

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

www.ramsey.gov.im

13th May, 2021.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held at 7.00 p.m. on Wednesday evening next, **19th May, 2021**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

2. Minutes for Adoption:

page(s): 1 – 21

- Minutes of Board Meeting held on 21st April, 2021.
- Minutes of Special Board Meeting held on 30th April, 2021.
- Minutes of Special Board Meeting held on 4th May, 2021.

3. Matters arising not included within the Agenda.

4. Chairman's Report:

page(s): 22

- Congratulations

5. Finance and General Purposes:

page(s): 23 - 50

- Town Clerk's Report(s):
 - Adoption of Public Open Spaces
 - Annual General Meeting
 - Boundary Extension (to be tabled)
 - Community Hub
 - Local Authority General Election
 - Members Attendances
- Deputy Town Clerk's Report(s):
 - Local Policing Plans

- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Quarterly Financial Return
 - IOM Bank and HSBC Loans

6. Works and Development:

page(s): 51 - 64

- Town Clerk's Report(s):
 - Area Plan North and West
 - Art Installation North Barrule
 - Fibre in Ramsey
 - Proposal to Register War Memorial
 - Withdrawal of Public Call Boxes
- Technical Services Manager's Report(s):
 - Planning Application
 - Appendix
 - Auldyn House, Parliament Street (to be tabled)

7. Parks and Leisure:

page(s): 65 - 70

- Town Clerk's Report(s):
 - "Pickle Ball"

8. Notice of Motion :

page(s): 71

Notice of Motion dated 11th May, 2021, standing in the name of
Mr. J. McGuinness:

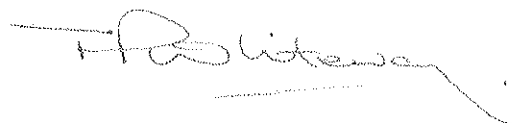
"Siting of Deckchairs." [Summary title]

9. Any other Business:

page(s): 72

(by permission of Chairman - any will be advised)

- Matters Raised by the Public
 - ❖ None
- 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, 21st April, 2021, at 7.00 p.m.

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

Apologies: Apologies for absence had been received from Mesdames M. B. Quayle and J. Wedgwood and Messrs' N. P. Howard and F. B. R. Williams.

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

His Royal Highness the Prince Philip, Duke of Edinburgh.

Members observed a period of silence in respect of and to the memory of His Royal Highness the Prince Philip Duke of Edinburgh, whose death occurred on 9th April, 2021.

(2020/21:327) Minutes:

Resolved: That the Minutes of the Board Meeting held on 17th March, 2021, be confirmed and signed by the Chairman. Canon Greenwood reminded members that his temporary absence (Clause 319 refers was for technical reasons); and was given clarification on Mr. Cowie's declared interest in Clause 320).

(2020/21:328) Matters Arising:

No matters were raised.

(2020/21:329) Chairman's Report:

Resolved: To note the Chairman's report dated 15th April, 2021. The Chairman reiterated his thanks to Commissioners staff and others who maintained services for the Town during the latest Covid-19 lockdown restrictions.

Finance and General Purposes:

(2020/21:330) Town Clerk's Report – Elections and Meetings (Local Authorities) Bill 2021:

Resolved: To note the Town Clerk's report dated 14th April, 2021, advising of the progress of the above-titled Bill and of the powers thereof. The Town Clerk confirmed that Royal Assent has been given to the Act and accordingly virtual meetings are permissible; existing members will continue in office until 1st August with elections to take place during July 2021.

(2020/21:331) Town Clerk's Report – Investigation Demand Responsive Bus Services:

Members considered the Town Clerk's report dated 13th April, 2021, advising of follow-up questions put by the Office of Fair Trading with regard to their investigation in to the demand responsive bus service.

Resolved: To inform the Office of Fair Trading that, in the lack of recent praise for or objections to the services, the response made in February, 2021, stand.

(2020/21:332) Town Clerk's Report – Rate Collection 2021/22:

Resolved: To note the Town Clerk's report dated 30th March, 2021, advising of the decision taken by the Treasury with regard to offer some support for those in the community economically affected by Covid-19 and with regard to payment of rate income to local authorities.

(2020/21:333) Town Clerk's Report – Wayleave Bircham Avenue Area:

Members agreed to consider this report at a later stage of the meeting in conjunction with a report concerning Fibre Broadband Role Out... (Clause 335 refers). [Listed at this point for continuity with Agenda].

(2020/21:334) Finance Officer General Report:

Resolved: To note and approved the Finance Officer's general report dated 14th April, 2021, subject to the following:-

IOM Bank Loans: The Finance Officer advised that the Transfer dates referred to should read 2021. It was proposed by Mr. McGuinness seconded by Mr. Cowie and agreed to accept and progress the recommendations of the Finance Officer, namely: -

- 1) To undertake necessary preparations to transfer from LIBOR to an alternative RFR as from 1st January 2022 and
- 2) Transfer existing LIBOR loan facilities to SONIA.

Works and Development:

(2020/21:335) Town Clerk's Reports – Wayleave Bircham Avenue Area and Fibre Broadband Role Out – Planning Consents:

Members discussed the Town Clerk's reports dated 9th and 12th April, 2021, respectively on these related matters including planning aspects, having regard to permitted development; aesthetics of and need for overhead cables and queried the cost comparison between overhead or ducted cables. Concern was also expressed about costs to be passed onto consumers particularly in respect of flats such as those at Bircham Avenue Close.

(2020/21:335) Town Clerk's Reports – Wayleave Bircham Avenue Area and Fibre Broadband Role Out – Planning Consents Continued:

The Housing and Property Manager drew attention to the possibility that flats at Bircham Avenue Close would require the renewal of external rendering within the next 5 – 10 years and if overhead cables are attached to these properties there would also be additional costs as Manx Telecom would need to be engaged to enable such works to be fully carried out.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Parker and agreed by 5 votes to 1, Mr. McGuinness voting against, that Manx Telecom be informed of the Commission's concerns and be asked to provide cost breakdowns, upon receipt of which further consideration will be given to entering into a wayleave agreement, which would be subject to Departmental approval.

(2020/21:336) Town Clerk's Report – Redevelopment Caine's Yard – Amenity Space:

Members considered the Town Clerk's report dated 26th March, 2021, concerning the redevelopment of Caine's Yard and the requirement to provide Amenity Space, or in its absence payment of an abated sum, in terms of the Isle of Man Strategic Plan 2016.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Cowie and agreed that a Section 13 Agreement be entered into for an abated sum of £12,036.00 to be accepted in respect of public open space provision at development proposed for Caine's Yard.

Members noted that the sum is required to be paid prior to habitation of the first unit and that some areas of open space identified within the planning consent may still be offered for adoption by the Commission in the future.

(2020/21:337) Technical Services Manager's Report - Planning Applications:

Members agreed that the Technical Services Manager's Report dated 13th April, 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:-

P.A. NO.:	<u>20/01080/B</u>	<u>AMENDED PLANS</u>
PROPOSED:	Residential development of 164 dwellings with associated drainage, highway works and public open space	
NOTES:	P.A. in Detail	
SITE:	Land at Lower Milntown Farm (Fields 134278, 134279, 134280, 13481, 134282, 134283, 134284, 134288 & 134289) and strip of land between Auldryn River & Auldryn Meadows, off Lezayre Road, Lezayre & Ramsey.	

It was proposed by Mr. Cowie, seconded by Mr. McGuinness that the Commission object as the proposals do not comply with the West Ramsey Development Scheme.

(2020/21:337) Technical Services Manager's Report - Planning Applications Continued:

Mr. Young proposed an amendment that the Commission fully object to the proposal as neither sewerage nor roads can cope with development of this scale. Mr. Oldham seconded the proposal which was put to the vote and defeated by 4 votes to 2.

The original proposal was put and carried by 4 votes to 2, Messrs. Oldham and Young voting against.

REF NO: 3872
P.A. NO.: 21/00232/B
PROPOSED: Variation of condition 1 of PA 18/01234/B for the approval in principle for the erection of a four storey apartment block, to extend the period of approval for a further two years
NOTES: P.A. in Detail
SITE: **21 & 22, West Quay, Ramsey.**

Members noted the recommendation to submit an objection but were informed that this application had already been approved and should they wish to comment they had right of appeal, which they declined to do.

REF NO: 3875
P.A. NO.: 21/00290/C
PROPOSED: Additional use of residential property (class 3.3) as tourist accommodation (class 3.6)
NOTES: P.A. in Detail
SITE: **30, Traie Twoaie, Ramsey**

Members asked if the tourism use was "Bed and Breakfast" or full letting – and were informed that it was an application by the developer in respect of a mid-terrace property and that this application had also already been approved.

REF NO: 3876
P.A. NO.: 21/00250/GB
PROPOSED: Conversion of existing offices and erection of extension to provide two residential apartments (class 3.4) in association with 21/00251/CON
NOTES: Registered Building
SITE: **9, Auckland Terrace, Parliament Street, Ramsey**

It was proposed by Mr. McGuinness seconded by Mr. Cowie that the Commission object to the development which is considered inappropriate and lacking in parking provision.

(2020/21:337) Technical Services Manager's Report - Planning Applications Continued:

An amendment was put by Mr. Parker seconded by Mr. Young that objection be made only on the grounds of lack of parking. The amendment was put to the vote and failed no further support being forthcoming.

The original proposal was put and carried on the casting vote of the Chairman – Messrs. Cowie, Greenwood and McGuinness voting in favour.

REF NO: 3878
P.A. NO.: 21/00321/B
PROPOSED: Installation of a heat pump
NOTES: P.A. in Detail
SITE: **17, Rheast Mooar Close, Ramsey.**

Members noted that it had been recommended to submit an observation on this application concerning the location of the pump – but members saw no problem and agreed no comment be made.

REF NO: 3882
P.A. NO.: 21/00293/B
PROPOSED: Installation of replacement windows, installing new window in rear annex, installing new external gutter to rear pitched roof and installation of new glass balustrade to front elevation
NOTES: P.A. in Detail
SITE: **12 - 13, West Quay, Ramsey**

Members saw no reason to submit any comments / objection on this application.

No comments were made on the Appendices to the Technical Services Manager's report.

(2020/21:338) Technical Services Manager's Report – DEFA Tree Register:

Resolved: To note the Technical Services Manager's report dated 9th April, 2021, advising that DEFA have given notice that 18 trees in various locations within Ramey have been placed on the Register of Trees and a further 27 also within the Town, under the ownership of the Department of Infrastructure have also been placed on the register.

Members were reminded that entry on to the register does not restrict reasonable management or work, subject to prior application for a licence to undertake such maintenance or work being made.

Parks and Leisure:

(2020/21:339) Town Clerk's Reports ... Adoption of Open Spaces:

Members simultaneously considered the Town Clerk's reports dated 30th March, 2021, concerning the adoption of open spaces at Auldyn Meadow Estate and Auldyn Walk Estate.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed that the petitions be submitted to the Department of Infrastructure for approval to acquire the land, for nominal consideration, in terms of Section 25 of the Local Government Act 1985 .

