Mr. McGuinness that the matter be deferred until February. This was seconded by Mrs. Wedgwood. An amendment put by Mr. Oldham that the matter be deferred pending further Government announcement on 21<sup>st</sup> January did not receive a seconder. A further amendment was put by Mr. Williams, seconded by Mr. Young that a rolling programme of rent-free payments be applied with immediate effect.

Mr. William’s amendment was put to the vote and failed by 7 votes to 2, Mr. Williams and Mr. Young voting in favour.

Mr. McGuinness’s proposal to defer was put to the vote and carried unanimously.

**(2020/21:258) Finance Officer’s Report:**

Members noted and approved the Finance Officer’s Report dated 13<sup>th</sup> January, 2021, subject to the following:-

*Estimates and Revenue Expenditure* – queries with regard to timing of expenditure and staffing changes were answered to members’ satisfaction.

*Rent Arrears* – members queried the increase in rent arrears and were informed that this was a seasonal problem and “lockdown” had not helped. Rent debt recovery procedures are being enforced and explained to tenants in arrears with whom contact is being made wherever possible. Members were informed of the amount of arrears recovered since the report’s appendix was prepared. Members were also reminded that arrears being included with rental payments via DHSS are reducing albeit it very slowly.

**Works and Development:**

**(2020/21:259) Technical Services Manager’s Report – Railway Lighting:**

Members considered the Technical Services Manager’s report dated 8<sup>th</sup> January, 2021, concerning the provision of lighting for the former railway line, converted to a cycle-track. Members noted the Department’s preference for bollard lighting. Mr. Young queried if any residents in the area had submitted objections to the proposal, Mr. McGuinness advised that he was aware that one objection had been submitted to full street lighting but not bollards.

It was proposed by Mr. Williams, seconded by Mr. McGuinness that the Commission agree to adopt the bollard lighting and take on the maintenance and electrical costs, subject to the Department paying for materials and installation costs.

**(2020/21:259) Technical Services Manager’s Report – Railway Lighting Cont:**

Mr. Cowie asked if a caveat could be included that the Commission investigate alternative maintenance agreements. Mr. Oldham expressed concern about possible vandalism and his preference for street lighting for which shields could be included to prevent light pollution to nearby houses.

The resolution was put and carried by 8 votes to 1, Mr. Oldham voting against.

**Housing and Property:**

**(2020/21:260) Housing and Property Manager’s Report – Agreement for the Management of Property...:**

Members considered the Housing and Property Manager’s report dated 13<sup>th</sup> January, 2021, with appended Draft Agreement for the management of local authority housing outside the town. Members expressed concern at errors in the draft, prepared by the Department of Infrastructure and queried the financial implications to the Commission, having regard to maintenance and administrative costs. Members noted that comments have been sought from other local authorities who have entered into similar agreements with the Department.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed the Housing and Property Manager report further and include cost implications.

**(2020/21:261) Housing and Property Manager’s Report – Old River Road Yard:**

Members considered the Housing and Property Manager’s report dated 12<sup>th</sup> January, 2021, concerning options for the future of the Commission’s yard at Old River Road and were reminded of the existing agreement with the Ramsey Rowing Club.

A proposal was put by Mr. Cowie, seconded by Mr. Oldham that the Commission seek expressions of interest.

A proposal put by Mr. Young that the Commission develop the site did not receive a seconder.

Mr. Cowie’s proposal was put and carried by 8 votes to 1, Mr. Young voting against.

**Any Other Business:**

**(2020/21:262) Town Clerk’s Report – Station Road Car Park:**

Members considered the Town Clerk’s report dated 20<sup>th</sup> January, 2021, reporting on on-going discussions with Isle of Man Enterprises regarding Station Road Car Park.



**(2020/21:262) Town Clerk’s Report – Station Road Car Park Continued:**

Mr. McGuinness suggested the report be considered in the stages presented and proposed that the Commission enter into a 7-year agreement with regard to a licence to occupy the site of the bin and fuel store. Mr. Williams seconded the proposal. The Town Clerk explained the detail included within his report concerning the rental proposed and the CPI incremental increases.

The proposal was put to the vote and carried.

Discussion ensued with regard to the public conveniences and the car park surface and agreed it was more prudent to discuss the public conveniences. Mr. Cowie suggested that they be subject to a separate report in February. Mr. McGuinness agreed, to a point, but reminded members that consideration was important as part of the budget process. The Town Clerk explained the history of the toilets and the agreement that whilst not owning them the Commission would provide cleaning and maintenance services. Members felt that the toilets were not fit for purpose, Mr. Oldham commented that he had received numerous complaints and felt that the drains were also problematic.

A proposal was put by Mr. McGuinness, seconded by Mr. Williams that the toilets be closed to the public forthwith. Further discussion ensued after which an amendment was put by Mr. Oldham to allow the Commission to also look into the provision of new toilet facilities in the town to a cost not exceeding £75,000. The amendment was seconded by Mrs. Quayle.

The amendment was put to the vote and carried by 5 votes to 4, Messrs’ Cowie, Greenwood, McGuinness and Parker voting against.

**(2020/21:263) Budget 2021/22:**

Members had been presented with updated information prepared by the Finance Officer, following the private meeting held on 13<sup>th</sup> January.

It was proposed by Mr. McGuinness, seconded by Mr. Cowie that consideration of the information be deferred to a special meeting. The proposal was carried. Canon Greenwood did not vote as he had “dropped-out” of the link during this clause.

The Finance Officer reminded members that he is willing to discuss any budget queries they may have.

The meeting closed at 9.40 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

# RAMSEY TOWN COMMISSIONERS

[ PUBLIC ]

A Special Meeting of the Ramsey Town Commissioners was via telephone conference call on Monday, 25<sup>th</sup> January, 2021, at 7.00 p.m.

**Present:** Mr. A. G. Cowie, Mesdames M. B. Quayle and J. Wedgwood, Messrs' Rev Canon N. D. Greenwood, J. McGuinness, L. Parker and W. G. Young.

**Apologies:** Apologies for absence had been received from Messrs. A. J. Oldham and F. B. R. Williams.

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

## **(2020/21:264) Budget 2021/22 Rate Setting:**

The Chairman welcomed Members and officers, and Members noted the Finance Officer's circulated report. Mr. McGuinness was invited to lead the discussion.

Mr McGuinness drew attention to a report circulated by the Finance Officer to the effect that 422p in £ rate would result in an operational deficit of approximately £180,000 effectively funded by existing reserves. The Finance Officer offered clarification to the effect that this would be the case if the projects proceeded as outright purchases, and that the deficit would be lower i.e., 414p in £ if financing options were taken.

Members proceeded to further review the list of projects:-

### **Fleet Vehicle Overhaul**

In the absence of Messrs' Williams and Oldham, Mr. McGuinness invited members comments. Mrs. Wedgwood had met with officers and expressed the view that the current expenditure on maintenance is untenable and related generally to the length of time vehicles are retained. Mrs. Wedgwood felt the Commission should progress a programme of replacements, specifically that the Commission should progress immediate with purchases of necessary replacements and progress an investigation of economic life and establish replacement programme.

The Chairman agreed that vehicle life is excessive, and the Commission needs to look at how it manages vehicle replacement.

Mr. McGuinness proposed budgeting for £38,000 in year 1, he expressed a wish to see an established replacement programme, detailing a 4–5-year plan. Mr. McGuinness noted that financing would result in stacking of costs, and therefore proposed approval of capital acquisition.

**Resolved:** Proposed by Mr. McGuinness, seconded by Mr. Cowie, and agreed unanimously that a budget of £38,000 be retained for 2021/2 rate year to replace fleet vehicles.

**(2020/21:264) Budget 2021/22 Rate Setting Continued**

**Fleet Overhaul Housing**

Members noted that some housing vehicles were proposed to be replaced and funded through the housing allowance at no cost to the rate fund. Due to the accounting requirements this would be by leasing or lease purchase.

**Resolved:** Proposed by Mr. McGuinness, seconded by Mr. Cowie, and agreed unanimously that replacement of housing fleet vehicles be provided for at no cost to the rate fund.

**Decorative Lighting – provision of two real trees and new lighting**

**Resolved:** Proposed by Mr. Cowie, seconded by Mrs. Quayle and agreed unanimously to retain the project within the 2021/2 budget.

**Street Regeneration – lights.**

Members noted the project entailed replacing the canopy lights and providing wire stays to support canopy and reduce damage. Messrs' McGuinness and Parker felt that the Commission should take advantage of grants available, noting that the canopy lights and replacement bins will be largely invisible improvements.

Mr. Parker suggested that option 2 be progressed, to allocate a budget of £31,000 and look closer at grant assistance. Mr. Cowie was keen to see the light canopy replaced as it was costing money at present. The Finance Officer pointed out that expenditure of £28,000k on the canopy would be eligible for grant assistance of £22,000, a net cost of £6,000.

Mr. Cowie proposed the Commission proceed with option, the motion was seconded by Mr. Parker but failed by 3 votes to 4 Mrs. Wedgwood and Messrs Greenwood, McGuinness and Young voting against.

**Resolved:** Proposed by Mr. McGuinness, seconded by Mrs. Quayle and agreed unanimously to allocate £31,000 budget with expenditure to be formally approved in advance by the Commission.

