

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

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

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

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held on Wednesday evening next, **17<sup>th</sup> March, 2021**. **The meeting will be conducted by telephone conference call and access arrangements will be notified to Members in advance.**

### **BUSINESS:**

**1. Apologies for Absence:**

**2. Minutes for Adoption:**

page(s): 1 - 10

- Minutes of Board Meeting held on 17<sup>th</sup> February, 2021.

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

**4. Chairman's Report:**

page(s): 11

**5. Finance and General Purposes:**

page(s): 12 - 25

- Town Clerk's Report(s):
  - Local Authority General Elections 2021
  - Manx Development Corporation
- Deputy Town Clerk's Report(s):
  - Street Vendor's Licence - Manx Whippy
  - Street Vendor's Licence - Parish Pantry
- Finance Officer's General Report(s):
  - Accounts
  - Summary of Revenue Income and Expenditure

**6. Works and Development:** page(s): 26 - 28

Technical Services Manager Report(s):

- Planning Applications

**7. Housing and Property:** page(s): 29

○ Housing and Property Manager's Report(s):

- "Conrod's" at the Boathouse

**8. Any other Business:** page(s): 30 - 33

(by permission of Chairman - any will be advised)

- Matters Raised by the Public
  - ❖ Covid-19 Pandemic / Vaccinations
- Representative Report(s):
  - ❖ Isle of Man Municipal Association



Town Clerk & Chief Executive.

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

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 17<sup>th</sup> February, 2021, at 7.00 p.m.

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

**Apologies:** Apologies for absence had been received from Messrs' Rev Canon N. D. Greenwood and A. J. Oldham.

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

**(2020/21:271) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 20<sup>th</sup> January, 2021, and the Special Meetings held on 25<sup>th</sup> and 27<sup>th</sup> January and 10<sup>th</sup> February, 202, be confirmed and signed by the Chairman.

**(2020/21:272) Matters Arising:**

No matters were raised.

**(2020/21:273) Chairman's Report:**

Resolved: To note the Chairman's report dated 11<sup>th</sup> February, 2021. The Chairman referred to the Island now being out of the circuit-breaker lockdown and commented on all the work involved by those keeping the town and the Island going in difficult times and emphasised the need to remain vigilant. The Chairman also commented on thanked all who assisted during recent flooding and extremely adverse weather conditions.

**Finance and General Purposes:**

**(2020/21:274) Town Clerk's Report – Demand Responsive Transport:**

Members considered the Town Clerk's report dated 11<sup>th</sup> February, 2021, concerning the application made by Bus Vannin to vary a number of regular service licences on Island bus routes and to amend the existing licence to operating the existing demand responsive services which operate in and around Ramsey.

**(2020/21:274) Town Clerk’s Report – Demand Responsive Transport Cont:**

Mr. McGuinness welcomed proposals to increase the service especially on Friday and Saturday nights; he expressed concern about the effects of pre-booking on a declining taxi service and felt more information would be desirable about the service.

Mr. Parker referred to confusion with timetables and felt that Sundays and Bank Holidays should provide the same service; he queried who would benefit from an improved bank holiday service in Ramsey as few local traders tended to open on Bank holidays and therefore the public rather than retail employees as suggested. Mr. Parker also referred to what might happen if the bus service is not utilised more and asked if the Commission might do anything to encourage use of public transport.

Mr. McGuinness proposed that the Department of Infrastructure be informed that the Commission welcome improvement to the Friday and Saturday services to and from Ramsey; query the practicality of the pre-booking service and its impact on the taxi trade, do not want to see any reduction in the “No. 5 Service” and it must be ensured that the Town is not cut-off from public transport.

The Chairman queried if Mr. McGuinness wished to inform the Department of Infrastructure or the Road Transport Licencing Committee to whom the application has been made. Mr. McGuinness indicated no preference but suggested both.

Mr. Williams declared a non-pecuniary interest thereby reserving the right to vote.

Mr. McGuinness’s proposal was seconded by Mr. Parker and carried by 7 votes to 1, Mr. Cowie voting against.

**(2020/21:275) Town Clerk’s Report – Local Authority General Elections 2021:**

Resolved: To note the Town Clerk’s report dated 11<sup>th</sup> February, 2021, detailing the 2021 Election Schedule as provided by the Department of Infrastructure. In response to a query by Mrs. Wedgwood it was confirmed that nomination papers for the Wards are required to be delivered to the Town Hall and that such details would be included within the Notice of Election to be published by the Department of Infrastructure.

It was further resolved to approve the date of the Commission’s annual meeting as Tuesday, 4<sup>th</sup> May, 2021.

Mr. McGuinness referred to a schedule previously agreed by the Commission to draw attention of local authority elections and engage with young people. The Town Clerk confirmed that this was within that schedule which will be applied if time limits permit. Mrs. Wedgwood referred to an Exit Poll which she understood had been undertaken by pupils of Ramsey Grammar School.

**(2020/21:276) Town Clerk’s Report – Validation of Decisions:**

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed, decisions taken at Special Board meetings held on 13<sup>th</sup> and 25<sup>th</sup> January, in addition to those made at the monthly Board meeting held on 20<sup>th</sup> January, 2021, be formally validated.

**(2020/21:277) Deputy Town Clerk’s Report – Town Warden:**

Resolved: To note the Deputy Town Clerk’s report dated 11<sup>th</sup> February, 2021, advising of the employment, initially for a period of 12 months, of a Town Warden.

**(2020/21:278) Finance Officer General Report:**

Resolved: To note and approved the Finance Officer’s general report dated 10<sup>th</sup> February, 2021, subject to the following:-

*Accounts* – a query about goods supplied by a particular supplier was answered. Mr. Cowie queried the Commission’s contract with Manx Telecom and welcomed the Finance Officer’s understanding it may be up for renewal soon.

**Works and Development:**

**(2020/21:279) Town Clerk’s Report – Consultation E-Bikes and E-Scooters:**

Members considered the Town Clerk’s report dated 20<sup>th</sup> January, 2021, advising of the consultation launched by Government with regard to E-Bikes and E-Scooters.

Mr. Williams proposed that the responses as presented within the report be submitted in support of the consultation, Mr. McGuinness seconding.

Mrs. Quayle queried a difference in the speed restrictions for mobility scooters and E-Bikes and E-Scooters. The Town Clerk advised that he understood that mobility scooters are restricted to use on pavements. Mrs. Wedgwood suggested that audio warning should be mandatory. Mr. Parker referred to the inability of those using E-Bikes to safely give hand-signals if they are travelling at speed.

The proposal was put and carried by 5 votes to 3, Mesdames Quayle and Wedgwood and Mr. Parker voting against.

**(2020/21:280) Technical Services Manager’s Report - Planning Applications:**

Members agreed that the Technical Services Manager’s Report dated 11<sup>th</sup> February, 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: 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.**

Mr. McGuinness queried if this application is within the town’s Conservation Area and was told not.

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**

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**

It was proposed by Mr. Williams that the Commission object to these applications on the grounds that they are over-intensive for the site, and in so doing compared it to an application at Royal Park to which the Commission had also objected. In answer to a question the Town Clerk advised that the Government’s website indicated that no objections had been yet received to the applications. The proposal did not receive a seconder.

Mr. Parker proposed that the Commission submit an observation rather than an objection. This proposal was seconded by Mr. Cowie, put to the vote and carried by 5 votes to 3. Mrs. Quayle and Messrs. Howard and Williams voting against.