Members were informed that they could inspect the sites first and insist they be brought into best condition before such adoption. Members were also reminded of the statutory provisions related to the adoption of open spaces.

Any Other Business:

(2020/21:340) Town Clerk's Report – Liquor Licensing and Public Entertainments Bill 2021:

Members considered the Town Clerk's tabled report dated 21st April, 2021, concerning the consultation being promoted by the Department of Home Affairs with regard to the draft Liquor Licensing and Public Entertainments Bill 2021, such Bill being designed to consolidate and update the legislation relating to alcohol licensing and music and dancing, with the aim of bringing about a standards' driven, safety orientated, less bureaucratic and more flexible licensing regime.

The Bill has been developed following consultation with members of the public, industry representatives, and colleagues across the government and legislature, along with other key stakeholders, on the core policy principles behind the Bill.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed the Department be informed of the Commission's support of the Bill.

(2020/21:341) Matters Raised by Members of the Public:

To note for record purposes, that no matters had been received.

(2020/21:342) Representative Report:

Resolved: To note the report of a meeting of the Isle of Man Municipal Association, held on 25th March, 2021, submitted by Mr. Cowie.

(2020/21:343) Bathing Water Quality Signage:

Mr. Young asked when the bathing water quality signage would be provided and was informed that this would be when DEFA is able to do so.

The Chairman closed the public session at 8.32 p.m. and, after thanking Mrs. Woolley for her attendance, 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.

(2020/21:344) Minutes:

It was noted, for record purposes that no matters from the Board Meeting held on 17th March, 2021, were recorded in private.

Matters for Information:

(2020/21:345) Housing Committee:

It was noted, for record purposes, that the Housing Committee did not meet in April, 2021, due to Covid-19 lockdown restrictions.

(2020/21:346) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 14th April, 2021, and the following comments made thereon, accepting that some matters may be referred to within other Clauses of these minutes:-

- ***Ramsey North Beach (Raft)*** – the Housing and Property Manager advised that only one raft is now being progressed and that another local authority has requested assistance in the future.
- ***Ramsey Courthouse*** – Mr. Oldham indicated his intention to discuss the matter further in person with the Deputy Town Clerk.
- ***Planning Enforcement*** – the Town Clerk informed members of his understanding that a further possible breach has been brought to the attention of the Planning Authority and confirmed he will seek an update and statement.
- ***Water Play Area*** – it was noted that materials are now on site.
- ***Boundary Extension*** – the Town Clerk advised that he has been made aware that the Department had questions it wished to put to the Commission, but no letter has been received as yet. Reference was made to affordable housing and agreed that this is a matter of which the Commission should bear in mind.
- ***Rainbow Bench*** – Mr. McGuinness referred to paint stripping on other benches situate around the Town. The Housing and Property Manager suggested that the chat benches may have been painted over varnish and not primed properly and it was agreed to check those benches.
- ***Slappy Kerb*** – members were informed that it is understood that a location has been agreed and installation by a third party is to proceed.

(2020/21:346) On-Going Matters “Action Tracker” Continued:

Members also noted the Register of Ruinous Property and Unsightly Land and Buildings to 14th April, 2021, subject to the following:-

- *Auldyn House* – the Technical Services Manager reported very recent problems with the property and in advising that the owner wishes to progress repairs / redevelopment indicated that a representative wished to speak with the Commission. It was agreed that the representative be invited to attend a Special Board Meeting already scheduled for 4th May, 2021.
- *40, Waterloo Road* – the Technical Services Manager informed members that the owner has queries with regard to the boundaries of the property which are being progressed.
- *10 West Quay* Members noted that the adjacent property has been acquired and the new owners have concerns about the neighbouring property.
- *5, College Street* – the Town Clerk advised that a Time and Place Meeting is being arranged.

Finance and General Purposes:

(2020/21:347) Deputy Town Clerk’s Report – Commercial Rents:

Members considered the Deputy Town Clerk’s report dated 14th April, 2021, concerning the extension of Covid-19 circuit-breaker lockdown to mid-night on 18th April, and the effect on a commercial tenant of the Commission’s property who had now requested a “rental payment holiday”.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Cowie and agreed that the rental holiday be extended to 19th April and in the event of a further lockdown announcement it should be extended to the end of the month of April 2021.

(2020/21:348) Finance Officer’s Report:

Resolved: To note and approved the Finance Officer’s Report dated 14th April, 2021, subject to the following:-

Estimates and Revenue Expenditure – Mr. Cowie requested a breakdown of items classified as “Miscellaneous Incidental”. The Finance Officer undertook to supply the information. In response to a query concerning commercial refuse income members were informed that invoices are due to be sent out.

Aged Debtors – Members were informed that a specific business queried would have further debt.

Aged Debt Year End Treatment – It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed that those debts totalling £5,977.25 be written off and V.A.T., totalling £996.21 be reclaimed. It was further resolved that the provision for bad debt within the Commission’s accounts be reduced accordingly. In response to a query, it was felt the use of private debt collections services would be of little benefit.

Works and Development:

(2020/21:349) Town Clerk's Report – Building Control Act – 67 Parliament Street:

Members considered the Town Clerk's Report dated 14th April, 2021, advising of correspondence with the owner of 67 Parliament Street in an effort to improve the appearance of this property, by way of removal of the hoarding.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, in the absence of works promised being undertaken with the requested time the Town Clerk to issue a Notice under Section 24 of the Building Control Act, 1991 requiring the hoarding to be removed.

(2020/21:350) Technical Services Manager's Report – Christmas Lights:

Members considered the Technical Services Manager's report dated 9th April, 2021, providing further options with regard to the provision of decorative lighting by way of purchase of an artificial Christmas tree.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed by 4 votes to 2 Canon Greenwood and Mr. Young voting against, that the tree presented at option 12 be purchased.

The Technical Services Manager took the opportunity to advise members of her initial thoughts for providing interactive decorative lighting facilities within the Mooragh Park.

(2020/21:351) Technical Assistant's Report – Damage to Street Lighting Column:

Members considered the Technical Assistant's report dated 13th April, advising of damage caused to a street lighting column during tree felling works and that the private contractor undertaking the tree -limbing had appealed against the invoice raised for the replacement and refitting of the column.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, the amount be reduced by half, having regard to the age of the column, noting that the fitting was serviceable and would not have otherwise failed.

Housing and Property:

(2020/21:352) Housing and Property Manager's Report – Cronk Elfin Refurbishment:

Members considered the Housing and Property Manager's report dated 12th April, 2021, advising of the quotations submitted by 4 local contractors for refurbishment works at Cronk Elfin.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Cowie and agreed, the lowest tender be accepted and the necessary petition for borrowing powers be submitted. Members noted that the interest arising would form part of the housing deficiency payment and have no financial impact upon the Commission.

Parks and Leisure:

(2020/21:353) Deputy Town Clerk's Reports Events Update and Scenic Car Tour 2021:

Resolved: To note the Deputy Town Clerk's Reports dated 13th and 14th April, 2021, advising of revised date of various events.

Mr. Parker queried if these matters could be reported in public and was informed not as the organisers had not yet made the dates known.

Any Other Business:

(2020/21:354) Beach Racing South Foreshore:

Resolved: That following a proposal by Mr Cowie, seconded by Mr. McGuinness and agreed, permission be granted Ramsey Station, RNLI to organise beach racing on Monday, 3rd May, 2021.

Mr. Parker declared a non-pecuniary interest.

(2020/21:355) Station Road Car Park:

The Town Clerk verbally reported receipt of the Agreement between the Commission and Isle of Man Enterprises PLC in respect of the rental of land forming part of the Commission's car park at Station Road to facilitate a bin store and fuel tank area, the terms of which had previously been agreed. Members were reminded that the agreement will be subject to payment of rental by the company which is subject to CPI price reviews at various stages.

Resolved: That the agreement be signed and sealed on behalf of the Commission.

Matters of Establishment

(2020/21:356) Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 14th April, 2021.

The meeting closed at 9.45 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

A Special Board Meeting of the Ramsey Town Commissioners was held at the Town Hall, Ramsey, on Friday 30th April, 2021, at 6:30 p.m.

Present: Mrs J. Wedgwood, Messrs A. G. Cowie, Messrs', Rev Canon N. D. Greenwood (part of meeting), J. McGuinness, F. B. R. Williams and W. G. Young.

The Town Clerk was in attendance.

(2020/21:357) Ramsey Quayside Proposals:

The Chairman welcomed Members and explained that the meeting was a pre-meeting requested by Members in advance of a meeting with the Hon. T. Baker, Minister for Infrastructure to discuss the proposals for the Quayside in Ramsey.

The meeting noted the Town Clerk's Report which had been circulated electronically, copies of which were also provided at the meeting.

The meeting noted that there were a number of areas of concern in regard to the proposals which had been raised by the Commission in previous discussions which included:

- Parking
- Glass wall maintenance
- Materials
- Bin stores

Members were in agreement that there is an urgent need for flood protection to be provided to the Quayside and that such should be along the line of the existing post and chain fence and not at the edge of the harbour side. Members noted that the scheme addressed the flood protection wall together with the dilapidated state of the Quayside roadway which is used as the HGV route from the working harbour. Mr. Cowie expressed the opinion that it would be unfortunately of the scheme were not to proceed and the Commission were seen as responsible in blocking the flood protection proposals in the event that a serious flood event occurred.

Members questioned why the flood protection wall needed to be so high, commenting that consideration should be given to a lower height wall with the addition of a coping at a later date in the event that flood water heights increased.

In relation to the parking loss and options for replacement Mr. McGuinness did not see why the ratepayers should be burdened with the cost of providing replacement off-street parking for parking taken away by the DoI scheme. The Town Clerk commented that the Commission had been critical of the chevron parking since it was initially installed, having been provided to offset the loss of parking during the regeneration scheme contract works and had always been understood to have been temporary.

Members noted that DoI had advised that parking spaces needed to alight onto a footpath and that risk assessments would no longer permit persons using parking spaces to cross the carriageway before reaching a pedestrian area. As such if chevron parking were retained there would still be a necessity to provide a footpath on the roadside of the proposed flood wall and doing so with chevron parking would reduce the carriageway width.

The Town Clerk drew attention to the study referenced in the Department's Draft Planning Statement, which had been undertaken in 2019, which showed that parking capacity exists overall within the town, Mr McGuinness felt that the issue is convenient parking to maximise town centre footfall at peak times.

Mrs. Wedgwood expressed the view that the Island has environmental responsibilities and an obligation to accord with international agreements. Mrs. Wedgwood felt that the issue of parking was in fact a "red herring" being an insoluble problem, the Island needs to find other ways of managing vehicle usage to reduce particulate pollution whether it be by active travel encouraging walking and cycling, park and ride schemes or town shuttle buses.