**Bin-weigh Upgrade**

Members noted officer reports that the existing system is becoming less reliable. Members discussed issues related to the software. Mr. Young suggested steps should be taken to test weighing system to ensure that it remains suitable for purpose.

Mr. Parker proposed that the project be deferred, the motion was seconded by Mr. Young.

Mr. Cowie and amendment that the project be retained subject to further testing of the existing system, the amendment was seconded by Mrs. Quayle.

**(2020/21:264) Budget 2021/22 Rate Setting continued**

Resolved: the amended motion was carried by 6 votes to 1, Mr. Parker voting against. In regard to funding Mr. McGuinness proposed the budget for acquisition be at a cost of £52,000 under loan/HP terms of 5 years, this was seconded by Mr. Cowie and agreed unanimously.

**Seasonal Staffing**

Members further discussed the appointment of seasonal staff.

**Resolved:** Proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed unanimously to make budgetary provision for only 2 seasonal staff during 2021/22.

**Riverside Workshop Alarms**

Mr. Cowie proposed the project be deferred for one year, the motion was seconded by Mr. Parker.

Members noted that the project was able to be undertaken without using off-island contractors.

Mr. McGuinness proposed the project proceed and a budget of £20,000 be provided in 2021/22, this motion was seconded by Mrs. Quayle.

**Resolved:** the amendment was carried by 5 votes to 2, Messrs' Cowie and Parker voting against.

**Wheely Bins**

A £13,266 budget is sought for wheely bin replacement. Mr. Cowie questioned the need to supply 150 new home with bins, the Technical Services Manager advised the figures had been obtained from developers.

Mr. Cowie proposed that the number of 2,401 bins provided in the budget be reduced to 200 only, as reduction of £2,450, the proposal was seconded by Mr. McGuinness.

Mr. Parker proposed the full budget be provided, the motion was seconded by Mrs. Wedgwood but failed on the Chairman's casting vote, Messrs' Cowie, Greenwood, McGuinness and Young voting against.

**Resolved** the original proposal was carried by 7 votes to 1, Mrs. Quayle voting against.

**Parks Machinery**

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Young and agreed unanimously to provide a budget of £5,000.

**(2020/21:264) Budget 2021/22 Rates setting continued**

**Water Feature Surround**

Mr. Parker proposed proceeding with the project, the motion was seconded by Mr. Young.

An amendment to proceed utilising the public open space commuted sum from Royal Park Phase II, approximately £4,000 to offset the cost, was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed unanimously.

**Coronation Park Toilets Roofing**

**Resolved** Proposed by Mrs. Wedgwood, seconded by Mrs. Quayle and agreed unanimously to proceed.

**Town Hall Entrance Doors**

**Resolved:** Proposed by Mr. McGuinness, seconded by Mrs. Quayle and agreed unanimously be deferred until next year.

**Riverside Heating/ Town Hall Heating**

Resolved: Proposed by Mr. McGuinness, seconded by Mrs. Quayle and agreed unanimously to proceed with the Riverside replacement boiler but to defer the town hall for more costing options from local contractors investigating alternative heating sources.

The Chairman thanked Members and officers for their contribution and proposed that the Commissioners meet in person on Wednesday 27<sup>th</sup> January, 2021, to conclude the rate setting process. It was noted that Members in self-isolation could choose to attend by telephone however only those present at a quorate meeting would have the ability to vote.

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

Chairman

# RAMSEY TOWN COMMISSIONERS

[ PUBLIC ]

A Special Meeting of the Ramsey Town Commissioners was held in the Board Room, Ramsey Town Hall, Ramsey on Wednesday 27<sup>th</sup> January, 2021, at 7.00 p.m.

**Present:** Mr. A. G. Cowie, and Mrs. J. Wedgwood, Messrs' Rev Canon N. D. Greenwood, N. Howard, J. McGuinness, L. Parker and W. G. Young.

**Apologies:** Apologies for absence had been received from Messrs. A. J. Oldham and F. B. R. Williams.

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

Mrs. Quayle attended by telephone conference call; it was noted that Mrs. Quayle would not be able to vote on any resolution due to her not attending at the place of the meeting.

The meeting was conducted in accordance with statutory controls in place and with suitable precautions, a specific risk assessment. had been undertaken and circulated to Members and staff in advance.

## **(2020/21:265) Budget 2021/22 Rate Setting Continued**

The Chairman welcomed Members and staff noting that with seven Members in attendance the meeting was quorate.

Mr. McGuinness was invited to lead the discussion on rate setting.

**Further Projects** – Mr. McGuinness drew attention to a list of further projects previously circulated for consideration.

**Vollan Estate Road** - £20,000 for resurfacing. Mr. Parker expressed the opinion that this was not an immediate priority.

Mr. McGuinness proposed that the project be deferred for one year. Mrs. Wedgwood and Mr. Young felt that the areas at the park entrance needed addressing as it was quite badly broken up and well used by pedestrians. After further discussion Mr. Young seconded Mr. McGuinness's proposal to defer for one year.

Resolved: by 4 votes to 3 to defer the project, Mrs. Wedgwood and Messrs, Cowie and Howard voting against.

**Replacement Power Jet Washer** – Members noted a report that the current unit is 18 years old and currently out of action. The unit is used for deep cleaning of streets, lanes etc., and play areas.

Resolved Proposed by Mr. Parker, seconded by Mr. Cowie and agreed unanimously to provide a budget of £5,000 for replacement.

**(2020/21:265) Budget 2021/22 Rate Setting Continued**

**Street Names and Flags** – Members questioned the price per flag, and the extent of street signage replacement that was necessary. Members felt a more detailed report and business case was needed.

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Parker and agreed unanimously to defer and use the existing budgets for ad hoc replacements.

Mr. McGuinness proposed that the remaining schemes be deferred for future consideration and preparation of business cases. Mr. Cowie seconded the motion which was agreed unanimously.

Mr. McGuinness asked whether any Members had any second thoughts on prior discussions before considering the position and rate setting.

Mrs. Wedgwood asked whether underspending in the current year could be carried forward to 2021/22 budgets. The Town Clerk explained that projected expenditure for the current year forms part of the budget process and effectively re-sets the budget for the remainder of the year, any underspend is used to meet the next year's income requirements.

Mrs. Wedgwood asked if the question of additional funds for the head gardener's 3-year landscaping plan might be provided. The original bid was for £6,000 over 3 years - £1,500 for cycleway planting in 2021/22 and £1,500 for a first-year planting scheme followed by 2 further years of £1,000 for additional landscaping, and £1000 to replace gates and planters.

Mr. McGuinness drew attention to his previous suggestion that the extent of intensive planter use around town be reduced and resources concentrated on the major attractions and not spread too thin.

Resolved: Proposed by Mrs. Wedgwood proposed, seconded by Mr. Howard and agreed by 4 votes to 3 to allow an additional budget of £1,500 for 2021/2, Messrs' Cowie, McGuinness and Parker voting against.

Mr. Cowie asked whether works were planned at Station Road Car Park. Members noted that the Commission is awaiting confirmation of agreement with other parties and agreed that it was prudent not to assume any income until such was confirmed.

Members noted that the Lighting scheme was based on net expenditure of £6,000 after receipt of grant and would not proceed without such.

No other matters were raised.

Mr. McGuinness referred Members to the schedule of rates collected and the projected approximate collection shortfall this year. Mr. McGuinness pointed out that applying no rate increase would result in a £177,000 shortfall from limited reserves, as referenced by Town Clerk the Commission needs to have regard to cash flow and ensure liquidity.

**(2020/21:265) Budget 2021/22 Rate Setting Continued**

Mr. McGuinness reminded Members of the previous view that a small and often increase is important to ensure reserves are held and avoid larger rate increases.

Mr. McGuinness advised that to meet 2021/22 expenditure without reducing reserves would probably require a rate of 435p. He advised that it is unknown at present whether the level of collection will be better than projected.

Mr. McGuinness proposed that the Town Rate for 2021/22 be set at 419p in the £, this would represent an increase of approximately 2%. Mr. Cowie seconded the motion stating that he saw this as a sensible move recognising the increases in waste disposal and Civic Amenity Site operating costs and the need to maintain reserves.

Mr. Parker moved an amendment that the Town Rate be set at 415p in the £, an increase of 1% which he felt recognising the hardship experienced by the town over the past year. The amendment was seconded by Mr. Young.

Mrs. Quayle indicated her support for a rate 419p in £ as she felt there remains a growing number of areas where expenditure and investment needed.

Resolved: The Chairman put the amendment proposed by Mr. Parker, seconded by Mr. Young, that the town rate for 2021/22 rate year be set at 415p in the £, to the vote. The amendment was approved by 4 votes to 3, Messrs Cowie, Howard and McGuinness voting against.

The Chairman asked that Members consider the decision as private until such time as a formal media release was agreed and issued. The Town Clerk was requested to convey the decision to the Town's Members of the House of Keys.

There being no further business the meeting ended at 7:50 p.m. giving a time for attendance of 1 hour.