**(2020/21:280) Technical Services Manager’s Report - Planning Applications Cont:**

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

**Housing and Property:**

**(2020/21:281) Housing and Property Manager’s Report – Housing Performance and Statistics 2021/21:**

Resolved: To note the Housing and Property Manager’s report dated 11<sup>th</sup> February, 2021, to which was appended the third quarter’s Housing and Performance Statistics prepared in accordance with the instructions of the Department of Infrastructure.

Members put various questions which were answered as follows:-

<b>Section</b>	<b>Query</b>	<b>Housing and Property Manager’s Response</b>
1 A	Small increase in number on Housing Waiting Lists	Not sure if this is a trend – will be watched. The Department’s provision of affordable housing is also being monitored.
1 E	Number of lodgers seems low	A fluctuating figure, lodgers come and go
2 B	Drop in percentage of responsive repairs completed on time	Covid related – things are catching up.
3 B	Few property inspections carried out	Inspections are being carried out but not as such that need inclusion on the data
3 D	Fewer rents being paid by direct debit	Possibly because more are being paid by via DHSS or by card over the telephone

**Any other Business:**

**(2020/21:282) Skatepark “Slappy Kerb”:**

Mr. McGuinness drew attention to an approach made to him that the Commission permit a “Slappy Kerb” to be installed at the skatepark. The kerb would be provided and installed at no cost to the Commission.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, the Commission accept the principle of the installation of a “slappy kerb”.

**(2020/21:283) Ramsey Marina Project:**

Mr. McGuinness informed members that he had been unable to access the website of those wishing to develop a marina in Ramsey and queried if the website had been taken down and if Town Clerk had heard anything? The Town Clerk advised that the Company had not yet responded to the invitation to meet the Commission.

**(2020/21:284) C.A. Site:**

Mr. McGuinness referred to complaints about the C.A. site which had been brought to his attention concerning the hours of operation and the non-receipt of plasterboard and similar materials.

The Finance Officer advised that the C.A. Site Board is schedule to next meet at the end of March.

It was agreed that Mr. McGuinness's give details of his concerns to the Finance Officer so that they can be brought to the attention of the C.A. Site Board. It was noted that the C.A. Site will be able to receive plasterboard, etc., from 1<sup>st</sup> March.

**(2020/21:285) South Foreshore:**

Mr. Young drew attention to an accumulation of seaweed and build-up of sand on the South foreshore and queried if the Commission's staff could clear both. The Town Clerk advised that the Manx Wildlife Trust had previously advised against clearing the sand as it has become a nesting site.

The Chairman closed the public session at 7.57 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.

**(2020/21:286) Minutes:**

It was noted, for record purposes that no matters from the Board Meeting held on 20<sup>th</sup> January, nor the Special Meetings held on 25<sup>th</sup> and 27<sup>th</sup> January, 2021, and 10<sup>th</sup> February, 2021, were recorded in private.

**Matters for Information:**

**(2020/21:287) Housing Committee:**

Resolved: To note and approve the Minutes of a meeting of the Housing Committee held on 2<sup>nd</sup> February, 2021, subject to the following:-

**72b) Cronk Elfin External Refurbishment** – members were informed that tenders are due to be returned by and opened on 5<sup>th</sup> March.

**75a) Correspondence** – the circumstances were explained.

**75e) Correspondence** – the request made by the tenant were drawn to the Commission's attend – but no comments were made thereon.

**Clause 78 Vacant Properties** – members were informed that 6 of the vacant properties listed had now been allocated

**(2020/21:288) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 11<sup>th</sup> February, 2021, and the following comments made thereon, accepting that some matters may be referred to in other sections of these minutes:-

- **Shoprite Group** – the Town Clerk advised that a draft agreement is with Advocates and the Group will meet the Commission’s costs. Mr. Young referred to the site of the former Boxing Gym and was informed that it is understood that Government is discussing options related to that and surrounding sites.
- **Ramsey North Beach** – members were updated on progress for the provision of a raft on the South beach. Mr. Young informed members that he was working with “Save the Bay” in the provision of a raft but would need assistance with its anchorage.
- **Abated Sums S 13 Agreement** – the Town Clerk reported receipt of the sum of £4,297.97 which would be utilised, as agreed, on the waterplay area in the Mooragh Park.
- **Ramsey Quayside** - the Town Clerk advised that he is still trying to rearrange a meeting.
- **Planning Enforcement** – it was proposed by Mr. McGuinness, seconded by Mrs. Quayle and agreed that the Town Clerk seek to expedite a response on this matter and a report a further possible breach.
- **Waterplay Areas** – the Housing and Property Manager drew attention to on-going negotiations and investigations to progress the works.
- **Bowling Green** – the Deputy Town Clerk reported that the Bowling Club will bring the matter to an Emergency General Meeting after which he will meet further with their representative(s).
- **Rate Arrears** – the Town Clerk was requested to remind the Treasury’s Chief Executive Officer that a response is still awaited.
- **Ramsey Events** – it was noted that grant for events has been extended to the end of September and agreed to see if events to be held in Ramsey can be expanded.

Members also noted the Register of Ruinous Property and Unsightly Land and Buildings to 11<sup>th</sup> February, 2021, subject to the following:-

- **Auldyn House** – the Technical Services Manager reported that some works have been carried out to the improvement of the premises.
- **The Hollies, Grove Mount** – it was noted a meeting has been held with the owner’s agent
- **67 Parliament Street** – concern was raised that possible changes to the windows may have been carried out.

**Finance and General Purposes:**

**(2020/21:289) Town Clerk’s Report – L. A. General Elections 2021 – Returning Officer:**

Members considered the Town Clerk’s report dated 11<sup>th</sup> February, 2021, concerning the need, or otherwise to appoint a Returning Officer in terms of the Local Elections Act, 1985, for the forthcoming Local Authority General Election 2020.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed Mr. R. A. E. Jelski, Advocate, be invited to act as Returning Officer for South Ward and North Ward if necessary.

**(2020/21:290) Deputy Town Clerk’s Report – Commercial Rents:**

Resolved: To note the Deputy Town Clerk’s report dated 11<sup>th</sup> February, 2021, advising that no requests for reduction in the rent of commercial premises let by the Commission had been received during the January, 2021, Covid-19 circuit breaker lockdown.

**(2020/21:291) Finance Officer’s Report:**

Resolved: To note and approved the Finance Officer’s Report dated 10<sup>th</sup> February, 2021, subject to the following:-

*Aged Debtors* – the Finance Officer inferred that a debt queried may have to be written off for accounting purposes as it is understood that the company has been struck off although further investigation on this matter will be undertaken.

**(2020/21:292) Finance Officer’s Report – Insurance Renewal:**

Members considered the Finance Officer’s report dated 10<sup>th</sup> February, 2021, concerning the expiry in September, 2021, of the 5-year agreed term for the provision of insurance broker services.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Cowie and agreed that Expressions of Interest be sought for a new insurance brokerage agreement.

**Works and Development:**

**(2020/21:293) Town Clerk’s Report – Housing Act, 1955; Public Health Act 1990:**

Members considered the Town Clerk’s Report dated 10<sup>th</sup> February, 2021, advising of the advice of the Environmental Health Inspector and legal action open to the Commission in respect of an uninhabitable property in Ramsey. Mr. Williams proposed that the Board arrange a Time and Place meeting, as recommended. Members expressed concerns that the town would incur considerable costs, similar to those resulting from similar action on another property. The Town Clerk explained the differing circumstances of the property involved and the legal obligations of local authorities in these matters.

A proposal was then put by Mr. McGuinness, seconded by Mr. Cowie that the Commission seek to obtain a Closing Order. The Town Clerk read an extract from legislation confirming that it was required that a Time and Place hearing be first held after which decisions can be made.