Mr. Young felt that the quayside road was not in need of substantive reconstruction, he would prefer to see repairs undertaken alongside a lower flood wall and retention of the chevron parking.

It was noted that the Department had initially proposed to provide parking at the Albert Road Site acquiring the site either by lease or purchase but that it had subsequently withdrawn that offer.

Mr. Cowie stated that there were three clear options: -

- Accept the scheme;
- Reject the scheme with the consequence of potential increased flooding impact; or
- Compromise by removing the environment improvements in favour of more parking.

Mrs. Wedgwood and Mr. Williams felt that the Town would like to see improvements around the quayside area, Mr. McGuinness stated that he would prefer to find ways of getting more parking as opposed to providing harbourside seating areas to which Mr. Cowie reluctantly agreed. Mr. McGuinness clarified that he liked the environmental improvements but did not think they could be justified against the loss of parking.

Mr. Cowie suggested that an option may exist to improve the car park area at Tower Street seek its transfer to the Commission to provide a small increase in town centre parking and offset the loss on the Quayside.

Mr. Young restated his view that he felt the scheme was not needed. After discussion Members, except for Mr Young who remained opposed to the proposals, agreed that they could be-grudgingly accept the loss of parking but felt that the Commission look for any other opportunity for parking within the town, Mr. McGuinness stating that his agreement was in the context of the meeting being held to provide the Ramsey Town Commission's view in order to make the meeting with the DOI useful rather than having opposing views expressed by disparate groups.

Canon Greenwood expressed a preference to see the scheme proceed, he commented that as he was not a car user, he had no issue with the reduction in parking, overall, he was generally supportive of the proposals. He left the meeting at 7. 25 p.m. to attend a prior engagement.

Members commented on the provision of bin stores and noted that there are numerous bins left out along the quayside, which look unsightly, where other storage options do not exist.

Members discussed the choice of materials for the scheme. Members were in agreement that for the road surfaces, and the footpaths to the west of the Swing Bridge, black tarmac was an acceptable finish, experience of coloured tarmac was not good. In relation to the other areas Mr. Cowie commented that the granite blocks do stain but so do other materials. Mr. McGuinness questioned how the raised area would be accessed for cleaning and whether fixed seating would allow for ease of cleaning. Members felt that they might prefer to see grey pavements as an alternative to granite.

In respect of the flood protection wall Members were agreed that some form of decorative embellishment was needed, possible in the form of slate panels, Members noted that there is a conservation area and slate is a main feature on the registered building at the junction where Christian Street meets the Quayside. Members were concerned that the height of flood wall, which appears to be 1350mm, was unnecessary and suggested that a reduced height of 900mm be sought with a future option of increasing the height with a coping if needed.

Mr. Cowie summarised the feeling of the meeting: -

- That Commission would reluctantly accept the reduction in quayside parking and seek the DoI to have the parking spaces at Tower Street improved by resurfacing and lining and transferred to RTC to provide some limited town centre parking.
- That any glass flood protection should remain the responsibility of the Department and be kept clean – it is understood self-cleaning glass is specified.
- That concrete wall be embellished in some form with slate – i.e., panels or pillars
- That the flood wall be sought to be reduced to 1200mm maximum height being the indicative height of the flood barriers with reduced height in relation to tidal heights at the top end of the harbour.

Members, with the exception of Mr. Young, agreed with the summary. Mr. McGuinness and Mr. Cowie felt that priority should be given to the need for flood protection and were otherwise open to compromise. Members agreed that they should also seek reassurance that the Department has liaised and received agreement of the fishermen to the landing area.

Members also agreed that a clear programme for works should be obtained, that it was of vital importance that scheme communication is properly undertaken with all stakeholders and affected property owners and occupiers, with an accountable project manager as contact throughout.

(2020/21:358) Ramsey RUFC 24 Hour Event:

Members agreed to the principle of Ramsey RUFC to hold a 24-hour fund-raising event at the Mooragh.

The meeting closed at 8:00 p.m. giving a time of 1 ½ hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

A Special Board Meeting of the Ramsey Town Commissioners was held at the Town Hall, Ramsey, on Tuesday 4th May, 2021, at 6:30 p.m.

Present: Mr. A. G. Cowie, Mesdames M. D. Quayle and J. Wedgwood and Messrs' Rev'd Canon N. D. Greenwood, N. Howard (part of meeting) J. McGuinness, A. J. Oldham, L. Parker, F. B. R. Williams and W. G. Young.

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

The meeting was joined at 6:30 p.m. by the Hon. T. Baker, M.H.K., Minister for Infrastructure, Mr. J. Robinson, Director of Highways, and Mr. L. L. Hooper, M.H.K., to discuss the proposals for the Quayside in Ramsey. Dr. A. J. Allinson, M.H.K., had given apologies due to being off island.

(2021/22:001) Ramsey Quayside Proposals:

The Chairman welcomed the Minister and Director of Highways, thanking them for agreeing to meet again and advised that the Commission held a number of concerns about the proposals, being :-

- Loss of parking
- Maintenance of the Glass Wall
- Materials Choices
- The Bin stores; and
- Liaison with the Manx Fish Producers

Mr. Robinson responded advising that:-

- The glass wall was supplied as being self-cleansing, there may be some need for some washing but that this would fall within harbour keepers' duties.
- The Department had provided links to granite samples, this was the most non-absorbent stone available, other materials would still stain and the Department felt that granite was best available option.
- The Department understood that the bins stores would need to be provided with drop kerbs, this is a design matter and would be provided for.
- the Department had met with Mr. Beard of the Manx Fish Producers Organization [MFPO] and had agreed to provide an extra berth, so that 2 boats could discharge at once. The Department understood that agreement had been received.

(2021/22:001) Ramsey Quayside Proposals Continued:

In regard to the parking Mr. Robinson explained that the scheme would result in the loss of approximately 50 plus parking places on the Quayside. The Department had investigated the Albert Street Car park site, however the Department had been unsuccessful in its application to acquire funding. An alternative proposal of acquisition and lease to the Commissioners for a commercial rent over ten years was offered, likely to be in the region of £16,000 per year based on capital investment, the Minister advised that Treasury consent would be needed to any arrangement.

Mr. Young advised that Mr. D. Beard had contacted him and advised that the fishermen needed 6 berths in addition to a discharge point by the Swing Bridge for lobster potters. He maintained that MFPO had not seen any plans and were not in agreement. Mr. Robinson reiterated that Mr. Beard was the party with whom the Department had consulted with, if 6 berths are needed then the Quayside will not be able to be updated. The question of the lobster potters had not been raised before but it may be as simple as providing sections of removable flood barrier wall in the area by the Swing Bridge.

Mr. Williams stated that he had also been in contact with Mr. Beard who had advised that the MFPO were not opposed to the scheme but maintained the need for landing berths and lobster pot access. Concern had also been raised about the width of the harbourside pathway if public access was maintained, Mr. Robinson advised that it was likely that the harbourside path was likely to be restricted as an alternative was being provided within the scheme.

In response to questions raised by the Chairman, Mr. Robinson confirmed that :-

- The glass wall would remain the responsibility of the Department, it came with a 20-year guarantee
- It would be possible to include some feature stone or cladding to the flood wall and the Department was happy to liaise on the detail.
- The wall height of 1350mm provided freeboard for overlapping, Mr. Cowie felt a 1200mm height might be more acceptable.
- Parking – the potential of Tower Street was linked to other future options and Albert Road was the preferred solution.

The Minister advised that the Department was very keen to proceed with the overall scheme but not against the Commissioners' views, the Department would not wish to proceed to planning if Ramsey Town Commissioners were going to object.

The Town Clerk enquired whether, given the loss of parking, the scheme would still proceed if the Commission chose not to enter into an agreement in relation to parking at the former Albert Road School Site. The Minister advised that the scheme could proceed without additional parking being provided at Albert Road so long as it retained the support of the Commissioners.

(2021/22:001) Ramsey Quayside Proposals Continued:

Mr. Hooper, noting that the former Albert Road School site had been sold for £380,000 asked why Government could not buy the site back and sell to RTC for the difference expended which was understood to be in the region of £20,000. The Minister indicated that this was unlikely to achieve Treasury support, a proposal to acquire the site for £400,000 and enter into a commercial lease at a value of around £16,000 per annum for 10 years had been indicated.

Mr Howard joined at 6:55 p.m.

Mr. Young stated that in his view parking was critical, he would prefer to see the chevron parking retained and, if possible, even more parking provided.

Mr. Parker felt that the lease option was attractive as capital and maintenance costs would fall to Government, noting that it would provide around 50-57 additional town centre parking spaces at Albert Road.

The Chairman expressed concern regarding the use granite, especially around the harbourside, as experienced had shown it to be susceptible to staining. Mr. Robinson advised that the harbour side walkway would be concrete. The Department was willing to consider other materials, however pointed out that granite was the least absorbent option, and that the subject would have to be addressed within the planning application. The Minister confirmed this position and pointed out that the scheme would need to marry with the existing regeneration and that planning officers would undoubtedly have a view on the finishes.

In response to a question raised by the Chairman, Mr. Robinson confirmed that relining of parking spaces in Parliament Street had been programmed to be undertaken during May 2021.

The Chairman extended the Commission's thanks to the Minister and Mr. Robinson for the meeting, who left at 7:10 p.m.

In response to a question raised by the Chairman Mr. Hooper felt that the options for Government acquisition and lease of the Albert Road School site should be investigated, perhaps with a restrictive covenant. Mr Hooper hoped the scheme would however find support as there remains a high risk of flooding to the town.

Mr. Hooper was thanked for attending and left the meeting at 7:15 p.m.

The Chairman invited members to comment on the discussion.

Mr. Parker felt that the option of leasing the Albert Road site was attractive and that the income from the Station Road car park could be applied to such. Mrs. Quayle felt that the introduction of parking charges would not detract from the town's attraction to shoppers. Members expressed concern about the potential introduction of parking charges citing a well-documented link between parking charges and reductions in retail footfall.

(2021/22:001) Ramsey Quayside Proposals Continued:

Mrs. Wedgwood suggested that consideration be given only to charging for all day parking, i.e., only for those who travel out of town, and question how many spaces are used by persons who commute [by bus or car-share]. Members noted that only a small amount of on-street parking within Ramsey is regulated and that the introduction of charging could displace parking into other non-regulated areas.

A proposal was put by Mr. McGuinness, seconded by Mr. Young, that the Commission does not accept the offer to lease additional parking at the Albert Road from the Department.

Members felt that better management of the existing Albert Road Car Park might provide more benefit, Mr. Parker commented that the loss of 50 spaces would have an impact.

The Town Clerk drew members attention to the impact of the construction phase of the work during which there would be a loss of parking. Mr Parker suggested that in the event of a lease being considered the construction period might be sought to be rent free.

Mrs. Wedgwood questioned the extent to which the Commission felt more parking was needed and whether it would justify the expense.

There being no other comments the Chairman put Mr McGuinness's resolution to the vote.