Chairman



**RAMSEY TOWN COMMISSIONERS  
CHAIRMAN'S REPORT  
FEBRUARY 2021**

Fellow Members,

**Service of Thanks and Blessings**

A reminder is given that the members of Sulby Methodist Church have arranged a service of Thanks and Blessings for the emergency services and volunteer groups who did so much to help those in isolation and in lockdown in the North of the Island during the Covid crisis.

The Chief Minister the Hon. Howard Quayle, M.H.K., together with the Minister for Health the Hon. David Ashford, M.B.E., M.H.K., have kindly said they would attend.

An invitation is extended to the Chairman and Commissioners on Sunday 7<sup>th</sup> March 2021 for this celebration service which will start at 10.30 a.m. The arrangements will clearly be subject to amendment in the light of any further Covid restrictions.

Members and family wishing to attend are requested to notify the Town Clerk's Secretary so that seating can be reserved.

10<sup>th</sup> February, 2021.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
DEMAND RESPONSIVE TRANSPORT  
FEBRUARY, 2021**

Mr. Chairman and Members,

Bus Vannin have made applications to the Road Transport Licensing Committee to vary a number of regular service licenses on Island bus routes and to amend the existing license to operate the existing demand responsive services which operates in and around Ramsey.

*RSL No. 02/58 – A demand responsive service.*

*A demand responsive service of stage vehicles in a predetermined route limit of Kirk Michael, all areas north of the A3 road between Kirk Michael and Ramsey, all of the town of Ramsey and Maughold parish. It also includes some Jurby journeys operating at fixed times from Ramsey and Jurby.*

*To operate the service by making the following amendments;*

- To operate later on Friday and Saturday evenings up to 00:15 departing Ramsey (following the arrival of the bus from Douglas).*
- To operate on Sundays between 08:30 and 17:10 (departing Ramsey).*
- To operate on Bank Holidays between 07:30 and 18:10 (departing Ramsey).*

*Why are the variations are required?*

- To provide Friday and Saturday evening leisure opportunities in Ramsey for residents in the north of the Island.*
- To replace the fixed large bus service on Sundays.*
- To cater for shop staff in Ramsey on Bank Holidays.*

The demand response service is also proposed to replace existing timetabled services on Sundays serving Maughold.

The original proposals for a demand responsive services stated that: -

*Timetable – it will be a Demand Responsive Service. Each journey will be initiated in advance either by telephone, the internet or by visiting any of the Department of Infrastructure's travel offices or ticket sales agents' facilities. Subsequent requests for travel by other individuals will either be directed to an existing journey or a new one will be set up depending on demand. In the event of a journey coming across a prospective passenger at a bus stop, the bus will pick that passenger up. The intended hours of operation will be 05:00 to 01:00 from Monday to Sunday, but not necessarily at all hours in between. The Service will increase in scope over time and all changes will be made in careful steps and publicised properly at the time. Later evening journeys will initially be provided on Friday and Saturday evenings and will be co-ordinated with arrivals of standard bus services in Ramsey.*

If approved the proposal will allow the Connect Villages Service, through which minibuses can be prebooked, to be extended to allow departures from Ramsey until 00:15 on Friday and Saturday evenings, at present these services are limited to operate up to 19:00.

Bookings for Connect Villages can be made at [www.bus.im/connect](http://www.bus.im/connect) or by calling 697440 8.30am to 4.30pm Monday to Friday. Journeys can be booked up to until 4pm on the day prior to departure. Standard fares apply for the service, which runs Monday-Saturday, 9am to 7pm. More information on the service can be found on the website <https://www.iombusandrail.im/bus-vannin-connect/connectvillages/#main>

Demand responsive services are also proposed to be introduced in other areas of the Island.

**Recommendation:** to be noted or comment as Members feel appropriate.

T P Whiteway  
Town Clerk & Chief Executive

11<sup>th</sup> February 2021

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
LOCAL AUTHORITY GENERAL ELECTIONS 2021  
FEBRUARY, 2021 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has notified of the timetable for the 2021 local authority general elections [rescheduled from 2020 because of Covid-19 restrictions in place at that time].

Polling day for the elections will be Thursday 22<sup>nd</sup> April 2021, with polling stations open between 8:00 a.m. and 8:00 p.m.

The key dates leading up to the elections are as follows: -

Tuesday	16th March	Department publish Notice of Election in press (Examiner)
Wednesday	17th March	Local Authorities display election notices within district
Tuesday	30st March	(last date for delivery of nomination papers)
Wednesday	31st March	Delivery of withdrawal of candidature/making objections (2pm)
Monday	12th April	Last day for receipt of absent voter applications (off-IOM)
Wednesday	14th April	Last day for issue of Absent Voter ballot papers (off IOM) Last date for receipt of Absent Voter applications (on-IOM)
Wednesday	14th April	Last day for issue of absent voter ballot papers (On –IOM)
Thursday	22 <sup>nd</sup> April	ELECTION – Polling Day – 8.00 a.m. to 8.00 p.m.

Polling Cards for the election will be issued after the last day for receipt of absent voters applications (14th April).

Nominations will be sought, and subject to the number of candidates nominated, elections will be held to fill the twelve seats on the Board of Ramsey Town Commissioners, six seats in North Ward and six seats in South Ward.

In order to be eligible for nomination a candidate must appear on a Register of Electors on the Island, it is not necessary for the candidate to be on the Register of Electors for the district or ward for which they are nominated, each nomination requires the signatures of a proposer and seconder and 8 assentors, all of whom must be persons on the same register of electors for the district for which the candidate seeks election or, in the case of a ward election, the register for the ward in question.

**Town Clerk's Report – Local Authority General Elections 2020  
February, 2021 - Public Continued:**

Following the election, the newly appointed Members, once they have signed their declaration of acceptance of office, will serve a term of 4 years commencing on the 1<sup>st</sup> day of May 2021, the existing Board Members will, unless re-elected, go out of office on that date. Where any existing Members hold nominated appointments in other bodies (i.e. Northern Civic Amenity Site Committee., Swimming Pool Board, etc.) they would continue their appointed term if re-elected otherwise that appointment will require to be filled at the AGM). Members have already agreed to reschedule the April 2021 Monthly Board Meeting from 21<sup>st</sup> April to the week earlier 14<sup>th</sup> April.

The first meeting of the newly appointed Board will be the Annual General Meeting, Standing Orders provide that this should take place on such day in May and at such hour as the Board may fix.

Traditionally the AGM has been held on the first working day in May, subject to the Board's agreement therefore, it is proposed that the AGM be held on Tuesday, 4<sup>th</sup> May, 2021 commencing at 7:00 p.m. This provides sufficient opportunity for a briefing session(s) for the newly appointed Members to be held prior to the Annual General meeting taking place.

**Recommendation: to note the timetable for the general election and to fix the date for the 2021 Annual General Meeting of Ramsey Town Commissioners as 4<sup>th</sup> May, 2021, commencing at 7:00 p.m.**

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

11<sup>th</sup> February, 2021.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
VALIDATION OF DECISIONS  
FEBRUARY, 2021**

Mr. Chairman and Members,

A Covid-19 Circuit Breaker Lockdown was in place on the Island between midnight of 6th January, 00:01hours on 1<sup>st</sup> February, 2021.

During this period restrictions were imposed which included gatherings with non-household members and public meetings resulting in the Commission undertaking its January Board meeting and its preliminary budget meetings by telephone conference, in order to ensure that the business of the Commission could continue and that the budget setting process could be completed within the statutory deadline for rate setting of 31<sup>st</sup> January, 2021. A partial lift in restrictions enabled the Board to meet in person on 27<sup>th</sup> January and thereby formally set the town rate for 2021 /22.

Although during the 2020 period of Covid-19 lockdown statutory provision was made for local authorities to meet remotely, this was not undertaken for the most recent period and therefore the Board is requested to formally validate the decisions made, and recorded in minutes, from those meetings which were not physically held at the Ramsey Town Hall.

**Recommendation:** to formally validate the decisions recorded as being made within the minutes of the following telephone conference meetings: -

- 13<sup>th</sup> January, 2021 – Special Board Meeting
- 20<sup>th</sup> January, 2021 – Monthly Board Meeting
- 25<sup>th</sup> January, 2021 – Special Board Meeting

T P Whiteway  
Town Clerk & Chief Executive

11<sup>th</sup> February 2021.

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
TOWN WARDEN  
FEBRUARY 2021 –PUBLIC**

Mr. Chairman and Members,

The Commission has directly employed a Town Warden, for an initial period of 12 months, who has commenced their training and duties. This service has previously been undertaken by external contractors.

The Town Warden will primarily assist with the enforcement of the statutory provisions, byelaws, regulations, orders and legislation including:

- Dog Byelaws
- Town Byelaws
- Amenity Byelaws
- Housing Byelaws
- Road Traffic Act
- Litter Act

The warden will provide cover across seven days on a rota system. Members of the public who witness incidents of littering or dog fouling can also report these direct to the Commission via [www.ramsey.gov.im](http://www.ramsey.gov.im) or by calling 810100 during office hours.

**Recommendation:** for noting.

**H. S. Bevan**  
Deputy Town Clerk

11<sup>th</sup> February, 2021.