Mr. McGuinness amended his proposal to facilitate a Time and Place Meeting, the proposal was seconded by Mr. Cowie and agreed.

**(2020/21:294) Technical Services Manager’s Report – Flooding Event:**

Resolved: To note the Technical Services Manager’s report dated 11<sup>th</sup> February, 2021, advising of the response to recent incidents of flooding around the town due to extreme weather conditions.

**Housing and Property:**

**(2020/21:295) Housing and Property Manager’s Report – Agreement for the Management of Property - Lambhill, Bride**

Members considered the Housing and Property Manager’s report dated 19<sup>th</sup> February, 2021, with appended Questions put to the Department of Infrastructure and the Answers provided thereto; the Draft Agreement having been previously circulated.

Members queried the need to take on further housing and expressed concern at additional costs and time that would be required to undertake any repairs and in administration. The Housing and Property Manager advised members that the nature of repairs envisage would necessitate contractors, rather than direct labour; snagging lists would be prepared before-hand and any major items of repair would require to be undertaken by the Department. Mr. Parker felt this was a stepping stone to the formation of a Northern Housing Authority, some members felt concern that they were being pushed towards an arrangement agreed. The Town Clerk reminded members that the Department of Infrastructure could also take over the Commission’s housing. The Housing and Property Manager the Department has been aiming for regional housing authorities for many years which it is felt could provide a better and more personal service.

Members felt that they should not be out of funds nor subsidise housing and queried if the Commission would have any financial gain. The Housing and Property Manager suggested that the Commission should not make a lot of money but that costs, particularly those for administration, would have to be monitored carefully. It was noted that costs, like existing housing deficiency payments, would be paid 6-monthly in arrears.

Resolved: That following a proposal by Mrs. Wedgwood, seconded by Mrs. Quayle, the Commission enter into a pilot scheme. The proposal was carried by 5 votes to 3, Messrs. McGuinness, Williams and Young voting against.

**Any Other Business:**

**(2020/21:296) Pop-up “Hovercart”:**

The Deputy Town Clerk advised members that he had been approached by a person wishing to establish a pop-up “Hovercart” concession on the Mooragh Estate. Members discussed the area that might be required and queried the use of the car parking area required by Ramsey Rugby Union Football Club.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Williams, the Commission agree in principle. The proposal was carried without division.

The meeting closed at 9.35 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

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

Fellow Members,

Whilst there have been understandably few events or meetings to attend during the last month, I would again like to recognize the hard work and efforts of our team and those others who have made extra efforts for our community during the current lockdown. I would like to reiterate the importance of maintaining a sensible attitude and following the Covid precautions and Government guidelines. It is also important to appreciate the efforts of everyone who has made the effort to reduce the transmission of the virus within our community by safely self-isolating. I am sure we would all pass on our best wishes to anyone who has been unfortunate enough to contract the virus within the town and wish them a speedy and complete recovery.

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

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

Mr. Chairman and Members,

At a special sitting held on 9<sup>th</sup> March 2021 Tynwald approved the principle of a delay to the Local Authority General Elections 2021 which were to take place on 22 April 2021.

Subject to the lifting of restrictions and the ongoing pandemic circumstances the election date has been put back until 22<sup>nd</sup> July 2021. Existing Members are being asked to continue in office until the new election takes place.

The Minister for Infrastructure will now proceed to take the necessary legislative documents to change the date of the local authority elections to 22<sup>nd</sup> July 2021 or as soon as is practicable thereafter.

A number of logistical issues will arise due to the delay in the election date which the Department of Infrastructure will be addressing in a formal Bill, it is expected that this will address the extension of existing appointments, and the rescheduling of the Annual General Meeting amongst other matters.

At an appropriate time to be determined by the Department 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.

**Recommendation: to be noted and further report.**

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

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

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
MANX DEVELOPMENT CORPORATION  
MARCH, 2021 – PUBLIC**

Mr. Chairman and Members,

The Town Clerk has received correspondence from Mr. Stephen Moore, Policy Development Manager – Built Environment, from Department of Enterprise who is contacting the Clerks to the Local Commissioners to inform them of the work the Department for Enterprise is currently undertaking in establishing a new 'arms-length' company, the Manx Development Corporation as directed by the Tynwald Select Committee on Unoccupied Urban Sites.

The Development Corporation will be the delivery arm for the strategically directed development of government owned, unoccupied, or previously developed sites and intended to translate Government regeneration strategies and masterplans into programmes and projects. These projects are to be delivered through the engagement of stakeholders in the private sector, industry representative bodies, local authorities, and Government Departments.

It is anticipated that the Development Corporation will act as an enabler and a broker for increasing the overall level of property development activity in our towns and for influencing the quality and environmental integrity of urban and spatial development and the public realm.

The Development Corporation is required to be established by the 31<sup>st</sup> March 2021, so is on a very tight timescale. There is a Tynwald briefing on Tuesday 9<sup>th</sup> March to update the Tynwald members on the progress made to date and in the forthcoming weeks adverts seeking interest in filling roles in the Development Corporation will be seen.

Following the setup of the Development Corporation, Mr. Moore has suggested meeting to further discuss how the Development Corporation might have an impact on the local authority area and the works of urban regeneration the Commission might be considering.

The Development Corporation forms part of the recommendation of the Report of the Select Committee on the Development of Unoccupied Urban Sites 2017-2018 [PP No 2018/0108] which was received at the December 2018 sitting of Tynwald and the following recommendations approved:

*Recommendation 1*

*That the Cabinet Office should publish at regular intervals data on planning approvals given and taken up in brownfield and greenfield sites, respectively.*

*Recommendation 2*

*That Tynwald calls upon the Council of Ministers and all Departments to use all reasonable means at their disposal to encourage, where possible, the development of unoccupied or previously developed urban sites ahead of building on greenfield sites in the Manx countryside; and in particular that Tynwald is of the opinion that urgent action should be taken:*

- (i) to set up flexible Development Zones in Douglas;*
- (ii) to transfer control of all Government land and buildings to a single strategic body;*
- (iii) to set up a Development Agency in partnership with local government and the private sector;*
- (v) to use the planning system, taxation and other potential incentives to encourage brownfield development in Development Zones in Douglas and in other urban areas.*

*Recommendation 3*

*That the Council of Ministers establish a working party, to review the legislative framework for compulsory purchase and options for funding thereof.*

*Recommendation 4*

*That the Council of Ministers should report to Tynwald by June 2019 on the implementation of this resolution.*

As part of the initiative Cabinet Office is to produce a document, the Unoccupied Urban Sites Register, in table form which will list and detail sites that are both unoccupied and in urban areas.

## **Scoping Report – Unoccupied Urban Sites Register**

### **Broad Focus**

The Register will be publicly available and will be accompanied by an explanatory note to assist in understanding the Register. All definitions, criteria used, and data collection methods will be clear and agreed. It will be as up to date as possible on each publication date but will not represent in itself any sort of marketing document. Both Government owned sites and privately owned sites will be included but where particulars on sites are unknown, not available, or for any other reason are unable to be released publicly, this will be specified.

Cabinet Office shall remain the lead Department in updating the Register although all Departments will be expected, until such time as all Government Land is centralised to a single body, to provide data to Cabinet Office when known. Local Authorities will be invited to provide input and others such as estate agents will be approached to gauge interest and possible contributions.

### **Specific Focus**

The Register will identify only those sites which satisfy certain criteria. It is proposed that criteria are agreed but are likely to need to satisfy the following: Sites must be

- in a named settlement
- a minimum gross size

The 'live' Register would not include sites which have been discounted but may well be listed as "potential" where circumstances are expected to change within 12 months. Planning approval need not mean a site is removed from the Register or not included. Until an approval is implemented sites may be retained on the list, moved into a different category or have their status recorded differently.