Resolved: the proposal put by Mr. McGuinness, seconded by Mr. Young, that the Commission does not accept the offer to lease additional parking at Albert Road from the Department, was approved by 6 votes to 4, Mesdames Quayle and Wedgwood, and Messrs Cowie and Parker voting against.

The Chairman put the question of agreement to the overall scheme to the meeting, suggesting that support might be given subject to caveats, and that the position reflect the position agreed at the meeting held on 30th April 2021.

Resolved: proposed by Mr. Cowie, seconded by Mr. Williams, that the Commission support the Quayside road and flood defence scheme as proposed by the Department of Infrastructure subject to the glass wall being the responsibility for DoI, the flood wall being restricted to 1200mm height with decorative embellishment to be agreed, and the position of the fish producers being resolved, was agreed by 8 votes for and 2 against, Messrs McGuinness and Young voting against.

(2021/22:002) Defibrillator - Ramsey Courthouse:

The Deputy Town Clerk reported that an approach had been received from “Craig’s Heart Strong Foundation” to site a defibrillator at Ramsey Courthouse. Members noted that the phone box at the Courthouse was identified for de-commissioning and that suggestions had been received from the public that it might be used for a defibrillator location.

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Parker, and agreed unanimously that the Commission adopt the decommissioned phone box at Ramsey Courthouse as a location for a defibrillator.

(2021/22:003) Auldyn House:

At 7.45 p.m. the meeting welcomed Mr. Burrows, Managing Director Ardlui Limited, owner of Auldyn House and Mr. D. Clarkson of CCJ Limited, contractor, to discuss Auldyn House.

Mr. Burrows explained that having acquired the building his original plan was to develop the existing building and add an upper floor to which planning was obtained after considerable discussion, the lockdown had slowed the acquisition of building regulation consent, and there had subsequently been problems with pigeons and the roof. Some work had commenced with stripping out of internal stud partitions etc to expose the internal structure.

The roof had been found to be in appalling condition, the overall structure was poor, however there is no intention to leave the site empty as there would be no financial return on the investment already made. Having reviewed the position, it was felt the building was impractical to repair. Following the more recent discovery and removal of loose fenestration he would now wish to explore building in modern materials on the site similar to the current design. In simple terms it was felt to be quicker, cleaner and safer to remove the existing structure and build new. Mr. Clarkson advised that the Structural Engineer believes front elevation is dangerous.

The Chairman enquired as to the future uses of the building, Mr. Burrows confirmed that it was intended to maintain retail use to the ground floor, planning has been obtained for offices but residential was also being considered for the upper floors.

Mr. Burrows reiterated that construction in new materials would still seek to respect the conservation status of location. A methodology for demolition was being looked at and liaison would be undertaken with adjacent property owners and surrounding neighbours. Mr Burrows explained that he intended to arrange an early meeting with planning officers and thereafter he may need to apply for a demolition order. Mr Burrows thanked the Commission for agreeing to meet and undertook to keep the Board informed of progress.

Messrs Burrows and Clerkson were thanked for attending and left the meeting at 8:15pm.

(2021/22:003) Auldyn House continued:

Members noted the position and agreed that demolition could be supported especially as there is a concern that the building may be unsafe.

(2021/22:004) Section 13 Agreement Development at Auldyn Walk:

Resolved: Proposed by Mr. Cowie, seconded by Mr. McGuinness, and agreed unanimously to enter into a Section 13 Agreement for the provision of a play areas and public open space in association with development at Auldyn Walk under PA 20/01367/B.

The meeting closed at 8:20 p.m. giving a time of 2 hours for the payment of attendance allowances.

Chairman.

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
MAY, 2021.**

Fellow Members,

Congratulations:

It is with the greatest pleasure that we extend congratulations to two of our local residents Mrs. Edna Clarke B.E.M., and Mr. Les Garrett.

Mrs. Clarke was awarded the British Empire Medal in Her Majesty the Queen's New Year's Honours' List and was invested with the award by His Excellency the Lieutenant Governor, at a private reception at Government House on 4th May.

The award recognized her service to the Manx Community including escorting patients to off Island hospital appointments, her work with the Royal British Legion and the Royal Naval Association and for her voluntary work for Save the Children and at Milntown.

Mr. Garrett was awarded the Republic of Korea – Ambassador for Peace Medal. This award is for Veterans who served in Korea as part of the Peace-Making contingents during the early part of the 1950's.

Problems with the records held at the War Office did not reflect this part of Mr. Garrett's military service and after the hard work of his family Mr. Garrett was at last able to be presented with the award by His Excellency the Lieutenant Governor at a private reception at the Town Hall, Ramsey.

Both recipients have worked closely with the Royal British Legion, and it is fitting that we also extend congratulations to Ramsey Branch who are celebrating the 100th Anniversary of its formation on 15th May.

A wreath will be laid at the War Memorial in Ramsey at 9.00 a.m. on Saturday 15th May 2021.

13th May, 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ADOPTION OF PUBLIC OPEN SPACE
MAY 2021 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has approved the application of the Ramsey Town Commissioners, under Section 25 of the Local Government Act 1985, to acquiring land at Royal Park, Ramsey, for nominal consideration and being adopted as public open space.

The matter will be placed with the Commissioners' Advocates in terms of the conveyancing and land registration, all areas offered for adoption will be inspected prior to acceptance.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive.

7th May 2021

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ANNUAL GENERAL MEETING
MAY 2021 – PUBLIC**

Mr. Chairman and Members,

Schedule 1 of the Local Government Act 1985, as amended, states that: -

- (1) A local authority shall in every year hold an annual meeting.
- (2) The annual meeting of a local authority shall be held on such day in the month of May as the authority may fix.
- (3) An annual meeting of a local authority shall be held at such hour as the authority may fix, or if no hour is so fixed, in the case of the corporation, at 2 p.m., and in any other case, at 6 p.m.
- (4) Despite sub-paragraph (2) the annual meeting of a local authority for the year 2021 shall be held on such day in August as the authority may fix.

The first item of business transacted is the election of the Chairman with the existing Chairman continuing in office until such time as their successor is elected.

Ramsey Town Commissioners have traditionally sought to hold their AGM on the first working day of the new municipal year.

Recommendation: to set the time and date for the 2021 AGM as 7 p.m. Monday, 2nd August, 2021, subject to the General Election taking place on 22nd July, 2021, in which case it be held on the first working Monday at least 7 days after the date of the General Election.

T. P. Whiteway
Town Clerk and Chief Executive.

7th May 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
COMMUNITY HUB
MAY, 2021 – PUBLIC**

Mr. Chairman and Members,

The Town Clerk has met with representatives of Cabinet Office where the subject of Community Hubs was discussed.

Government's vision is to provide access to government services within local towns and communities for those people who prefer a face-to-face service rather than using digital options. The aim in the short term is to establish 3 hubs outside of Douglas (North, South and West with the Welcome Centre in Douglas already existing as a hub in Douglas).

Initially this would be a team member from the Welcome Centre who already provide a "front door to government" service, but Government aims to be flexible and be able to adapt this service based on need and through an ongoing public survey and from other sources of public feedback once a community hub is up and running.

The public survey was launched on the 23rd April and is already attracting a number of responses. Currently, 80% of respondents would like to see community hubs established in their area (23% of those respondents are based in the north of the Island).

In discussion the following points were noted:

- The space with counter presently used on a Tuesday by Social Security would be an ideal spot if it could utilise it on another day. The benefit of this being that it is an already established space.
- The ability to, on occasion, be able to utilise a private meeting space at the customers' request (this would be further down the line if and when other government services got involved) would be useful, this is already practice for the benefits counter operation where the ability to book a private interview room where available is afforded as part of the agreement with Treasury.
- Community Hub staff will have their own laptops and other equipment and will discuss with Treasury (and GTS), the option to use the terminal with a government networked PC that is already in place
- There is no storage requirement for large, bulky items required to deliver this service. Other items such as laptops, will be taken away at the end of each hub opening.

**Town Clerk's Report – Community Hub –
May, 2021, Public Continued**

The present counter service agreement with Treasury, which has operated now for 18 months, provides that the counter can be used on two days per week. At present the benefits counter operates on a single day per week basis and therefore the hub operation could be accommodated under the existing use agreement.

Once established would be able to assess the demand for services and potential expand the delivery as such, consideration as to a long-term location for hub service delivery would follow.

Recommendation: to support the introduction of Government hub services at the Town Hall.

13^h May, 2021.

T. P. Whiteway,
Town Clerk & Chief Executive.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL AUTHORITY GENERAL ELECTION 2021
MAY 2021 – PUBLIC**

Mr. Chairman and Members,

The next Local Authority General Election, subject to confirmation, is scheduled to take place on Thursday, 22nd July, 2021.

The Commission holds its monthly public meetings on the third Wednesday of each month and in July, 2021, this would fall on Wednesday, 21st July, which would be the day immediately before the day of the General Election. A number of staff who attend the monthly meetings will also be involved in the running of the election process, polling station and count on the 22nd July where attendance is required from 7:30 a.m. until potentially 10:00 p.m. or later.

The Commission is invited to consider changing the date of the July 2021 meeting of the Commission to Wednesday 14th July 2021, to enable staff to prepare the town hall for polling and counting on the general election date.

Recommendation: to change the date of the July 2021 monthly meeting so that the meeting is held on Wednesday 14th July 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

4th May 2021

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
MEMBERS' ATTENDANCES
MAY, 2021 - PUBLIC**

Mr. Chairman and Members,

In the absence of the Annual Public Meeting the opportunity is taken to present details of Members' attendances and details of the amounts paid by way of attendance allowances for the financial year 20/21.

Payments are made in terms of the Local Authority Members (Attendance Allowance) Order 2013, made by the Department of Infrastructure under paragraph 4(1)(a) and (b) of Schedule 2 of the Local Government Act 1985.

The summary details are appended to this report.

T. P. Whiteway
Town Clerk and Chief Executive.

4th May, 2021.

Ramsey Town Commissioners													
Summary of Attendances – Financial Year 1 st April, 2020 to 31 st March, 2021. FINAL SUMMARY AND CLAIM DETAILS													
Meetings: in year	12	15	27		8	10	1					Total Claimed	
	Board	Special Board	Total Board		Housing Committee	Establishment Committee	Policy Committee	Combination Authorities		Actual Attendances	Times Absent	Possible Attendances	Payments are made in terms of the Local Government (Members' Attendance Allowances) Order 2013.
Mr. A. G. Cowie (Chairman)	12	15	27		---	10	1	---		38	0	38	Claimed: £ 572.50
Rev'd. Canon N. D. Greenwood	11	13	24		---	---	---	---		24	3	27	Claimed: £ 387.25
Mr. W. L. Hankin	4 / 7	2 / 6	6 / 13		---	---	---	---		6	7	13	Claimed: £ 93.75
Mr. N. P. Howard	7	8	15		5	---	---	---		20	15	35	Claimed £ 288.75
Mr. J. McGuinness	12	13	25		---	10	1	5 / 5		36	2	38	Claimed: £ 566.25
Mr. A. J. Oldham	8	11	19		---	---	---	2 / 2		21	8	29	Claimed: £ 318.75
Mr. L. Parker	12	13	25		8	9	---	---		42	3	45	Not Claimed
Mrs. M. B. Quayle	11	14	25		---	---	1	---		26	2	28	Claimed £ 418.75
Mrs. J. Wedgwood	11	1	22		7	---	1	13 / 14		30	3	36	Claimed: £ 476.25
Mr. F. B. R. Williams	11	8	19		---	---	1	---		20	8	28	Claimed: £ 336.25
Mr. W. G. Young	12	14	26		7	---	---	---		33	2	35	Claimed: £ 505.00
	Payment for Attendances at Combination authorities do not qualify for payment by RTC, but by the respective authorities and are not reflected in this statement but we are advised that no payments were made.												