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
FEBRUARY 2021 - PUBLIC**

Mr. Chairman and Members,

The following documents are appended for review and / or information:

1. A summary of accounts paid and suppliers used in January 2021 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31<sup>st</sup> January 2021 – Appendix 2.
3. Quarterly financial information as at 31<sup>st</sup> December 2020 as submitted to the Department of Infrastructure on 2<sup>nd</sup> February 2021 – Appendix 3.

**Accounts**

Accounts of £416,887.31 were paid via the General Revenue Account and accounts of £26,944.07 were paid via the Northern Civic Amenity Site Account in January 2021. 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 2020 to 31<sup>st</sup> January 2021 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 £41,260.

Close y Chibbyr Glass – refurbishment of central heating £30,036.

Close Caarjys – heat pump installation scheme costs £122,263.

Upper Queen's Pier Road – professional fees & refurbishment costs £61,385.

Close Woirrey - redevelopment professional fees £31,197.

**Recommendation : To be noted.**

**Quarterly Financial Return**

The Commission are required to provide the Department of Infrastructure with a summary of certain financial information on a quarterly basis. The return for the third quarter of the 2020-21 financial year (October to December 2020) was submitted on 2<sup>nd</sup> February 2021 - attached as Appendix 3.

**Recommendation : To be noted.**

10<sup>th</sup> February 2021

N.Q. Cannell, FCCA  
Finance Officer



## Ramsey Town Commissioners

Accounts paid to the 31 January 2021

Appendix 1

Payee	Description	Amount (incl. VAT)
<b>General Account</b>		<b>£</b>
Staff	Wages, salaries, ITIP, NI & superannuation	172,930.39
Civic Amenity Site Committee	Quarter 4 running costs contribution	65,134.80
IOM Govt.	Waste disposal costs	60,493.68
Manx Utilities	Street lighting maint. contract & electricity supply	19,994.35
Various	Housing property repairs, maint. & safety checks	19,976.61
Various	Town events & Xmas decorative lighting	15,386.88
Various	Legal & prof. & interim audit fees : non-housing	13,140.00
Ellan Vannin Fuels	Fuel & heating oil	11,071.92
Various	Vehicle maintenance, repairs & licences	9,983.49
Manx Utilities	Electricity supply & half-year water charges	6,865.36
Various	Commission property repairs, maint. & safety checks	3,870.08
Various	IT costs	3,784.99
Various	Office expenses - post, printing, stationery etc.	2,163.68
2Clean	Public toilet cleaning contract	1,973.78
Various	Staff training	1,680.00
Account transfers	R & N DHC - rents collected by card refunded	1,595.90
Manx Telecom	Phones	1,349.84
Various	Legal & prof. fees : housing	925.00
Various	Machinery repairs	745.00
Banks	Bank & debit card charges	731.75
Various	Security & safety costs	678.60
Various	Refuse materials & equipment	673.10
Various	Park materials	383.55
Various	Capital project - Close y Chibbyr Ghlass	132.06
A G Cowie	Members Attendance Allowance	183.75
J McGuinness	Members Attendance Allowance	172.50
J Wedgwood	Members Attendance Allowance	161.25
W G Young	Members Attendance Allowance	150.00
Revd N D Greenwood	Members Attendance Allowance	123.75
M B Quayle	Members Attendance Allowance	123.75
A J Oldham	Members Attendance Allowance	116.25
F B R Williams	Members Attendance Allowance	97.50
N P Howard	Members Attendance Allowance	93.75
		416,887.31
<b>Northern Civic Amenity Site</b>		
IOM Govt.	Waste disposal costs	11,266.90
Island Drainage & Groundworks	Skip haulage	7,466.40
IOM Govt.	Qtr. 4 site rent	4,876.00
Various	Recycling charges	2,511.91
Various	Machinery repair	360.00
Various	Site maintenance	325.43
Manx Telecom	Phones	81.47
Worldpay	Debit card reader charge	44.59
Bank	Charges	8.20
Various	Office supplies & printing	3.17
		26,944.07

## Ramsey Town Commissioners

### Suppliers utilised during January 2021

### Appendix 1

Allan C Swales Ltd.	IOM	Magnet (IOM) Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Argon Office Systems Ltd.	IOM	Manx Gas	IOM
Ballaneven Compost Ltd.	IOM	Manx Telecom Ltd.	IOM
Brew & Corkill Ltd.	IOM	Manx Utilities	IOM
Carpet Doctor	IOM	Manx Vehicle Glass Ltd.	IOM
CE Richmond Ltd.	IOM	Marksmann Locksmith	IOM
City Electrical Factors (IOM) Ltd.	IOM	North Point Plastics Ltd.	IOM
Crowe IOM Audit LLC	IOM	Outdoor Power & Plant Ltd.	IOM
Cu-Plas Callow Ltd.	IOM	Paul Wheeler Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Phoenix Windows Ltd.	IOM
Egan Reid Stationery Co. Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Quadient UK Ltd. (formerly Neopost)	UK
Farmers Combine Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Feltons Ironmongers	IOM	Ramsey Shipping Services Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Ramsey Skips	IOM
Gregory & Moore Logistics Training Servs.	IOM	RW Faragher	IOM
Go Marketing Ltd.	IOM	Screwfix Direct Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	Sharon Rice	IOM
IOM Government	IOM	Swales Electrical Ltd. & Hoistline	IOM
IOM Post Office	IOM	2Clean	IOM
Island Drainage & Groundworks Ltd.	IOM	The Garage Door & Gate Company	IOM
J P Corry (formerly Jewsons)	IOM	VPG Systems UK Ltd.	UK
J Parker Dutch Bulbs (W'sale) Ltd.	UK	W.D.S. Ltd.	IOM
Kirby Park Garden Centre	IOM	Worldpay (UK) Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2021 - 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	3,358,137	3,769,077	(410,940)	4,266,115	4,282,120	(16,005)
Cl. Woirrey/ Cl. y C Ghlass	11,163	8,765	2,398	16,500	13,500	3,000
Brookfield Court	9,196	4,757	4,439	15,950	17,050	(1,100)
Close ny Mooragh	19,237	9,981	9,256	33,700	42,700	(9,000)
<b>Sub Total</b>	<b>£3,397,733</b>	<b>£3,792,580</b>	<b>(£394,847)</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	155,871	17,275	138,596	220,100	23,900	196,200
Workshops	74,774	0	74,774	72,900	0	72,900
Public Conveniences	42,687	0	42,687	54,500	0	54,500
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	7,588	2,590	4,998	13,300	2,950	10,350
Mansail Lease	5,936	5,750	186	5,700	7,930	(2,230)
Lakeside Centre	5,351	6,482	(1,131)	5,220	11,460	(6,240)
Parklands Day Nursery	1,869	13,279	(11,410)	2,550	17,470	(14,920)
Bowling Alley	174	7,500	(7,326)	2,000	15,000	(13,000)
Non-Lease Properties	3,150	0	3,150	5,950	0	5,950
Town clocks, Shelters, Street signs - insurance & maint.	7,336	0	7,336	14,350	0	14,350
Private Property Repairs	3,477	3,820	(343)	10,500	0	10,500
CCTV town centre	3,139	0	3,139	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	24,730	29,125	(4,395)	56,700	62,370	(5,670)
Park assets	24,532	18,222	6,310	81,049	0	81,049
<b>Sub Total</b>	<b>£375,414</b>	<b>£104,043</b>	<b>£271,371</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	676	0	676	2,300	0	2,300
Car Parks	21,440	15,693	5,747	32,800	12,780	20,020
Refuse Removal	593,308	59,886	533,422	783,762	136,000	647,762
Civic Amenity contribution	217,116	0	217,116	217,000	0	217,000
Sewers & Pumps	78,476	78,476	0	104,735	104,735	0
Street lighting & maint.	67,738	0	67,738	77,930	0	77,930
Decorative lighting & maint.	28,558	0	28,558	21,150	0	21,150
Local Services	110,520	0	110,520	106,800	0	106,800
Govt Department Agencies	0	0	0	0	0	0
<b>Sub Total</b>	<b>£1,117,832</b>	<b>£154,055</b>	<b>£963,777</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	34,280	4,229	30,051	61,900	10,900	51,000
Parks & Gardens	181,257	113	181,144	269,600	600	269,000
Games Concessions	5,485	0	5,485	12,000	2,000	10,000
Public Library	101,337	6,400	94,937	140,800	11,000	129,800
<b>Sub Total</b>	<b>£322,359</b>	<b>£10,742</b>	<b>£311,617</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	30,679	0	30,679	66,000	0	66,000
Office Expenses	768,114	82,989	685,125	955,042	87,500	867,542
Sundry Expenses	6,486	0	6,486	12,300	0	12,300
Miscellaneous	22,251	58,127	(35,876)	34,500	24,500	10,000
Swimming Pool	16,524	0	16,524	17,500	0	17,500
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	5,031	0	5,031	4,500	0	4,500
<b>Sub Total</b>	<b>£851,085</b>	<b>£141,116</b>	<b>£709,969</b>	<b>£1,091,842</b>	<b>£112,000</b>	<b>£979,842</b>