### **Scope of the Register**

Data to be collected and recorded: Consideration will be given to:

- Location
- Size
- Site map
- Extent of buildings on site
- Land zoning and relevant development plan policies/proposals
- Previous use
- Current use
- Potential use
- Categories e.g., Building(s) but all vacant, Buildings but 50% vacant including ground floor, previously developed but cleared sites (no interim use), previously developed but cleared sites (interim use e.g., car parking),
- Main constraints to being developed
- Owner known/unknown
- Details last updated on site
- Actively marketed?
- Contact for further information?
- Government support available?

### **Status of the Register**

The Register would be an information source and may form 'evidence' in the formation of policy documents such as development plans. It may be used as a material consideration in the determination of planning applications.

### **Developing the scope and drafting the Register**

Cabinet Office will work with Department for Enterprise in the first instance to:

- Draft criteria and column headings for agreement.
- Approach stakeholders outside of Government for interest and willingness to contribute.
- Identify best time to update and how regular this should be.

Consideration will be given to the possibility of tying in with other documents which are published regularly such as the quarterly economic update. At this point a lower frequency of 6 months or even annually has not been ruled out. • Establish the most appropriate oversight and governance of the Register. • Share the beginnings of a provisional Register internally across Departments and Statutory Boards and Local Authorities with a view to publication of the 1st version of the Register [by 1st April 2020 – delayed due to Covid].

**Recommendation: to be noted and further report.**

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

5<sup>th</sup> March, 2021.

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
STREET TRADER'S LICENCE – MANX WHIPPY  
MARCH 2021 – PUBLIC**

Mr. Chairman and Members,

The Commission has issued a Street Trader's Licence to Manx Whippy Limited in the years 2017, 2018, 2019 and 2020 to operate mobile Ice Cream vans.

Each licence was issued for a period of one year. In 2018, 2019 and 2020 the operator was permitted to operate from two vehicles.

The operator only trades within residential areas or by invitation to specific events or premises with the Town Centre. They do not trade with in the Town Centre.

The service has proved popular and has attracted no complaints to the Town Hall.

The company is requesting that a new Street Trader's Licence be issued for 2021 with similar terms agreed in previous years.

Members are therefore asked to consider whether to issue a Street Trader's Licence to Manx Whippy Limited for their two vehicles for 2021.

**Recommendation:** for discussion

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

10<sup>th</sup> March 2021

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
STREET TRADER'S LICENCE PARISH PANTRY  
MARCH 2021 – PUBLIC**

Mr. Chairman and Members,

The Commission has received a request from The Parish Pantry for a Street Trader's Licence to operate a mobile catering unit within the Town.

The Parish Pantry is styled as "mobile pizzeria and deli" and will offer sandwiches and a wide range of charcuterie, cheeses, homemade relishes and numerous other deli items. The produce will be local and international.

The operator is seeking to locate the unit on the footpath on Mooragh Promenade opposite the Rugby Pitch. The operator has request permission to operate up to 2 days per week.

The Commission authorised the operation for one day per week in 2020. The operator made a subsequent request to the Commission to operate for up to 3 days per week which was declined.

Members are therefore asked to consider whether to issue a Street Trader's Licence to The Parish Pantry for a further period of 1 year.

**Recommendation:** for discussion

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

10<sup>th</sup> March 2021

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
MARCH 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 February 2021 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 28<sup>th</sup> February 2021 – Appendix 2.

**Accounts**

Accounts of £253,818.73 were paid via the General Revenue Account and accounts of £13,849.68 were paid via the Northern Civic Amenity Site Account in February 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 28<sup>th</sup> February 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 £41,860.

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.**

10<sup>th</sup> March 2021

N.Q. Cannell, FCCA  
Finance Officer

## Ramsey Town Commissioners

**Accounts paid to the 28 February 2021**

**Appendix 1**

Payee	Description	Amount (incl. VAT)
<b><u>General Account</u></b>		<b>£</b>
Staff	Wages, salaries, ITIP, NI & superannuation	166,107.47
Various	Housing property repairs, maint. & safety checks	29,041.35
Various	Vehicle maintenance, repairs & licences	18,881.12
Ellan Vannin Fuels Ltd.	Fuel & heating oil	11,327.05
Various	Commission property repairs, maint. & safety checks	9,911.97
Various	IT costs	6,128.50
Account transfers	R & N DHC - transfer of rents collected by card	2,217.33
Various	Legal & prof. & final audit fees : non-housing	2,064.00
Various	Library books & CDs	1,693.69
Manx Telecom Ltd.	Phones	1,347.87
Various	Office expenses - post, printing, stationery etc.	1,002.21
Banks	Bank & debit card charges	865.04
Various	Refuse materials & equipment	797.49
Manx Utilities	Electricity supply & water charges	739.97
Various	Park materials	475.28
Various	Staff training	420.00
Various	Machinery repairs	276.27
Various	Town events & Xmas decorative lighting	250.80
Investec Asset Finance Ltd.	Continuing leasing costs	240.00
Various	Security & safety costs	31.32
		253,818.73
<b><u>Northern Civic Amenity Site</u></b>		
IOM Govt.	Waste disposal costs	5,597.89
Various	Recycling charges	3,679.89
Various	Machinery repair	3,639.72
Various	Site maintenance	480.00
Ellan Vannin Fuels Ltd.	Fuel	323.47
Manx Telecom Ltd.	Phones	74.41
Worldpay (UK) Ltd.	Debit card reader charge	42.12
Bank	Charges	8.80
Various	Office supplies & printing	3.38
		13,849.68

## Ramsey Town Commissioners

### Suppliers utilised during February 2021

### Appendix 1

Allan C Swales Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Controls Systems Ltd.	IOM
Argon Office Systems Ltd.	IOM	Manx Telecom Ltd.	IOM
Arven Chemicals Ltd.	UK	Manx Utilities	IOM
Askews & Holts Library Services Ltd.	UK	Marksmann Locksmith	IOM
Ballaneven Compost Ltd.	IOM	Martin & Watson Ltd.	IOM
Ball Colegrave Ltd.	UK	Middle Park Recycling Ltd.	IOM
Brew & Corkill Ltd.	IOM	Office Equipment Centre Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
CE Richmond Ltd.	IOM	Outdoors Ramsey	IOM
Crossroads Manx Workshop	IOM	Paul Wheeler Ltd.	IOM
Crowe IOM Audit LLC	IOM	Phoenix Windows Ltd.	IOM
Cu-Plas Callow Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	PS iT Solutions Ltd.	Ire.
Egan Reid Stationery Co. Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Skips	IOM
ESS Stationery Supplies	UK	Sadler Agricultural Supplies Ltd.	IOM
Farmers Combine Ltd.	IOM	Sage (UK) Ltd.	UK
G4S Secure Solutions (IOM) Ltd.	IOM	Screwfix Direct Ltd.	IOM
Gregory & Moore Logistics Training Servs.	IOM	Specialist Coatings Ltd.	IOM
Gough Electrical Ltd.	IOM	T.C.Q. Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	The Garage Door & Gate Company	IOM
Infotech Systems Ltd.	IOM	The No. 23 Ltd.	IOM
Investec Asset Finance Ltd.	IOM	Top 2 Toe Ltd.	IOM
IOM Government	IOM	Ulverscroft Ltd.	UK
J P Corry (formerly Jewsons)	IOM	Vannin Officepoint	IOM
K & R Parts Ltd.	IOM	Warwick IOM	IOM
MacOwan Collett Consulting Engineers	IOM	W.D.S. Ltd.	IOM
Magnet (IOM) Ltd.	IOM	Worldpay (UK) Ltd.	UK
		Yesss (IOM) Electrical Ltd.	IOM