Mr. Hankin resigned during the year

Vacancies not filled because of Covid-19 Rulings on extension of terms of office, et c.

30th April, 2021.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERKS REPORT
LOCAL POLICING PLANS
MAY, 2021 – PUBLIC**

Mr. Chairman and Members,

Police Superintendent Stephen Maddocks has written to all local authorities. In 2019 Superintendent Maddocks visited all but 5 of the Island's local authorities to discuss policing and in particular issues that Commissioners and residents felt were relevant to your areas. Visits in 2020 were hampered by Covid however the Superintendent is offering to make a visit during this year should the Commission wish.

Following the previous visit Superintendent Maddocks discussed the areas of concern raised with the officers in the area. He notes that local neighbourhood policing teams in the North, East, South and West of the Island hold their Level 1 meetings and he is aware that Ramsey participates in the Northern meetings – Mrs. Wedgwood is the nominated attendee who is accompanied by the Deputy Town Clerk. Superintendent Maddocks remains keen to enhance partnership working and in effect making little changes that would bring about better working relationships that ultimately kept communities as safe as they can be and provide a quality of life to be enjoyed by everyone.

The Chief Constable is responsible for delivering a Policing Plan to the Department of Home Affairs, who in turn report to Tynwald, and Superintendent Maddocks are seeking the Commissioners' views on what are felt to be the issues for Ramsey and to provide assistance with setting these objectives. He has asked if the Commission could list in priority order what the Commissioners feel are the main issues for Ramsey from the list attached and provide any specific examples or locations should they wish to. The list of offences referred to is: -

- Alcohol related matters
- Anti-social behaviour
- Assault
- Criminal damage
- Dog fouling
- Drugs
- Littering
- Other crimes (burglary/theft)
- Speeding
- Other (please specify)

Superintendent Maddocks will also seek to arrange a visit to meet the Commission when he would be happy to discuss these, or any other issues Members may have.

Recommendation: to invite Superintendent Maddocks to an early meeting,

7th May, 2021.

**S. Bevan
Deputy Town Clerk & Town Centre Manager**

Policing Priorities for: RAMSEY TOWN COMMISSIONERS (Name of local authority)

- Alcohol related matters
- Anti-social behaviour
- Assault
- Criminal damage
- Dog fouling
- Drugs
- Littering
- Other crimes (burglary/theft)
- Speeding
- Other – please specify

	Issue in order of importance for your authority & any specific localities or examples
1.	
Example	
2.	
Example	
3.	
Example	
4.	
Example	
5.	
Example	
6.	
Example	
7.	
Example	
8.	
Example	
9.	
Example	
10.	
Example	

Please return to: Stephen.maddocks@gov.im

or at the address below:

Superintendent Stephen Maddocks
Police Headquarters
Dukes Avenue
Douglas
IM2 4RG

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
MAY 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 April 2021 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30th April 2021 – Appendix 2.
3. Quarterly financial information for the quarter ended 31st March 2021 as submitted to the Department of Infrastructure on 30th April 2021 – Appendix 3.
4. IOM Bank and HSBC loan interest rate calculation methods – Appendices 4 & 5.

Accounts

Accounts of £325,942.49 were paid via the General Revenue Account and accounts of £17,259.80 were paid via the Northern Civic Amenity Site Account in April 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 2021-22 Income and Expenditure for April 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 2021-22 Income and Expenditure figures and graphs and they are:

Cronk Elfin – refurbishment scheme professional fees £5,695.

Recommendation: To be noted.

Quarterly Financial Return

The Commission is required to provide the Department of Infrastructure with a summary of certain financial information on a quarterly basis. The return for the fourth quarter of 2020-21 (to 31st March 2021) was submitted on 30th April 2021 - attached as Appendix 3.

Recommendation : To be noted.

IOM Bank and HSBC Loans

The Commission holds two variable interest loans with the IOM Bank and during the April 2021 monthly Board meeting it was proposed and agreed to:

1. Undertake necessary preparations to transfer the loan interest calculation method from LIBOR to an alternative Risk Free Rate as from 1st January 2022.
2. Transfer existing LIBOR based loan facilities to SONIA based loan facilities.

<p style="text-align: center;">Finance Officer's General Report May 2021 - Public Continued:</p>
--

In response to that decision IOM Bank have provided a draft Loan Amendment Agreement for review by the Board – as attached as Appendix 4.

The draft is heavily loaded with legal terminology but basically it is the method of transferring the present loan interest calculation from LIBOR (London Interbank Offered Rate) to SONIA (Sterling Overnight Index Average).

Ultimately, if it is agreed, the Loan Amendment Agreement will have to be signed by the Bank, the Commission and the IOM Treasury (as guarantor).

The Commission also have eleven variable interest loans held with HSBC and subsequent to the April Board meeting HSBC has e-mailed me similar LIBOR to SONIA transfer information documentation relating to those loans and has provided a fact sheet on SONIA – attached as Appendix 5.

HSBC will be contacting us over the next few weeks and will be looking for agreement on a loan interest calculation method transfer similar to IOM Bank, i.e., a transfer from LIBOR to SONIA on 31st December 2021.

Therefore, a couple of further decisions need to be made:

1. Is the draft Amendment Agreement provided by IOM Bank acceptable?
2. Do we similarly transfer from LIBOR to SONIA for HSBC variable loans at 31st December 2021?

Recommendation:

- 1. Approve the draft Amendment Loan Agreement as provided by IOM Bank.**
- 2. Agree to transfer existing HSBC LIBOR loan facilities to SONIA loan facilities.**

12th May 2021

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 30 April 2021

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	175,942.31
Northern Civic Amenity	Qtr. 1 running cost contribution	67,704.00
Various	Housing property repairs, maint. & safety checks	16,577.47
Manx Utilities	Street lighting maintenance & repair	8,995.39
Ellan Vannin Fuels Ltd.	Fuel & heating oil	7,804.88
Various	Legal & prof. & final audit fees : housing	6,834.00
Various	Commission property repairs, maint. & safety checks	6,062.27
IOM Govt	Waste disposal at EFW plant	5,699.14
Various	IT costs	5,104.04
Various	Office expenses - post, printing, stationery etc.	4,803.78
Various	Staff training	3,060.00
Various	Vehicle maintenance, repairs & licences	2,994.04
Account transfers	R & N DHC - transfer of rents collected by card	2,645.46
Various	Contract cleaning	2,013.26
Various	Refuse materials & equipment	1,957.51
Various	Library books & materials	1,721.52
Manx Utilities	Electricity supply & water charges	1,342.17
Various	Park materials	1,269.97
Banks	Bank & debit card charges	966.46
Various	Security & safety costs	877.32
RTC	Petty cash	600.00
Mr W G Young	Attendance Allowance to 31st March 2021	142.50
A.G.Cowie	Attendance Allowance to 31st March 2021	138.75
Mr J McGuinness	Attendance Allowance to 31st March 2021	138.75
Mrs J Wedgwood	Attendance Allowance to 31st March 2021	135.00
Mrs M B Quayle	Attendance Allowance to 31st March 2021	123.75
Revd N.D.Greenwood	Attendance Allowance to 31st March 2021	101.25
Mr F B R Williams	Attendance Allowance to 31st March 2021	86.25
Mr N P Howard	Attendance Allowance to 31st March 2021	60.00
Mr A J Oldham	Attendance Allowance to 31st March 2021	41.25
		<u>325,942.49</u>
Northern Civic Amenity Site		
IOM Govt.	Quarter 1 site rent	6,096.00
RTC	Admin. chg. y/e 31.3.21	5,250.00
IOM Govt.	Waste disposal costs	3,530.47
Various	Site maintenance	1,501.78
Various	Recycling charges	522.65
Ellan Vannin Fuels Ltd.	Fuel	178.15
Manx Telecom Ltd.	Phones	72.20
Various	Machinery repair	60.00
Worldpay (UK) Ltd.	Debit card reader charge	42.55
Bank	Charges	6.00
		<u>17,259.80</u>

Ramsey Town Commissioners

Suppliers utilised during April 2021

Appendix 1

Ace Hire & Sales Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Telecom Ltd.	IOM
Argon Office Systems Ltd.	IOM	Manx Utilities	IOM
Ashcrofts (1997) Ltd.	IOM	Martin & Watson Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	MC Locksmith Services Ltd.	IOM
Ballaneven Compost Ltd.	IOM	Modus Architects Ltd.	IOM
Ball Colegrave Ltd.	UK	OTIS Ltd.	UK
Beth Louella Fine Art	IOM	Outdoor Power & Plant Ltd.	IOM
Brew & Corkill Ltd.	IOM	Paul Wheeler Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Ramsey Skips	IOM
Cameron Hall (Services) Ltd.	IOM	R.R. Quayle	IOM
CE Richmond Ltd.	IOM	Sadler Agricultural Supplies Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Sharon Rice	IOM
Egan Reid Stationery Co. Ltd.	UK	Signrite IOM Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Specialist Coatings Ltd.	IOM
Feltons Ironmongers	IOM	St Johns Ambulance	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Star Services Ltd.	IOM
Gough Electrical Ltd.	IOM	2 Clean	IOM
Haldane Fisher (IOM) Ltd.	IOM	The Garage Door & Gate Automation Co.	IOM
Infotech Systems Ltd.	IOM	Ulverscroft Ltd.	UK
Investec Asset Finance Ltd.	IOM	Unique Fire Protection Ltd.	IOM
IOM Government	IOM	W.D.S. Ltd.	IOM
Jackson's Engineering Merchants Ltd.	IOM	W.F. Howes Ltd.	UK
J P Corry (formerly Jewsons)	IOM	Worldpay (UK) Ltd.	UK
Macs Builders Merchants Ltd.	IOM	Wurth UK Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2021 - Appendix 2