<b>TOTAL</b>	<b>£6,064,423</b>	<b>£4,202,536</b>	<b>£1,965,930</b>	<b>£ 7,818,853</b>	<b>£ 4,886,465</b>	<b>£ 2,932,388</b>
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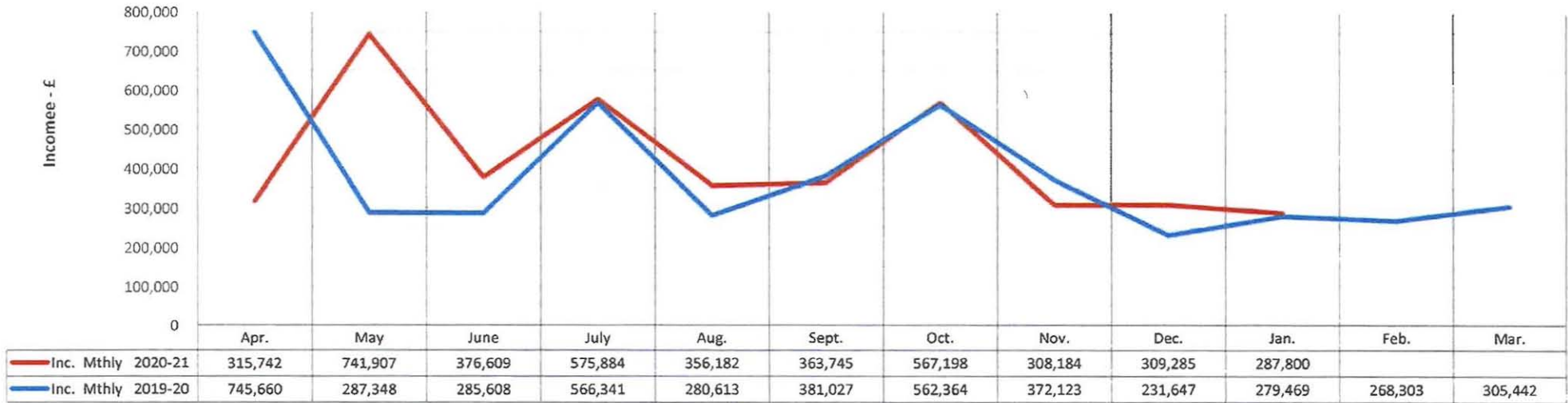
<b>Town rates</b>	<b>£ -</b>	<b>£ 2,404,699</b>	<b>(£2,404,699)</b>	<b>£ -</b>	<b>£ 2,922,284</b>	<b>(£2,922,284)</b>
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## RAMSEY TOWN COMMISSIONERS

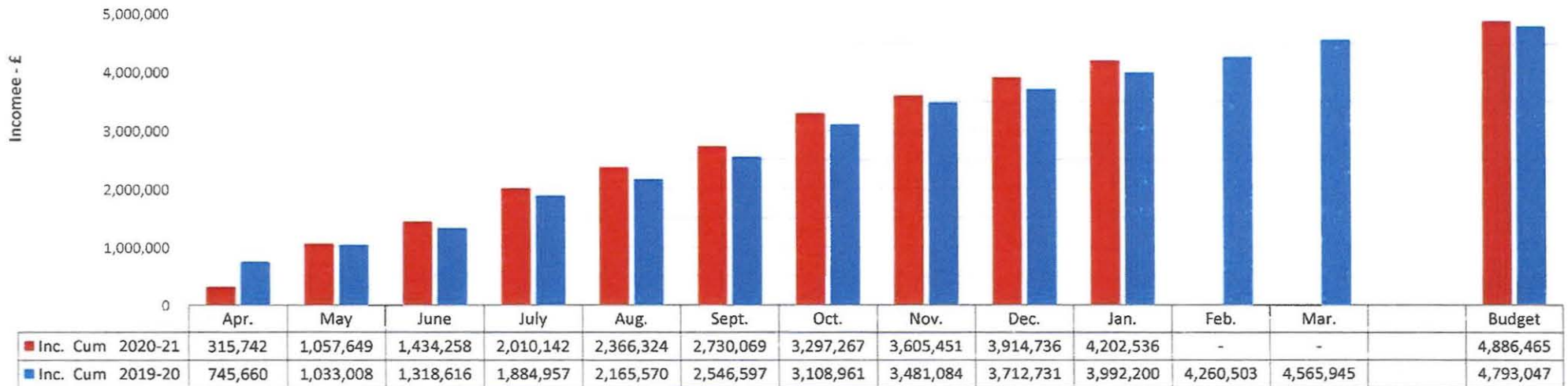
### SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2021

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)



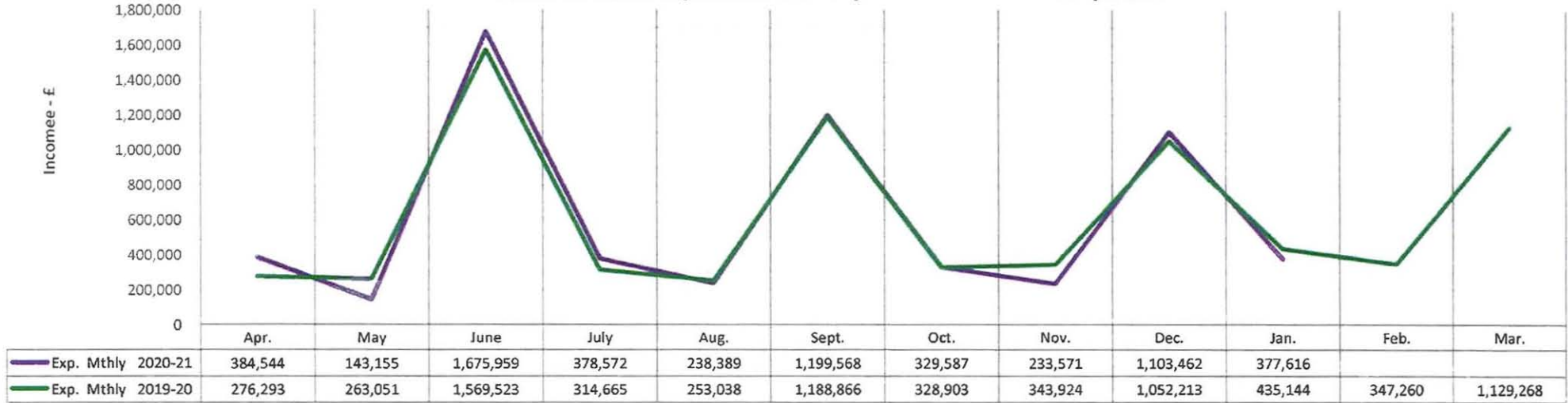
34

# RAMSEY TOWN COMMISSIONERS

## SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2021

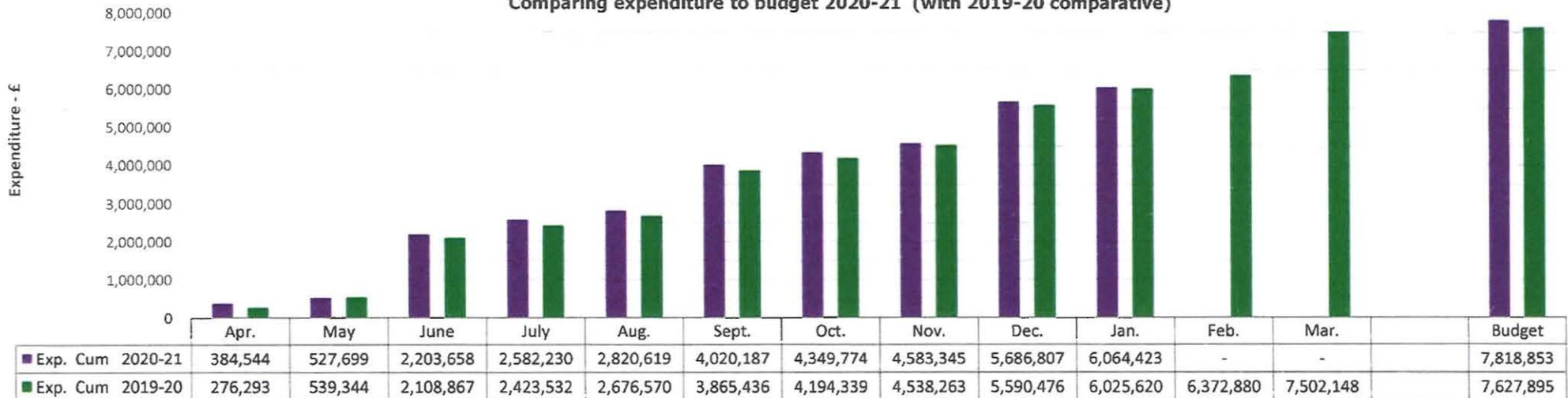
Appendix 2

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)