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 28 FEBRUARY 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	3,408,088	4,040,232	(632,144)	4,266,115	4,282,120	(16,005)
Cl. Woirrey/ Cl. y C Ghlass	12,264	8,817	3,447	16,500	13,500	3,000
Brookfield Court	10,602	4,757	5,845	15,950	17,050	(1,100)
Close ny Mooragh	21,966	9,981	11,985	33,700	42,700	(9,000)
<b>Sub Total</b>	<b>£3,452,920</b>	<b>£4,063,787</b>	<b>(£610,867)</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	156,745	18,445	138,300	220,100	23,900	196,200
Workshops	79,159	0	79,159	72,900	0	72,900
Public Conveniences	43,560	0	43,560	54,500	0	54,500
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	7,836	2,615	5,221	13,300	2,950	10,350
Mansail Lease	5,936	8,587	(2,651)	5,700	7,930	(2,230)
Lakeside Centre	5,402	6,482	(1,080)	5,220	11,460	(6,240)
Parklands Day Nursery	1,869	13,279	(11,410)	2,550	17,470	(14,920)
Bowling Alley	273	7,500	(7,227)	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.	(142)	0	(142)	14,350	0	14,350
Private Property Repairs	3,477	3,820	(343)	10,500	0	10,500
CCTV town centre	3,783	0	3,783	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	29,436	29,736	(300)	56,700	62,370	(5,670)
Park assets	31,691	18,222	13,469	81,049	0	81,049
<b>Sub Total</b>	<b>£386,975</b>	<b>£108,686</b>	<b>£278,289</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	22,542	15,736	6,806	32,800	12,780	20,020
Refuse Removal	619,645	59,566	560,079	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.	29,411	0	29,411	21,150	0	21,150
Local Services	120,095	0	120,095	106,800	0	106,800
Govt Department Agencies	0	0	0	0	0	0
<b>Sub Total</b>	<b>£1,155,699</b>	<b>£153,778</b>	<b>£1,001,921</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	34,413	4,229	30,184	61,900	10,900	51,000
Parks & Gardens	193,417	113	193,304	269,600	600	269,000
Games Concessions	5,485	0	5,485	12,000	2,000	10,000
Public Library	111,593	7,193	104,400	140,800	11,000	129,800
<b>Sub Total</b>	<b>£344,908</b>	<b>£11,535</b>	<b>£333,373</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	31,944	0	31,944	66,000	0	66,000
Office Expenses	844,614	83,289	761,325	955,042	87,500	867,542
Sundry Expenses	6,486	0	6,486	12,300	0	12,300
Miscellaneous	23,352	64,675	(41,323)	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	5,058	0	5,058	4,500	0	4,500
<b>Sub Total</b>	<b>£929,978</b>	<b>£147,964</b>	<b>£782,014</b>	<b>£1,091,842</b>	<b>£112,000</b>	<b>£979,842</b>

<b>TOTAL</b>	<b>£6,270,480</b>	<b>£4,485,750</b>	<b>£1,893,416</b>	<b>£ 7,818,853</b>	<b>£ 4,886,465</b>	<b>£ 2,932,388</b>
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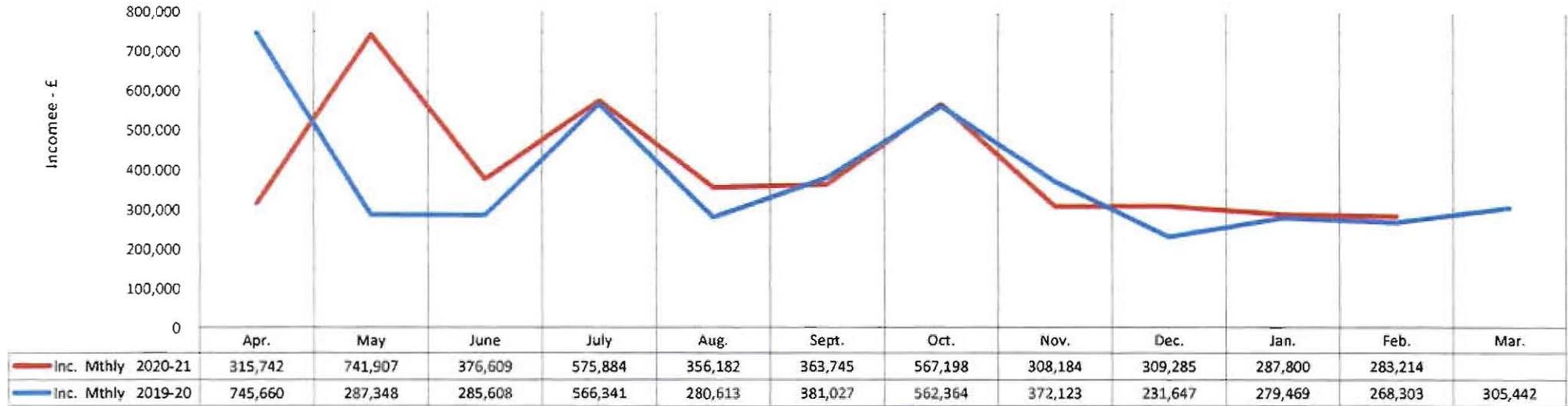
<b>Town rates</b>	<b>£ -</b>	<b>£ 2,404,699</b>	<b>(£2,404,699)</b>	<b>£ -</b>	<b>£ 2,922,284</b>	<b>(£2,922,284)</b>
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## RAMSEY TOWN COMMISSIONERS

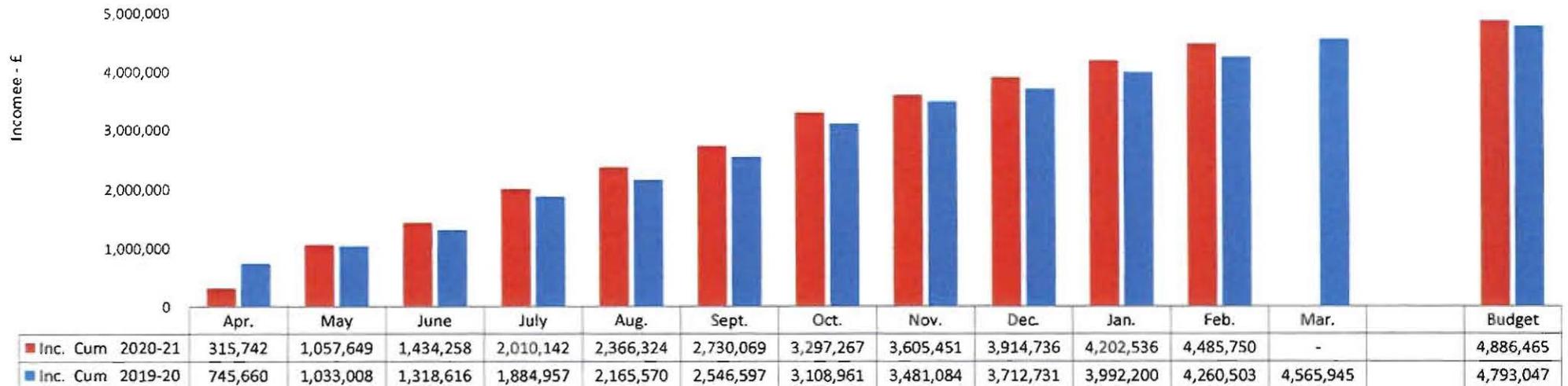
### SUMMARY OF INCOME & EXPENDITURE TO 28 FEBRUARY 2021

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)