	2021-22 to date			Estimate for 2021-22		
Social Housing	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	39,339	697,779	(658,440)	4,311,316	4,356,149	(44,833)
Cl. Woirrey/ Cl. y C Glass	0	86	(86)	5,500	2,130	3,370
Brookfield Court	1,375	0	1,375	15,050	13,420	1,630
Close ny Mooragh	2,187	0	2,187	28,800	31,300	(2,500)
New vans	0	0	0	83,100	83,100	0
Sub Total	£42,901	£697,865	(£654,964)	£ 4,443,766	£ 4,486,099	£ (42,333)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	3,608	1,060	2,548	219,800	23,250	196,550
Workshops	3,793	0	3,793	95,110	0	95,110
Public Conveniences	2,972	0	2,972	58,850	0	58,850
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	(14,439)	600	(15,039)	12,200	2,650	9,550
Mansall Lease	289	1,125	(836)	6,020	10,275	(4,255)
Lakeside Centre	0	(1,250)	1,250	5,130	11,550	(6,420)
Parklands Day Nursery	0	2,162	(2,162)	2,620	17,900	(15,280)
Bowling Alley	377	(625)	1,002	2,000	15,000	(13,000)
Non-Lease Properties	0	0	0	6,150	0	6,150
Prom Shelters, etc	2,041	0	2,041	11,100	0	11,100
Private Property Repairs	0	0	0	10,500	0	10,500
CCTV town centre	0	0	0	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	3,298	5,721	(2,423)	38,900	42,790	(3,890)
Park assets	2,890	0	2,890	63,825	0	63,825
Sub Total	£19,629	£8,793	£10,836	£551,355	£123,415	£427,940

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	10	0	10	2,100	0	2,100
Car Parks	410	12,600	(12,190)	14,450	16,480	(2,030)
Refuse Removal	30,958	26,269	4,689	777,473	104,000	673,473
Civic Amenity contribution	56,420	0	56,420	225,685	0	225,685
Sewers & Pumps	0	0	0	104,500	104,500	0
Street Lighting & maint.	7,496	0	7,496	79,000	0	79,000
Decorative lighting & maint.	0	0	0	11,150	0	11,150
Local Services	9,359	0	9,359	92,700	0	92,700
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£104,653	£38,869	£65,784	£1,307,058	£224,980	£1,082,078

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Advertising & Entertaining	466	2,790	(2,324)	55,950	4,000	51,950
Parks & Gardens	12,319	1	12,318	253,391	600	252,791
Games Concessions	0	0	0	12,000	0	12,000
Public Library	9,102	181	8,921	140,395	8,000	132,395
Sub Total	£21,887	£2,972	£18,915	£461,736	£12,600	£449,136

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	5,000	0	5,000	67,050	0	67,050
Office Expenses	81,870	5,792	76,078	977,386	88,250	889,136
Sundry Expenses	1,568	0	1,568	12,100	0	12,100
Miscellaneous	945	1,613	(668)	31,850	24,500	7,350
Swimming Pool	0	0	0	17,000	0	17,000
Town Band	0	0	0	2,000	0	2,000
Town Centre Management	270	0	270	4,000	0	4,000
Sub Total	£89,653	£7,405	£82,248	£1,111,386	£112,750	£998,636

TOTAL	£278,723	£755,904	(£468,388)	£ 7,875,301	£ 4,959,844	£ 2,915,457
--------------	-----------------	-----------------	-------------------	--------------------	--------------------	--------------------

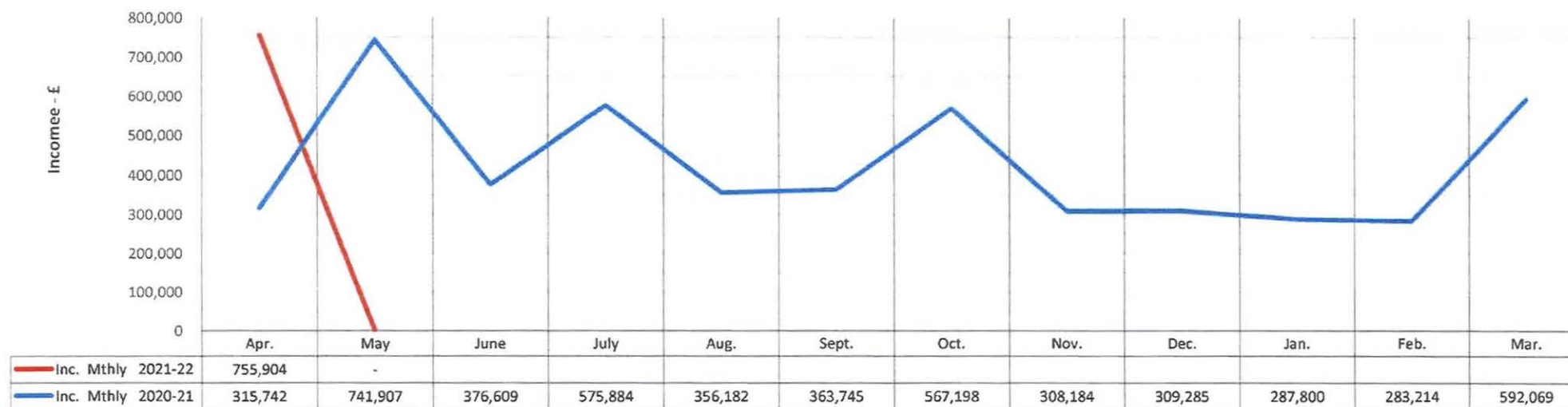
Town rates	£ -	£ 50,700	(£50,700)	£ -	£ 2,776,672	(£2,776,672)
-------------------	------------	-----------------	------------------	------------	--------------------	---------------------

RAMSEY TOWN COMMISSIONERS

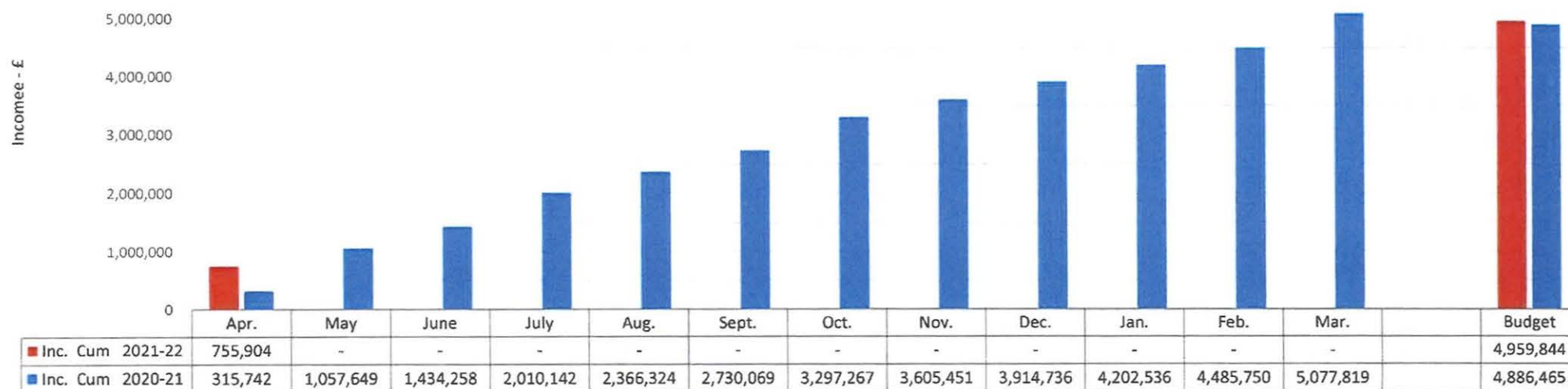
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2021

Appendix 2

Ramsey Town Commissioners
Month-on-month income summary 2021-22 & 2020-21 comparative



Ramsey Town Commissioners
Comparing income to budget 2021-22 (with 2020-21 comparative)

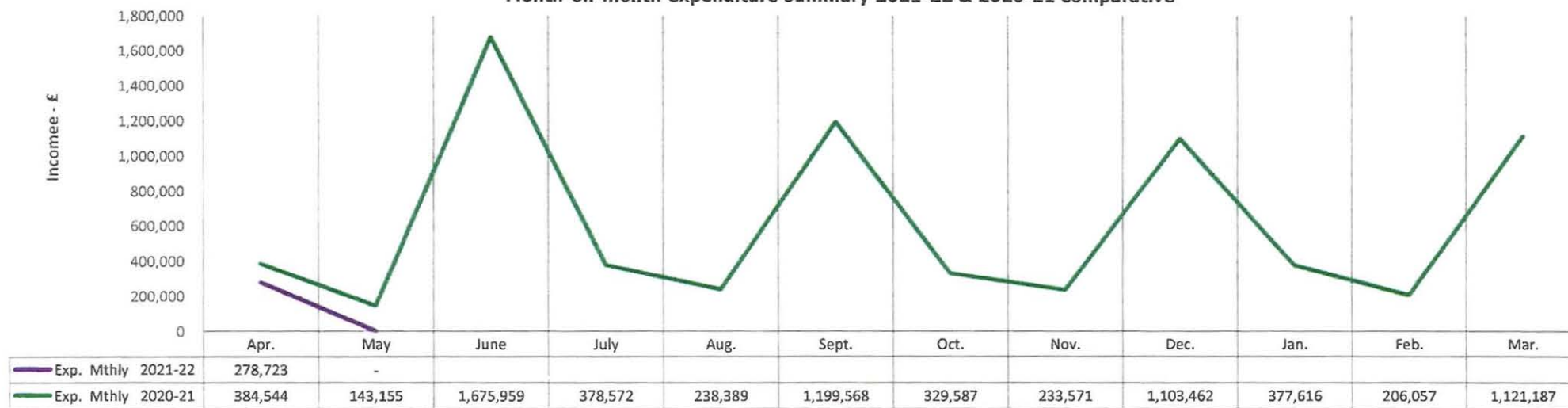


RAMSEY TOWN COMMISSIONERS

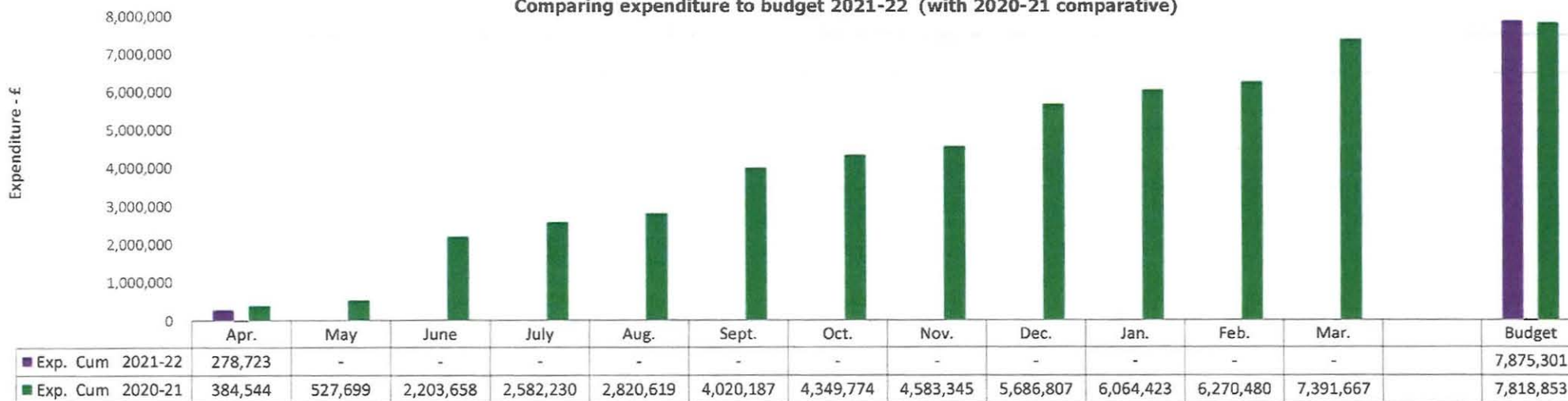
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2021