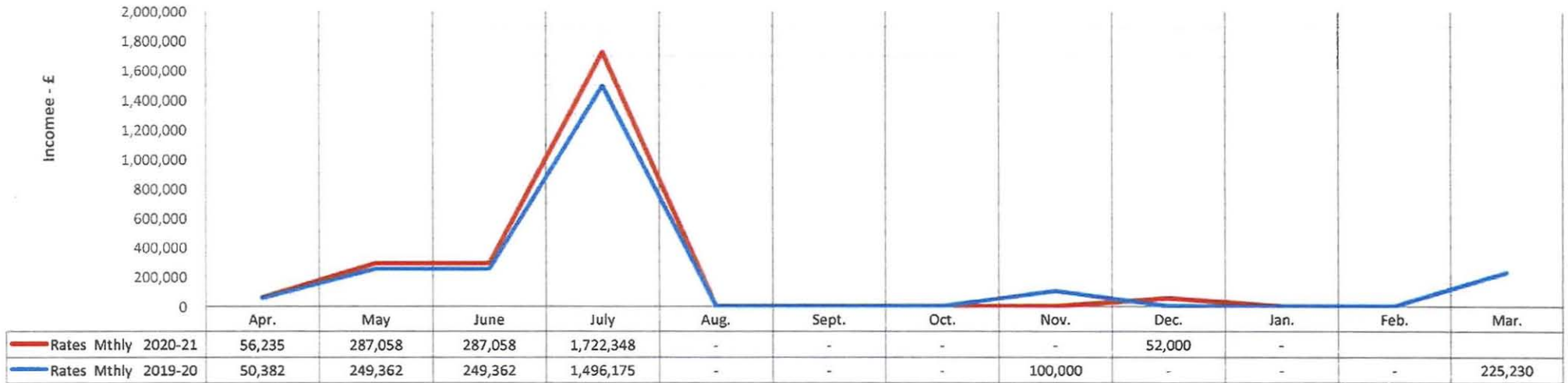


# RAMSEY TOWN COMMISSIONERS

## SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2021

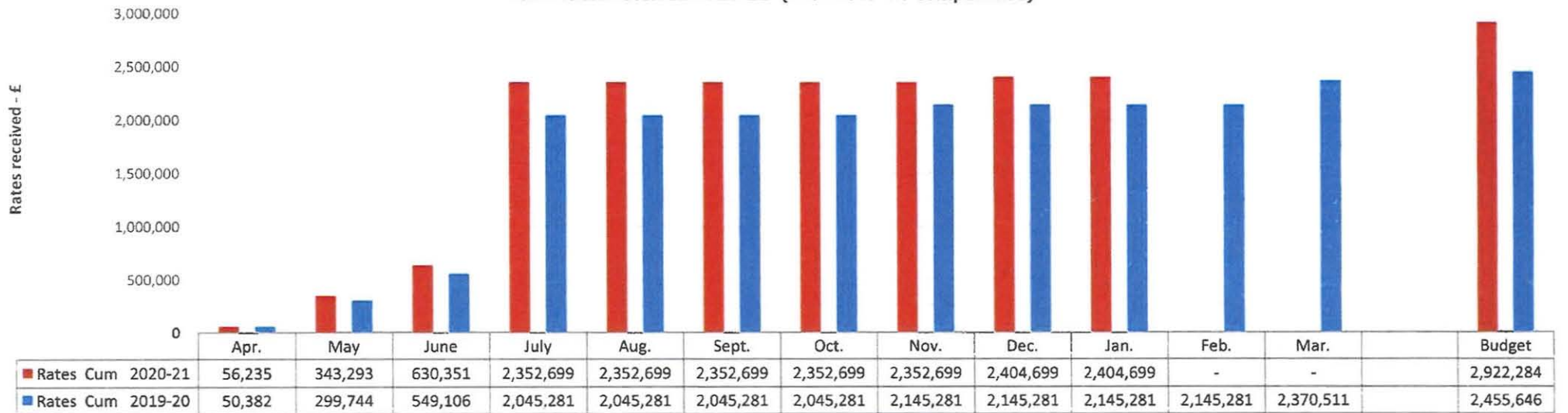
Appendix 2

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



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



**RAMSEY TOWN COMMISSIONERS**  
**QUARTERLY FINANCIAL INFORMATION RETURN 2020-21**      **Appendix 3**

	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £
<b>General Revenue</b>				
Rates Collected (by Treasury)	630,351	1,722,348	52,000	-
Salaries' Cost	229,476	234,537	233,175	-
Heat and Light	3,778	3,521	4,527	-
Members' Attendance Allowance	1,489	867	1,385	-
Legal Fees	-	-	2,587	-
Capital Loan Payments	839,000	825,996	824,398	-
Insurance Costs (net of Housing ins. costs)	-	-	51,104	-
Computer Expenses	4,835	2,207	4,341	-
Refuse Collection Costs	142,212	161,947	137,179	-
Parks Glens (Total Costs)	57,133	81,658	69,870	-

**Housing**

Rents received	829,428	846,737	816,762	-
Rates paid*	492,016	-	-	-
Repairs and Maintenance	183,909	230,079	182,087	-

\*Annual rates paid in first quarter

**Capital**

Capital Projects	Loans received in period	85,000	263,395	-	-
Capital Projects	Social housing developments	85,495	172,180	28,345	-

**Balances at Bank**

General Revenue	304,528	1,612,372	1,099,851	-
Unapplied Capital Receipts	101,038	107,038	110,966	-

**Reserve bank accounts**

Housing Maintenance Reserve	105,476	105,476	105,404	-
Heating Maintenance Reserve	1,605	1,605	1,533	-

**Other Income**

Grant Assistance	-	3,762	-	-
Hire of buildings	13,015	3,295	2,565	-

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CONSULTATION E-BIKES AND E-SCOOTERS  
FEBRUARY, 2021 – PUBLIC**

Mr. Chairman and Members,

Government has launched a consultation on e-bikes and e-scooters.

As more and more people seek low emission ways of traveling, electric bicycles and scooters are becoming more popular. Higher powered versions, which are increasingly available in Europe, will soon be widely accessible. The Isle of Man Government is seeking views on a draft policy proposal to support the use of this emerging technology.

The Department states that with the emergence of higher-powered versions of e-bikes and e-scooters it makes perfect sense to take the opportunity to bring forward a clear policy to support and encourage the uptake of this low emission way of travelling, and that applying the same rules to different classes of bicycle or scooter is no longer practical when you take into consideration the increased speeds of these newer machines.

The Department states that the Isle of Man Government is committed to the health and wellbeing of its residents creating an enjoyable place to live, grow, work and play. As the use of electric bicycles and scooters becomes more popular and technology improves, the Department has identified that a clear, concise policy is required to support the adoption of these technologies.

The Department wants to encourage a modal shift in transport choice away from vehicles such as cars by increasing the number of people cycling and travelling actively.

The consultation report discusses a number of aspects related to e-bikes and e-scooters:-

**Age**

Driving a powered or power-assisted vehicle, on or off road, brings a certain level of responsibility which increases with the power and weight of the vehicle. However, most cyclists riding nonelectrically powered bicycles would be able to reach the same maximum speed permitted by the Class A e-bike. Many cyclists are also able to reach the top speed of the Class B e-bike. Taking this into consideration, it is proposed that there should not be any age restrictions for the Class A e-bikes, however, it is considered appropriate that riders must be 16 years of age or older to use an e-bike of the L1e-B class due to their increased speed. For e-scooters, which fall under the same power classification as the L1e-A electric bike, it is suggested that no age restriction should be imposed.



### **Helmets**

Helmets are not currently mandatory for non-electric bicycles or scooters. Given that riders of normal bicycles can comfortably reach the same speeds as the Class A e-bikes and e-scooters, it does not seem appropriate to make helmets mandatory for the L1e-A class of e-bike and e-scooter. There is some evidence to suggest that mandatory wearing of helmets lowers the up-take of cycling and may encourage drivers to pass closer. Observation on the Isle of Man would also suggest that most cyclists wear a helmet. For the Class B e-bikes however, due to their increased speed, it is proposed that a cycle helmet be worn.

### **Clothing**

There are no formal requirements proposed on clothing for either class of e-bike or e-scooters. The need to dress in specialist clothing or equipment may put some people off riding or scooting as it diminishes the convenience, increases cost and can be sartorially off putting. Again, many riders choose to wear highly visible clothing to improve their safety by making themselves more visible to other road users, which reflects Rule 59 of the Highway Code.

### **Bicycle Accessories**

The use of e-scooters and e-bikes will only to be permitted as long as they have appropriate lighting and braking systems. No other accessories are deemed mandatory for e-bikes or e-scooters.

### **Bicycle Lanes**

Class A e-bikes are permitted to use cycle lanes. As e-scooters can perform to at least the same speed as the Class A e-bike, it is recommended that they are also permitted to use the cycle lanes. It is also proposed that Class B Bikes also be allowed to use cycle lanes. Just because a space is shared, does not remove rider and driver responsibility to drive to the conditions and for taking responsibility for avoiding pedestrians.

### **Test**

As the e-scooters and the L1e-A type e-bike perform to a similar level as a non-electric bike, it is not recommended that a test is introduced. For the L1e-B type e-bikes, the proposed age restriction of 16 years and above should ensure that only more mature and responsible riders can operate these bikes and so no formal test is necessary.