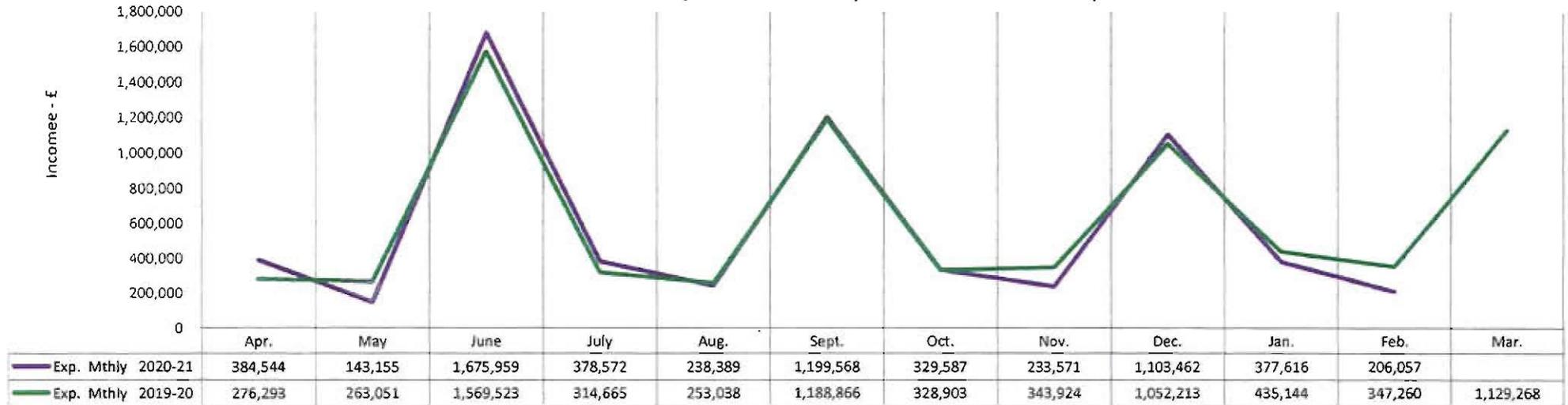


# RAMSEY TOWN COMMISSIONERS

## SUMMARY OF INCOME & EXPENDITURE TO 28 FEBRUARY 2021

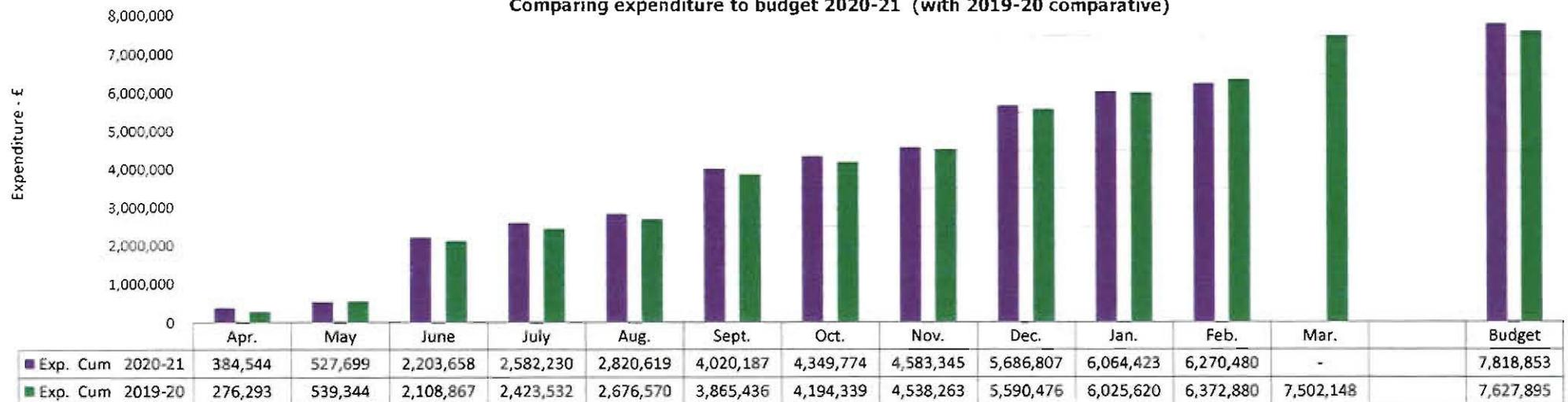
Appendix 2

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



21

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

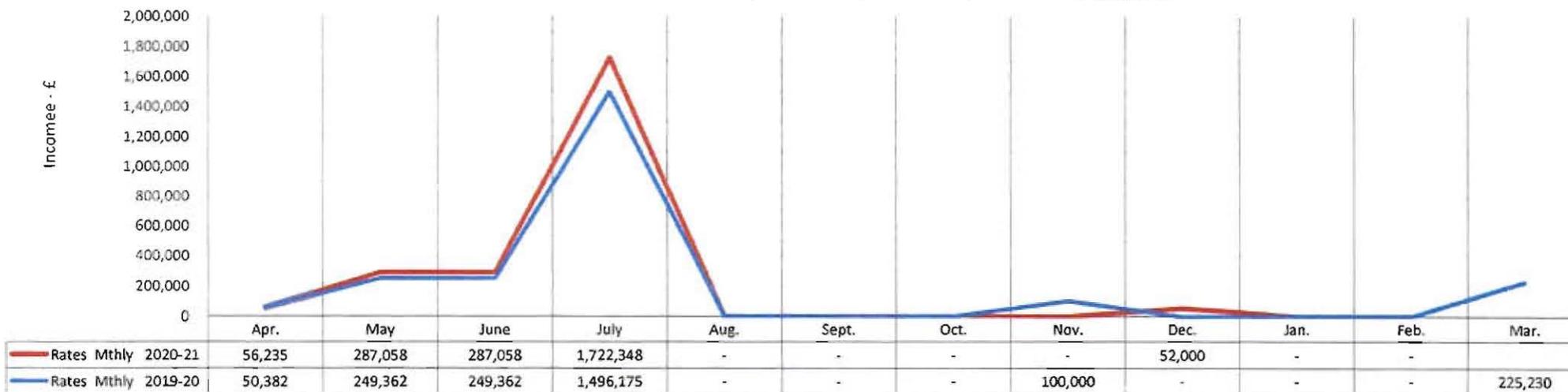


## RAMSEY TOWN COMMISSIONERS

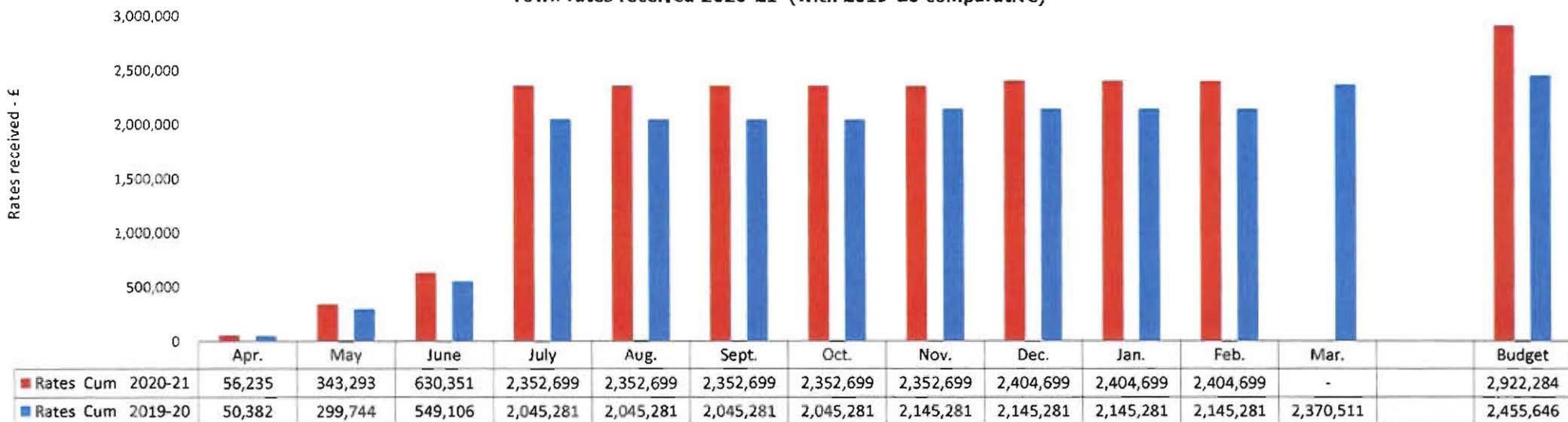
### SUMMARY OF INCOME & EXPENDITURE TO 28 FEBRUARY 2021

Appendix 2

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



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



**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
PLANNING APPLICATIONS – MARCH, 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: 3830 **AMENDED PLANS**  
P.A. NO.: 20/01321/B  
PROPOSED: Erection of a detached dwelling with an integral garage  
NOTES: P.A. in Detail  
SITE: **14, Romney Wynd, Clifton Park, Ramsey**

REF NO: 3836 **AMENDED PLANS**  
P.A. NO.: 20/01401/A  
PROPOSED: Approval in Principle for the erection of 2 dwellings addressing matters of access and parking  
NOTES: Approval in Principle  
SITE: **Land to rear of 6, Summerland, Seamount Road, Ramsey.**

REF NO: 3853 **AMENDED PLANS**  
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: 3855 **AMENDED PLANS**  
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: 3864  
P.A. NO.: 20/01510/A  
PROPOSED: Approval in principle for residential development  
NOTES: Approval in Principle  
SITE: **Gladstone Industrial Park, Ramsey**

REF NO: 3855 **AMENDED PLANS**  
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: 3865  
P.A. NO.: 21/00101/D  
PROPOSED: Installation of illuminated signage  
NOTES: P.A. - Advertising  
SITE: **Court Row Chambers, Court Row, Ramsey**

REF NO: 3866  
P.A. NO.: 21/00102/C  
PROPOSED: Change of use from delicatessen shop (class 1.1) (part of existing restaurant) to restaurant (class 1.3)  
NOTES: P.A. - Change of Use  
SITE: **Ground Floor, Court Row Chambers, Court Row, Ramsey**

REF NO: 3867  
P.A. NO.: 21/00144/B  