Appendix 2

Ramsey Town Commissioners
Month-on-month expenditure summary 2021-22 & 2020-21 comparative



Ramsey Town Commissioners
Comparing expenditure to budget 2021-22 (with 2020-21 comparative)

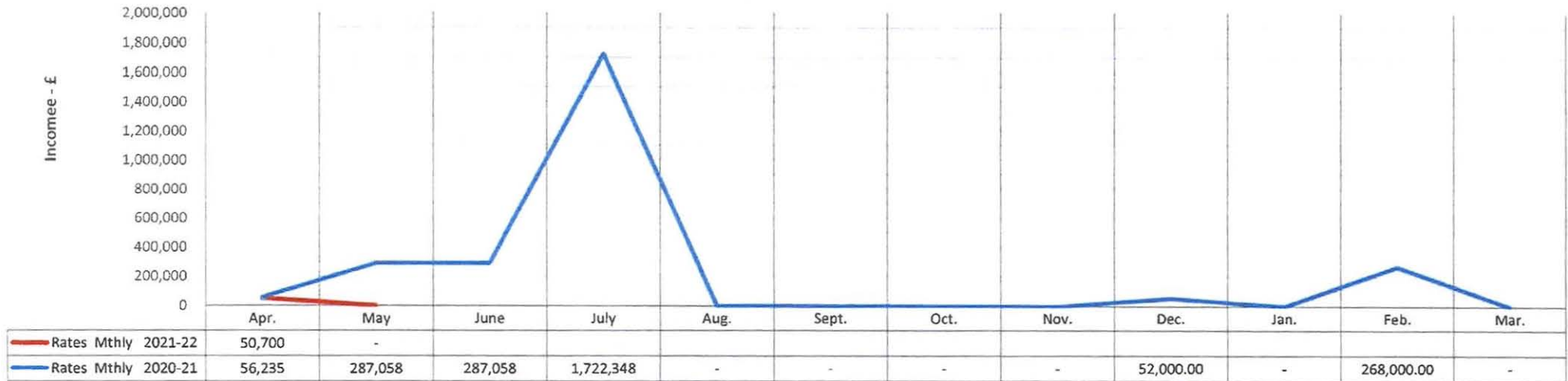


RAMSEY TOWN COMMISSIONERS

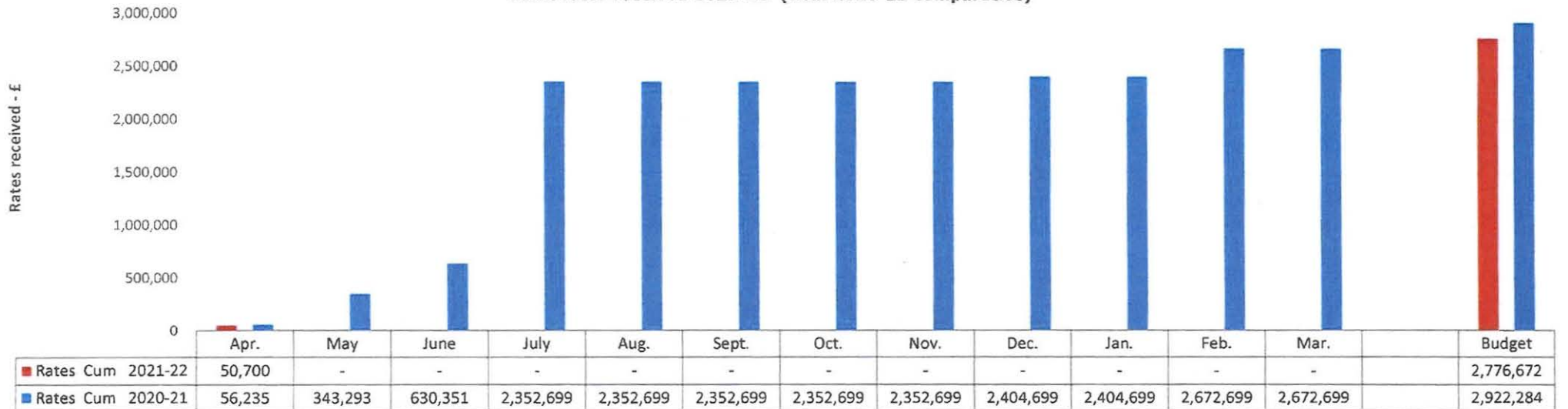
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2021

Appendix 2

Ramsey Town Commissioners
Month-on-month rate receipts summary 2021-22 & 2020-21 comparative



Ramsey Town Commissioners
Town rates received 2021-22 (with 2020-21 comparative)



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

	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £
General Revenue				
Rates Collected (by Treasury)	630,351	1,722,348	52,000	268,000
Salaries' Cost	229,476	234,537	233,175	231,941
Heat and Light	3,778	3,521	4,527	5,772
Members' Attendance Allowance	1,489	867	1,385	1,223
Legal Fees	-	-	2,482	-
Capital Loan Payments	839,000	825,996	824,398	822,987
Insurance Costs (net of Housing Ins. costs)	-	-	51,104	-
Computer Expenses	4,835	2,207	4,341	12,804
Refuse Collection Costs	142,212	161,947	137,180	170,544
Parks Glens (Total Costs)	57,133	81,658	69,870	75,769

Housing

Rents received	829,428	846,737	816,762	809,640
Rates paid*	492,016	-	-	-
Repairs and Maintenance	183,909	230,079	182,087	162,178

*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	2,730

Balances at Bank

General Revenue	304,528	1,612,372	1,099,851	887,844
Unapplied Capital Receipts	101,038	107,038	110,966	115,264

Reserve bank accounts

Housing Maintenance Reserve	105,476	105,476	105,404	131,604
Heating Maintenance Reserve	1,605	1,605	1,533	10,919

Other Income

Grant Assistance	-	3,762	-	7,540
Hire of buildings	13,015	3,295	2,565	1,730

AMENDMENT AGREEMENT

THIS AMENDMENT AGREEMENT is made

BETWEEN:-

- (1) [INSERT LENDER DETAILS] (the "Lender"); [and]
 (2) [INSERT BORROWER DETAILS] (the "Borrower") [and]
 [(3) [INSERT ANY OTHER PARTY DETAILS]][(the "Guarantor")][(the "Obligor")]

WHEREAS:-

- (A) The parties to this Amendment Agreement (the "Parties") are party to a £[INSERT AMOUNT] [INSERT TYPE OF AGREEMENT] agreement dated [DD/MM/YYYY] as amended, restated, varied, supplemented, extended, modified or replaced from time to time (the "Agreement")
- (B) The Parties have agreed to enter into this Amendment Agreement for the purposes of amending the Agreement such that, amongst other changes, it will be linked to SONIA rather than LIBOR (each as defined below).

IT IS AGREED as follows:-

1. INTRODUCTION

- 1.1 Unless otherwise defined in this Amendment Agreement, words and expressions used in the Agreement shall bear the same meanings in this Amendment Agreement.
- 1.2 Any principles of construction set out in the Agreement shall have effect as if set out in full in this Amendment Agreement.

2. DESIGNATION

This Amendment Agreement is a Finance Document, if that term is defined in the Agreement.

3. DEFINED TERMS

- 3.1 "Agreement" has the meaning given to that term in the Recitals to this Amendment Agreement.
- 3.2 "Amendments" means the amendments to the Agreement as set out in Clause 5 below.
- 3.3 "Amendment Effective Date" means:
- (a) if you do not have any loans which have been drawn or are outstanding, the Cessation Date (the "Effective Date"); or
- (b) if you do have any loans which have been drawn and are already outstanding on the Effective Date ("Outstanding Loans"), then as regards the terms applicable to those Outstanding Loans, the date falling immediately after the end of the Interest Period in which the Cessation Date occurs.
- 3.4 "Interest Period" has the meaning given to the term "Interest Period", "Fixture", or any other period by reference to which the interest payable for a period is calculated, in each case as defined or specified in the Agreement.

4. CONSTRUCTION

- 4.1 The provisions of the Agreement, any other Finance Documents and other documents ancillary or related to the Agreement and/or the Finance Documents or any of them shall, save as amended by the terms of this Amendment Agreement, continue in full force and effect.
- 4.2 After the Amendment Effective Date, this Amendment Agreement shall be read and construed as one with the Agreement so that all references in the Agreement to "this Agreement", "hereunder", "herein" and similar expressions shall be references to the Agreement as amended or varied by this Amendment Agreement.
- 4.3 If the Amendments conflict with any terms of the Agreement the Amendments shall prevail.

¹ Insert the details of any other parties to the Agreement, including any guarantor(s) or obligor(s).

- 4.4 The Parties agree that the Amendments shall take effect notwithstanding any conditions in the Agreement that would otherwise apply to the making of such Amendments including, without limitation, a requirement for a notice period to have elapsed, or a consultation requirement.

5. **AMENDMENTS TO THE AGREEMENT**

The following Amendments are made to the Agreement and will take effect from and including the Amendment Effective Date: -

5.1 **Replacement of LIBOR**

- 5.1.1 The calculation of interest under the Agreement by reference to, or as derived from, a LIBOR Reference is amended so that interest is instead calculated by reference to, and using the methodology set out for, the Sterling Relevant Reference Rate (as defined in Clause 6 below).

- 5.1.2 For the purposes of this Clause 5.1, "**LIBOR Reference**" means:

- (a) LIBOR;
- (b) the London interbank offered rate (whether or not administered by ICE Benchmark Administration Limited ("**ICE BA**") or any predecessor (whether direct or indirect) of ICE BA);
- (c) the London interbank market;
- (d) any interbank offered rate;
- (e) the rate at which Sterling deposits of comparable amount to principal amount of the loan made by the Lender to the Borrower and for the relevant Interest Period are offered by or to the Lender;
- (f) the rate at which a financial institution or financial institutions lend to or, borrow from, or quote to lend to or borrow from, other financial institutions;
- (g) the Lender's fixing or other determination of the London interbank offered rate,

or any wording of similar effect however expressed or defined, and "**LIBOR Rate**" shall mean the rate of, or derived from, that LIBOR Reference.