### **Licence Plate**

The Department is proposing a permissive policy to maximise participation. Some of the trials in the UK require the scooter rider to have a provisional licence or full licence. Some European countries require a licence for the L1e-B class bicycles. Some require no licence or registration. It is proposed that none of the e-bike classes or e-scooters should be required to be registered or carry a licence plate. Introducing registration process for e-bikes and scooters will be counterproductive to the Government's Active Travel Policy. It would also prove costly to both the owner and Government. Highway Services are only aware of one jurisdiction that has bicycle registration and that is an anti-theft measure. One of the UK trials is considering introducing registration plates on the rented scooters because of some incidents of anti-social behaviour.

### **Tax**

It is the recommendation that Road Tax is not introduced for electric bike or scooters. E-bikes, which are the heavier of the two, can weigh around 25kg. Taking this into account, the damage that these bikes would cause to the road is negligible. Alongside this, e-bikes and e-scooters offer a very environmentally friendly transport option, producing zero emissions. Again, Road Tax could act as a financial deterrent to the adoption of active travel.

### **Insurance**

As with bicycles, the damage that can be caused by electric bicycles and scooters is far less than that from heavier vehicles. Insurance protects the insured person from loss, not the person who may have property damaged. Whether the person has insurance or not does not change their liability if they cause damage. Insurance is for the protection of the insured person, but it can give comfort to the other party after an incident. If anybody, insured or not, hurts someone or causes damage then they are potentially liable. Mandatory insurance is felt to be disproportionate to the level of damage or hurt likely to be done by someone on a bike or scooter.

### **Passengers**

Passengers should not be permitted on e-bikes or e-scooters, unless the vehicle is specifically designed to incorporate more than one rider, for example, a tandem bicycle. This is to promote the safety of all users.

### **Alcohol & Drugs**

The use of any electric bike or scooter should be prohibited when under the influence of alcohol or drugs. The police have powers under current legislation in relation to riding whilst drunk.

The consultation document is available to download electronically via the consultation hub [consult.gov.im](https://consult.gov.im) and written submissions are welcome by email: [doiconsultation@gov.im](mailto:doiconsultation@gov.im)

The consultation process will run for six weeks and conclude on Friday 12 March 2021.

**Town Clerk's Report – Consultation E-Bikes and E-Scooters  
February, 2020 - Public Continued:**

It is proposed that:

- No new restrictions are placed on the L1e-A class e-bike.
- An age restriction of 16 years and above is placed on the use of the L1e-B class e-bike.
- A cycle helmet must be worn when using the L1e-B class e-bike.
- E-scooters with a maximum speed of 15.5mph are treated as bicycles.
- E-scooters are allowed on walkways and roads.
- The use of high-powered e-scooters remain prohibited at this time but kept under review.
- When an e-bike or e-scooter are on a shared footway, they must give way to pedestrians.
- The Highway Code will be amended to reflect the increasing use of these technologies.

It will be an offence to:

- Ride an L1e-B class e-bike under the age of 16.
- Ride an L1e-B class e-bike without a prescribed helmet.
- Ride without effective lighting and braking systems.

The offence penalties are to be determined.

The following information has been obtained through the UK Cycle Association website and provide background on the e-bike types:-

*E-bikes that meet the current EAPC regulations, minus a few exceptions, are treated as normal bicycles. The basic requirements are:*

- *the cycle must be fitted with pedals that can propel it;*
- *the electric motor must not exceed a maximum continuous rated power of 250W; and*
- *the electric motor must not offer electrical assistance beyond a speed 15.5mph.*

*Any other e-bikes that do not meet the EAPC regulations [in the UK] are subject to type approval and any associated registration, tax and licencing.*

*All e-bikes that do not meet the current EAPC regulations, as well as some "Twist and Go" cycles (detailed in the next section), are subject to type approval.*

*Type approval assesses and confirms the specification and performance of an e-bike, resulting in the e-bike being assigned a vehicle category under EU law. E-bikes requiring type approval are L-category vehicles with the relevant category for powered cycles being L1e (light two-wheel powered vehicle), as defined in Regulation (EU) No 168/2013. Category L1e is then sub-categorised into:*

*L1e-A (powered cycle), for powered cycles;*

- *fitted with pedals that can be used to propel it;*
- *where the maximum continuous rated power doesn't exceed 1kW; and*
- *where the assistance offered ceases beyond a speed of 15.5mph.*

**Town Clerk's Report – Consultation E-Bikes and E-Scooters  
February, 2020 - Public Continued:**

*Cycles with three or four wheels which also meet L1e-A criteria are classified as technically equivalent to a powered cycle.*

*L1e-B (two-wheel moped), for powered cycles;*

- *where the maximum continuous rated power doesn't exceed 4kW; and*
- *where the maximum design vehicle speed doesn't exceed 28mph.*

*All e-bikes which are intended to be used on the roads or any publicly accessible land in Great Britain, that do not meet the current EAPC regulations and are subsequently type approved as category L1e vehicles (both L1e-A and L1e-B) are classified as mopeds. For example speed pedelecs are L1e-B vehicles, and therefore for road use are classified as mopeds in Great Britain.*

*To be used on the road [in the UK] they must comply with all the same rules as mopeds do, including being registered, taxed, insured and have an MOT. The rider must also have the appropriate licence and/or training and wear a helmet which meets the relevant safety regulations, amongst other things.*

As detailed the Island proposals are similar in most respects to the UK however without the requirement, at present, for any vehicle to be subject to tests, tax or insurance.

The proposals generally seem to be sensible and the Department is able to amend any regulation as experience dictates. The Commission may wish to consider whether the proposals in respect of L1e-B are acceptable, and for instance whether such class of vehicle should also by law be required to be permanently fitted with a bell/horn, or whether these vehicles should be treated in similar fashion to mopeds or scooters in respect if use and driver licensing given their ability to operate at sustained powered speeds of up to 28mph.

**Recommendation: Subject to any specific comment it is recommended that the proposals as presented be supported.**

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

20<sup>th</sup> January, 2021.

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
PLANNING APPLICATIONS – FEBRUARY, 2021**

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: 3832 **AMENDED PLANS**  
P.A. NO.: [20/01335/B](#)  
PROPOSED: Alteration and first floor extension over garage, installation of  
dormer window to front elevation and balcony and staircase to rear  
NOTES: P.A. in Detail  
SITE: **37, Cloughbane Drive, Ramsey**

REF NO: 3854  
P.A. NO.: [21/00028/B](#)  
PROPOSED: Alterations, replace garage door with a window and widening of  
existing driveway and vehicular access  
NOTES: P.A. in Detail  
SITE: **22, Cloughbane Drive, Ramsey**

REF NO: 3855  
P.A. NO.: [21/00046/B](#)  
PROPOSED: Alterations and erection of garden room extension to replace  
existing conservatory on rear elevation of dwelling  
NOTES: P.A. in Detail  
SITE: **Croftbank, 5, Clifton Drive, Ramsey**

REF NO: 3856  
P.A. NO.: [21/00065/B](#)  
PROPOSED: Replace garage door with bi folding door, window alterations and  
creation of rear doorway  
NOTES: P.A. in Detail  
SITE: **Thie Noa, Grove Mount, Ramsey**

**TSM's Report - Planning Applications – February, 2021 – Public Continued**

REF NO: 3857  
P.A. NO.: 21/00079/B  
PROPOSED: Proposed external air conditioning condenser and edge protection rails on the flat roof to the rear of the property  
NOTES: P.A. in Detail  
SITE: **Lloyds Bank, 71, Parliament Street, Ramsey**

REF NO: 3858  
P.A. NO.: 21/00080/B  
PROPOSED: Installation of solar panels and creation of a borehole  
NOTES: P.A. in Detail  
SITE: **RNLI New Norbury Lifeboat House, Queen's Promenade, Ramsey**

REF NO: 3859  
P.A. NO.: 21/00095/B  
PROPOSED: Installation of bi folding doors to rear elevation  
NOTES: P.A. in Detail  
SITE: **15, Fairway Drive, Ramsey**

REF NO: 3860  
P.A. NO.: 21/00118/C  
PROPOSED: Additional use of existing parking spaces for the parking of five minibuses  
NOTES: P.A. - Change of Use  
SITE: **Bunscoil Rhumsaa, Lezayre Road, Ramsey**

REF NO: 3861  
P.A. NO.: 21/00125/B  
PROPOSED: Erection of a detached dwelling with integral garage and associated parking and access  
NOTES: P.A. in Detail  
SITE: **Plot 1, Port e Chee, Lheaney Road, Ramsey**

REF NO: 3862  
P.A. NO.: 21/00126/B  
PROPOSED: Erection of a detached dwelling with integral garage and associated parking and access  
NOTES: P.A. in Detail  
SITE: **Plot 2, Port e Chee, Lheaney Road, Ramsey**

**TSM's Report - Planning Applications – February, 2021 – Public Continued**

REF NO: 3863  
P.A. NO.: 21/00127/B  
PROPOSED: Erection of a detached dwelling with integral garage and associated parking and access  
NOTES: P.A. in Detail  
SITE: **Plot 3, Port e Chee, Lheaney Road, Ramsey**

B. Wallace  
Technical Services Manager

11<sup>th</sup> February, 2021.