PROPOSED: Variation of condition 2 of PA 17/00870/B. Erection of two 6 storey apartment buildings containing 23 apartments in total and associated parking, to amend the car parking provision  
NOTES: P.A. in Detail  
SITE: **Land at corner of Mooragh Promenade and Premier Road, Ramsey**

REF NO: 3868  
P.A. NO.: 21/00200/B  
PROPOSED: Replace existing roof tiles with slate  
NOTES: P.A. in Detail  
SITE: **9, Queen's Drive West, Ramsey**

REF NO: 3869  
P.A. NO.: 21/00218/GB  
PROPOSED: Creation of a doorway from an existing window and installation of replacement windows, doors and roof slates (in association with 21/00219/CON)  
NOTES: Registered Building  
SITE: **17, Bridge Lane, Ramsey**

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

REF NO: 3870  
P.A. NO.: 21/00219/CON  
PROPOSED: Registered Building consent for the creation of a doorway from an existing window and installation of replacement windows, doors and roof slates (in association with 21/00218/GB)  
NOTES: Registered Building  
SITE: **17, Bridge Lane, Ramsey**

REF NO: 3871  
P.A. NO.: 21/00222/C  
PROPOSED: Change of use from light industrial to fitness studio/gym  
NOTES: P.A. - Change of Use  
SITE: **Unit 27/28, Gladstone Industrial Park, Ramsey**

B. Wallace  
Technical Services Manager

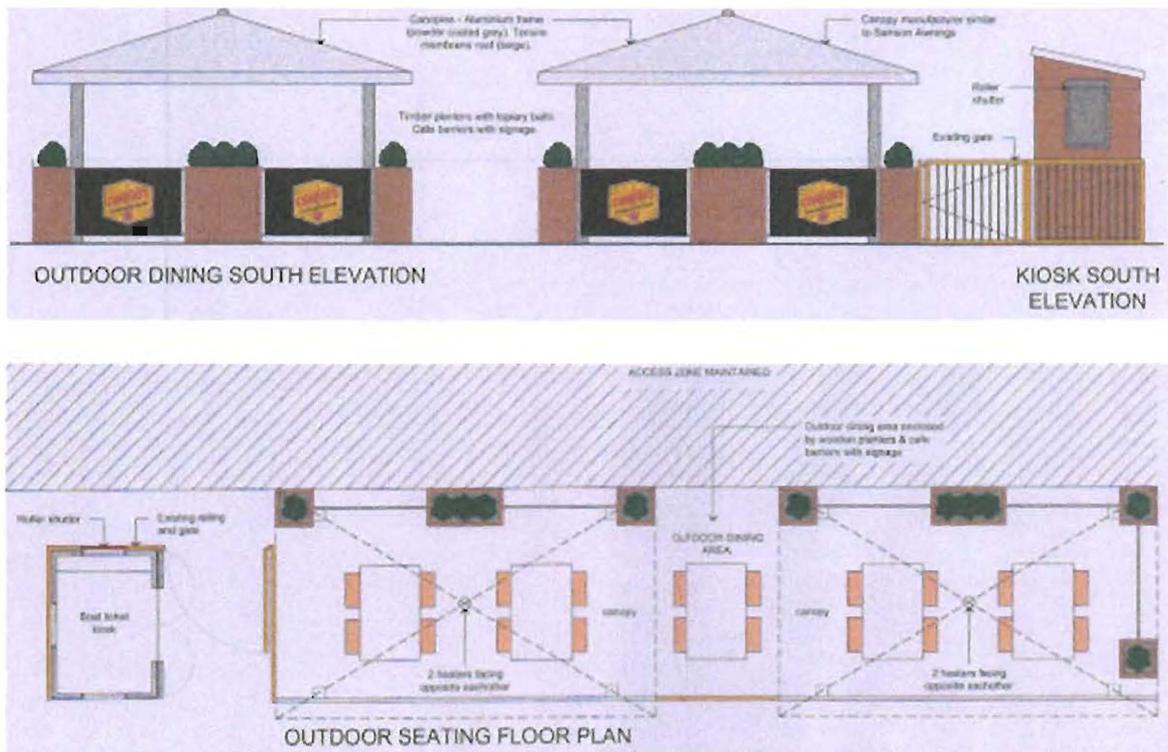
11<sup>th</sup> March, 2021.

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
CONROD'S AT THE BOATHOUSE  
MARCH, 2021 –PUBLIC**

Mr. Chairman and Members,

A planning application 20/00410/B for the alterations, creation and external seating area at the Boathouse Café, Mooragh Park was approved in July 2020.

The proposal is for the creation of an outdoor dining area created with planters and café barriers with signage and canopy covers as illustrated below.



The leaseholder has contacted the Housing & Property Manager to discuss progressing with the work in this area and wishes to inform the Board of his intentions. They have confirmed the work will commence this spring/summer, beginning with the structure of the enclosure including the canopy posts and low voltage lighting with the intentions of installing the two canopies at a later date.