**R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT**  
**APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – FEBRUARY, 2021**

<i>P.A. No.</i>	<i>Proposed Work(s)</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>
20/00229/B & 20/00230/CON  R.T.C. 3754	Demolition of building and removal of site's status as a Public House	Britannia Hotel, Waterloo Road	Meeting held: 18/03/20  Observation	21/01/21 Application REFUSED

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18/00833/B R.T.C. 3604	Demolition of existing buildings on site and provision of protection and treatment of adjoining and attached buildings	Farmers Combine Warehouse, 31 - 32, West Quay	Meeting held: 19/09/18  Observation	11/12/2020 Application WITHDRAWN
20/00113/GB & 20/00114/CON R.T.C. 3744	Registered Building consent for installation of replacement windows and doors to front and rear elevations – Registered Building No. 152	3, Auckland Terrace	Meeting held: 18/03/2020  No Objection	13/03/2020 Application REFUSED 08/06/2020 Appeal requested 12/01/2021 Application REFUSED
20/01063/B R.T.C. 3806	Proposed erection of a 3 bed dormer bungalow	Land to the West of 17, Royal Park	Meeting held: 21/10/2020  Objection	01/12/2020 Application APPROVED 22/12/2020 Appeal requested (RTC)
20/01097/B R.T.C. 3811	Erection of a two storey extension with balcony	5, Palm Winds, The Vollan	Meeting held: 21/10/2020  No Objection	15/12/2020 Application APPROVED 30/12/2020 Appeal requested
20/01227/C R.T.C. 3819	Change of use from tourist accommodation to residential accommodation	1, Eskdale Apartments, Queens Drive West	Meeting held: 18/11/2020  No Objection	22/12/2020 Application REFUSED 08/01/2021 Appeal requested
20/01257/B R.T.C. 3821	Erection of garage to the rear of the property	19, Waterloo Road	Meeting held: 18/11/2020  Observation	12/01/2021 Application REFUSED

LF

**R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – FEBRUARY, 2021**

<i>PA No.</i>	<i>Site &amp; Proposed Work(s)</i>	<i>Details</i>
20/00229/B & 20/00230/CON  R.T.C. 3754	Britannia Hotel, Waterloo Road  Demolition of building and removal of site's status as a Public House	The refusal is for the following reason(s): 1. The proposal fails to meet the tests of Section 16 of the Town and Country Planning Act 1999; Strategic Policy 4 and Environment Policies 35 and 39 of the Strategic Plan 2016; and policies RB/3, RB/6 and CA/6 of Planning Policy Statement 1/01. The proposal fails to protect or enhance the fabric and setting of the Conservation Area, nor would it preserve or enhance the character or appearance of the Area. It is therefore judged to be unacceptable.

ST

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
HOUSING PERFORMANCE AND STATISTICS 2020/21  
FEBRUARY 2021 - PUBLIC**

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2020/21 - for Quarter Three for year-end 31<sup>st</sup> March 2021.

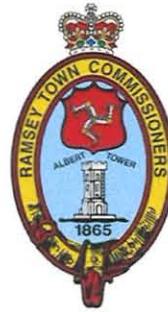
A quarterly report is prepared by instruction of the Department of Infrastructure and the statistics in this report are an expansion of that report and are presented in 6 sections:

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

**Recommendation: To be noted.**

Mark Close  
Housing & Property Manager

11<sup>th</sup> February 2021.



# Housing Performance and Statistics

## 2020/2021 – Q3

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

# HOUSING PERFORMANCE DATA

2020/2021

1	Allocation Data	19/20	Q1	Q2	Q3	Q4	20/21	Notes
A	Total number of housing waiting list applicants	66	67	61	71			There are 50 applicants on the one-bedroom waiting list, 15 on the two-bedroom list and 6 on the three-bedroom list.
B	Total number of transfer waiting list applicants	14	14	18	16			Number on list at end of each quarter.
C	Number of housing waiting list allocations	22	7	9	4			Number of applicants from the housing waiting list that have been allocated a property.
D	Number of transfer list allocations	13	1	3	1			Property transfers adversely affect the voids list and incur re-let costs.
E	Number of Lodgers in RTC properties	4	0	1	2			New approved paying lodgers during the period. There are currently 6 lodgers in total.
F	Number of terminated tenancies	25	4	10	5			Tenants surrendering their tenancies. No possessions taken within this period.
G	Number of applicants withdrawn from the housing waiting list	10	2	6	7			Tenants voluntarily withdrawing their applications or removed from the list following a review.

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# HOUSING PERFORMANCE DATA

2020/2021

2	Maintenance Data	19/20	Q1	Q2	Q3	Q4	20/21	Notes
A	Number of responsive repair requests	1480	318	258	423			Reported repairs.
B	Percentage of responsive repairs completed on time	99%	97%	98%	92%			Responsive repairs and void property re-let work takes priority over non-urgent work and planned projects.
C	Total number of void properties completed	37	8	20	14			Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	100%	50%	100%	100%			Target - 5 weeks standard, 12 weeks major (i.e. requires new kitchen, bathroom, damp remedial work). No void property work was carried out during April and May.
E	Percentage of properties with valid boiler safety certificates	490 102%	130 27%	123 25%	123 25%			Boilers are serviced every 11 – 12 months to remain safe and compliant within the 12-month target period. There are 480 boilers in total.
F	Percentage spend to date on maintenance budget	£831,715 104%	£184,150 23%	£229,065 28%	£182,087 22%			The previous year includes funds used from the Housing Reserve Fund for planned work.
G	Total number of out of hours emergency repairs carried out	163	44	40	49			Only emergency calls and repairs that are the responsibility of the Landlord are reacted to with an action.

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# HOUSING PERFORMANCE DATA

2020/2021

3	Management Data	19/20	Q1	Q2	Q3	Q4	20/21	Notes
A	Percentage of gross rent arrears	£45,192 1.6%	£71,488 2.5%	£56,575 2%	£58,132 2%			The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	138 25%	-	-	-			Inspections ceased during the pandemic and are being carried out on tenancy terminations and transfers only at present.
C	Percentage of rent paid by cash, debit card including by telephone, cheque and Standing Order	35%	36%	37%	39%			Till 17%, cheque 8%, debit card 47% ( <i>inc. counter 7% and telephone 40%</i> ), Standing Order 28% The average % is shown within the year column.
D	Percentage of rent paid by direct debit	50%	48%	48%	47%			The average % is shown within the year column.
E	Percentage of rent paid direct by the DHSC	15%	16%	13%	14%			The average % is shown within the year column.
F	Housing newsletters issued	3	0	0	1			Issues to be distributed every March and September.

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4	Capital Projects	Notes
A	Cronk Elfin External Refurbishment of 50 properties	Approval has been given by the Department of Infrastructure to progress this scheme to Tender Action Stage (13) and the design team have been instructed to proceed. Planning and Building approvals have been granted and commencement on site will be in June 2021.
B	Close Woirrey Re-development	The design development stage is complete, and the building regulations and planning approvals are in place. The Mayfield sheltered housing complex is required to be constructed before the commencement of Close Woirrey. The Mayfield project is due for completion in July 2021.
C	External refurbishment of 7 properties situated on Upper Queens Pier Road	Practical completion was achieved on the 5 June 2020 and completed within the construction budget. The works will be monitored to establish if the remaining properties in the estate would benefit from the same refurbishment treatment.
D	New Heating Boilers at Close Y Chibbyr Ghlass	New gas boilers have been installed under a Capital funded scheme which complete early December 2020. The tenants seem generally content and early indication shows the tenants are saving on their heating bills. Further communication with the tenants will continue.
E	Air Sourced Heat Pumps at Close Caarjys	Air sourced heat pumps have been installed in a further 16 properties, taking the total to 18 out of the 22 properties in Close Caarjys. The installs have been successfully completed, as has the new electrical consumer units and other associated work.

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# HOUSING PERFORMANCE DATA

2020/2021

5	Large Revenue Projects	Notes
A	Re-decoration of the Lezayre estate	This decoration work will continue throughout the Lezayre estate and will be spread over several years as budget allows. It will be funded through the Housing Maintenance Allowance. The decoration is being carried out in-house with an independent scaffold company employed to supply, erect and dismantle the scaffold. This work will recommence in Spring 2021.
B	New Kitchens at Close Y Chibbyr Ghlass	This installation work was carried out in-house, funded from the Housing Maintenance Allowance/Housing Maintenance Reserve Fund. This work was successfully completed in October 2020.

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6	Strategic Plan	Notes
A	To work with the DOI in introducing a combined housing waiting list for the North of the Island.	The waiting list is in place and working well with applicants within Ramsey and in the Northern Region outside of Ramsey taking advantage of the broader scope of available properties.
B	To work with the DOI in taking on the management of a limited number of Government properties (pilot scheme).	A report has been prepared for early 2021.
C	Maintain high level of rent collection.	See notes below.
D	Review and develop Housing policies.	In progress. Current policies are being reviewed periodically and there are no issues to date.

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#### Housing & Property Managers notes:

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

Rent arrears are continually monitored and pursued. Measures introduced under the Emergency Powers Act that prohibited landlords from evicting tenants who were unable to make their rental payments due to the ongoing pandemic will no longer apply from Saturday 26 December 2020.

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

Property inspections have proven to be a good line of communication and engagement with our tenants. Although these have been suspended during the Covid-19 pandemic, it is hoped these will be picked up again early 2021.