All the structure, including the posts, will be installed in a way that they can be removed to leave the area back in its existing condition.

**Recommendation:** For noting.

Mark Close  
Housing & Property Manager

5<sup>th</sup> March 2021.

**RAMSEY TOWN COMMISSIONERS  
MATTERS RAISED BY MEMBERS OF THE PUBLIC  
COVID-19**

Mr. Chairman and Members,

The Commission has received a request for debate, under Standing Order 13(1)(i) on the subject matter of Covid-19, the requestor is on the Register of Electors for Ramsey North Ward.

The requestor has provided a written statement comprising two pages which is appended hereto.

**Recommendation: for discussion.**

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

5<sup>th</sup> March, 2021.

The crime of 'covid-19' knows no bounds but we must first study all the evidence. Not be distracted.

No Virus...

In 1890, German Physician, Dr Robert Koch, set out four required proofs (called Koch's postulates) to fully establish that a 'virus' actually causes any disease. Koch's Postulate 1: An identical virus must be present in every case of a specific disease. 2: The purified virus should be uniquely identified. 3: The virus should be capable of being grown under laboratory conditions. 4: The virus must produce the same symptoms in each case of the disease. Koch's work supported findings of the body terrain evidence of Antoine Bechamp - who proved that 'viruses' alone do not make you sick. Despite 40 years of trying, Louis Pasteur failed to make anyone sick via coughs, sneezes or the snot of others - nor between animals and people using his: germ 'theory'. But injected particles can and do make you sick. We all have daily, monthly and yearly detoxes - a natural cycle of self-cleansing. Additional Rivers Postulates of 'virus' filterability and 'virus' re-isolation have also not been met.

No Test...

Dr Kary Mullis invented the PCR test stating it is not accurate enough to use as a diagnostic tool. The RT-PCR (Reverse Transcription - Polymerase Chain Reaction) test is a quantitative, not a qualitative test. It is based solely on repeated, amplification cycles of 'viral load' particles - the more cycles of a repeated amplification, the more likely a claimed, but false positive, to drive the: case-demic. Is this true science which depends on an arbitrary and variable cut off, of a non test? The particles are cellular exosomes (see Dr Andrew Kaufman) excreted as cleansing signalling solvents to detoxify a health compromised body. The banning of autopsy tests eliminated evidence which could confirm 'covid claim' deaths. PCR 'test' lawsuits have been filed against governments across the world.

No Contagion...

Dr Thomas Cowan authored: The Contagion Myth. To quote: "you can't give sickness to somebody else". He has extensively studied how viral 'particles' don't make you sick - but can, when injected... Evidence confirms that there is no increase in world annual deaths but other cause 'substitution' deaths, as detailed in the book: CORONA FALSE ALARM? by Dr Karina Reiss and Dr Sucharit Bhakdi. Dr Robert O Young has studied what makes people well and he too exposes the fallacy of contagion.

So what is killing people?

There is no increase in overall world mortality but there are co-factor hotspots, as follows: 1) in the US, ventilators killed over 90% of people put on them - they were wrongly diagnosed while suffering oxygen hypoxia (see Dr Cameron Kyle-Sidell). 2) EMF radiation, world 5G deployment as initiated in Wuhan, China in November 2019 following mass Chinese mandatory vaccination. 3) A compromised immune systems, poor nutrition, and multiple medications including toxic flu vaccines. 4) Biofuel pollution in coastal and airport hotspots (see Dr Stephanie Seneff). 5) Martial law passed off as 'lock downs' and the lack of human touch leading to social desolation and increased suicides, aided by mass media propaganda. These are the most easily evidenced main five causes of 'covid' hotspots.

No virus did this. Criminal politicians, complicit media, corrupted police and the asleep masses have all played their part. That is until: all people everywhere wake up and demand justice, not: 'just us'.

This is written under penalty of perjury by courtenay on Saturday 6<sup>th</sup> February 2021. Please feel free to debate and share or to contact me via email at: [courtenay@manx.net](mailto:courtenay@manx.net)

This statement of claim is made by courtenay on Saturday 6<sup>th</sup> February 2021. The language will be engl-ish, not legalese, nor necromancy. I stand under common law and under penalty of perjury - i courtenay avow the following remembering that he who makes the claim bears the burden of proof.

On and for the record i claim:

The covid narrative is a mass criminal hoax and fraud. The cover of covid 'great reset' by the world economic forum (WEF) is to hide mass genocide and depopulation as per the 'sustainability goals' of Agenda 2030 and the Georgia guidestones. This dark agenda has been supported by a criminally complicit media. I believe the following are all guilty of making multiple false statements amounting to war crimes. We seek New Nuremberg Trials under common law for:

- 1) Robert Howard Quayle doing business as Isle of Man chief minister
- 2) David John Ashford doing business as Isle of Man health minister
- 3) Alexander John Allinson GMC number 3483839 doing business as Isle of Man education minister
- 4) Henrietta Ewart GMC number 2856492 doing business as Isle of Man director of public health

I believe the above four individuals, supported by others, are guilty of crimes against the people by wilful and deliberate malfeasance in public office. Robert 'Howard', David, Alex and Henrietta are conducting criminal unlicensed medical experiments on their, for now, unsuspecting people.

You the four above mentioned people are put on formal notice and are invited to present evidence of your defence to be included in a document which will be publicly circulated on 1<sup>st</sup> June 2021. As with 'Dr' Mengele it was not just the doctors but also the prison camp guards who were pursued for the rest of their lives by Simon Wiesenthal as they too supported crimes against the people. No one can simply claim "I was only doing my job" each is liable in their private individual capacity.

The 'vaccines' are not vaccines as defined, but contain: gene modification operating systems, toxic nano particles, metals, magnetic tagging material, human embryonic kidney cells, GMO substances, chimpanzee 'adenovirus' and patented dog infertility agents such as polysorbate 80. And ethanol.

Our medical generalist is Dr Jayne Lavinia Mary Donegan GMC number 2826367. The expert work of Dr Sherri Tenpenny and Professor Dolores Cahill will also be cited. As this is an international crime we seek also to work with German lawyer Reiner Fuellmich and Israeli lawyer Tamir Turgal. We will cite the EUDRA, VAERS, and Yellow Card deaths and harms reporting systems, recognising that only around 1% of actual harms are ever officially reported due to financial conflicts of doctors.

A public truth and reconciliation event will be held on 5<sup>th</sup> July 2021 on the Isle of Man, British Isles. All are welcome to attend to bring light and truth to the darkest, most evil chapter, in world history.

Autographed by: *Courtenay*

courtenay-adam-lawrence

author of: The Covid Con; A Wake

dated: *14<sup>th</sup> Feb '2021*

**RAMSEY TOWN COMMISSIONERS  
REPRESENTATIVE REPORT(S)  
MARCH 2021 – PUBLIC**

Mr. Chairman and Members,

The following Report has been submitted by Mr. Cowie:-

**“Isle of Man Municipal Association: 25 February 2021**

Accounts were approved to date and felt to be in line with where the MA was expecting.

Rob Callister provided a heartfelt presentation on his journey from LA member to MHK which was well appreciated by the MA members.

Member from Douglas raised some concerns about the pavement potholes on the Marine Drive (in Braddan) and asked if Mr. Callister could assist with them.

There were some general concerns over the responsiveness of the DoI, which included comment on low-cost housing provision and how this was affecting first time buyers and the youth of the Island. The Mid-rent housing pilot was mentioned and thought to be a positive project.

Dog fouling was a topic of keen debate with some suggestions made to reduce the impact including provision of bags and enforcement.

A member asked for updates about the Dandara development in Ramsey to which we have had no further information.”

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