5.2 **Interest Periods**

The Borrower may only select Interest Periods of one, three or six months or any other period acceptable to the Lender (acting reasonably) and any provisions providing that the Borrower may select Interest Periods of other periods of time are deleted.

5.3 **Voluntary prepayments**

- 5.3.1 In addition to any rights of the Borrower to prepay all or part of the loan on the last day of an Interest Period in the Agreement, the Borrower may prepay all or part of a loan other than on the last day of an Interest Period no more than four times in any 12 month period.
- 5.3.2 The prepayment rights set out in this Clause 5.3 are subject to and are without prejudice to, any minimum prepayment amounts, or any prepayment or administrative fees/charges set out in the Agreement, and any amounts prepaid shall be made together with accrued interest on the amount prepaid and any other amounts payable to the Lender under the Agreement.
- 5.3.3 The prepayment rights set out in this Clause 5.3 are subject to, and are without prejudice to, any terms in the Agreement setting out how repayment and prepayments must be applied.
- 5.3.4 Any references in the Agreement to clauses relating to prepayment rights shall include a reference to this Clause 5.3 as the context requires.

5.4 **Break costs and early repayment charges**

- 5.4.1 To the extent that the Agreement contains such provisions, provisions relating to the payment and calculation of break costs or early repayment or prepayment charges (if any, and however the concept of break costs or early repayment or prepayment charges are defined), which apply where the Borrower makes a repayment or prepayment, or the Lender makes a recovery, other than on the last day of an Interest Period, or does not make a repayment when due and payable under the Agreement, or the Borrower does not make a borrowing in the amount agreed on the relevant date, are deleted.
- 5.4.2 Clause 5.4.1 is subject to, and without prejudice to any term in the Agreement providing for the payment of prepayment fees or administrative charges by the Borrower including any fees or charges calculated as a percentage of the amount repaid or prepaid.

5.5 **Fallback provisions and cost of funds**

To the extent that the Agreement contains such provisions, provisions setting out how interest is calculated should the LIBOR Rate cease to be available, or cease to be available for the term of the relevant Interest Period, or that adequate and fair means do not exist to ascertain the LIBOR Rate, or that the fallback interest reference rate should be to the Lender's cost of funds (or similar term) however defined or expressed, are deleted and the fallback interest reference rate (if applicable) shall instead be as provided for in the definition of "Daily Rate" (as set out in Clause 6 below). We will notify you in writing if SONIA ceases to be available and tell you which rate we are using as an alternative.

5.6 **Market disruption**

To the extent that the Agreement provides for how interest should be calculated should the funding cost of the loan exceed the applicable LIBOR Rate for a loan, however defined or expressed, such provisions are replaced with the following:

"If the Lender advises the Borrower that its funding cost of the loan is higher than the Sterling Relevant Reference Rate, then the Sterling Relevant Reference Rate is the rate calculated by the Lender to reflect the funding cost of the loan as calculated by the Lender."

5.7 **Determination of interest rates and amounts due**

It is only possible to confirm the SONIA rate at the end of each Interest Period. As a result, to the extent that the Agreement contains such provisions, provisions which refer to the interest rate (however defined or expressed) applicable to amounts payable under the Agreement being determined or fixed, or being updated or changing, at the beginning of an Interest Period, and being fixed during the term of an Interest Period, or protecting the Borrower against an increase in interest rates during an Interest Period, or having a minimum rate or floor rate of zero or any other figure, are deleted.

5.8 **Notification of Interest Rate**

To the extent that the Agreement contains such provisions, provisions setting out that the Lender shall notify the Borrower of the rate of interest applicable to a loan at the start of an Interest Period, (if any) shall be amended so that such notice shall be given at the end of the relevant Interest Period.

5.9 **Instalments**

To the extent that the Agreement contains such provisions, provisions setting out that instalments due under the Agreement may change or be updated or otherwise amended at the start of an Interest Period shall be amended so that, in those provisions, references to the start of an Interest Period shall be construed to refer to instalments changing, being updated, or otherwise being amended, at the end of an Interest Period.

6. **NEW DEFINITIONS**

The following definitions shall be included and shall replace any definitions in the Agreement of the same term which are (immediately prior to the Amendment Effective Date) set out in the Agreement:

Amendment Effective Date Has the meaning given to it in Clause 3.3 of this Amendment Agreement.

Cessation Date The earlier of:

- (a) the date on which LIBOR for Sterling ceases to be available; or
- (b) the date specified in any announcement or publication by the supervisor of the administrator of LIBOR for Sterling as the date on which LIBOR for Sterling will cease to be representative of the underlying market for Sterling or the economic reality that it is intended to measure and that such representativeness will not be restored (as determined by such supervisor) (with awareness that any such announcement or publication will engage certain triggers for fallback provisions in contracts which may be activated by any such pre-cessation announcement or publication).

Cessation Sterling Adjustment Spread In relation to Interest Periods of one, three, six or twelve months, a percentage rate per annum set out below (calculated as the median difference between LIBOR for the relevant Interest Period and SONIA over a five-year period ending on 5 March 2021).

Interest Period	Cessation Sterling Adjustment Spread (%)
1 month	0.0326
3 months	0.1193
6 months	0.2766
12 months	0.4644

LIBOR:	The London interbank offered rate administered by ICE BA (or any other administrator of that rate) for Sterling for the relevant Interest Period displayed on the relevant Thomson Reuters screen (or any replacement service) as of 11.00 a.m. London time, on the first day of that Interest Period (in each case, before any correction, recalculation or republication by the administrator/sponsor).
London Banking Day:	A day (other than a Saturday or Sunday) on which banks are open for general business in London.
Observation Period:	The period from and including the date falling five London Banking Days prior to the first day of the relevant Interest Period and ending on but excluding the date falling five London Banking Days prior to the last day of that Interest Period.
SONIA:	The Sterling overnight index average.
Sterling Central Bank Rate:	The BoE's Base Rate as published by the BoE from time to time, and shall include any successor rate to, or replacement rate for, that rate.
Sterling Fallback Compounded Rate:	For the Interest Period of a loan, the percentage rate per annum (rounded if necessary to the fourth decimal place, with 0.000005 being rounded upwards) which is equal to the rate of return on a daily compound interest investment with the Daily Rate as the reference rate for the calculation of interest and calculated as follows:

$$\left[\prod_{i=1}^{d_0} \left(1 + \frac{\text{Daily Rate}_{i-BD} \times n_i}{365} \right) - 1 \right] \times \left(\frac{365}{d} \right)$$

where:

"d" is the number of calendar days in that Interest Period;

"d₀" is the number of London Banking Days in that Interest Period;

"i" is a series of whole numbers from 1 to d₀, each representing a London Banking Day in chronological order in that Interest Period;

"n_i" for any day "i" means the number of calendar days from and including that day up to but excluding the next following London Banking Day;

"Daily Rate" means:

- (a) the Sterling Fallback Screen Rate;
- (b) if the Sterling Fallback Screen Rate is not available, the Sterling Central Bank Rate prevailing at close of business on the relevant London Banking Day plus the mean of the spread of the Sterling Fallback Screen Rate to the Sterling Central Bank Rate over the previous five days on which a Sterling Fallback Screen Rate has been published, excluding the highest spread (or if there is more than one highest spread, only one of those highest spreads) and lowest spread (or, if there is more than one lowest spread, only one of those lowest spreads) to the Sterling Central Bank Rate; or
- (c) if that rate is not available, the last publicly available Sterling Central Bank Rate prior to the relevant London Banking Day plus the mean of the spread of the Sterling Fallback Screen Rate to the Sterling Central Bank Rate over the previous five days on which a Sterling Fallback Screen Rate has been published, excluding the highest spread (or if there is more than one highest spread, only one of those highest spreads) and lowest spread (or if there is more than one lowest spread, only one of those lowest spreads) to the Sterling Central Bank Rate,

and if, in any case, the aggregate of that rate and the applicable Cessation Sterling Adjustment Spread is less than zero, the Daily Rate shall be deemed to be such a rate that the aggregate of the Daily Rate and the applicable Cessation Sterling Adjustment Spread is zero; and

"Daily Rate_{i-BD}" means in relation to any London Banking Day falling in that Interest Period, the Daily Rate for the day which is five London Banking Days prior to that London Banking Day.

Notwithstanding the paragraphs above, if the BoE publishes guidance as to (i) how the Daily Rate is to be determined, or (ii) any rate that is to replace the Daily Rate, the Lender shall, to the extent that it is reasonably practicable, follow such guidance in order

to determine the Daily Rate for the purpose of this Agreement so long as the Daily Rate is not available or has not been published by the authorised distributors. To the extent that any amendments or modifications to the terms of this Agreement are required in order for the Lender to follow such guidance in order to determine the rate of interest on a loan, the Lender and the Customer shall enter into negotiations in good faith (for a period of not more than thirty days) with a view to agreeing such amendments.

Sterling Fallback Screen Rate: SONIA, administered by the BoE (or any other person which takes over the administration of that rate) displayed (before any correction, recalculation or republication by the administrator) on page SONIA of the Thomson Reuters screen (or any other replacement Thomson Reuters page which displays that rate).

Sterling Primary Screen Rate: Any publicly available rate specified by the Lender (before any correction, recalculation or republication by its administrator following its initial publication) which:

- (a) is constituted primarily by the daily compounding of SONIA over a period and uses a compounding methodology which is the same as that specified in this Agreement for the calculation of the Sterling Fallback Compounded Rate;
- (b) is produced by an administrator; and
- (c) is made available no later than the last day of the Observation Period to which it relates,

and if that rate is less than zero, the Sterling Primary Screen Rate shall be deemed to be zero.

Sterling Relevant Reference Rate: Either:

- (a) the Sterling Primary Screen Rate for the Interest Period; or
- (b) if there is no Sterling Primary Screen Rate, or if no Sterling Primary Screen Rate is available for the Interest Period, the Sterling Fallback Compounded Rate,

plus (in either case) the Cessation Sterling Adjustment Spread.

7. **CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

A person who is not a party to this Amendment Agreement shall have no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any terms of this Amendment Agreement.

8. **MISCELLANEOUS PROVISIONS**

- 8.1 This Amendment Agreement (whether signed electronically or in 'wet ink'), may be executed in any number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this Amendment Agreement.
- 8.2 This Amendment Agreement and any non-contractual obligations arising out of or in connection with it and the agreement constituted by it shall be governed by and construed in accordance with the governing law and jurisdiction provisions applicable to the Agreement. By executing this Amendment Agreement each Party agrees that such execution is intended to and should be deemed to take place, in the same jurisdiction as the governing law that governs the Agreement.
- 8.3 This Amendment Agreement supersedes any prior amendment letter or other agreement relating to the transition from LIBOR to SONIA in respect of the Agreement.

9. **²GUARANTOR CONSENT AND ACKNOWLEDGEMENT**

9.1 By executing this Amendment Agreement any guarantor acknowledges receipt of a copy of this Amendment Agreement and consents to the changes outlined herein.

9.2 Any guarantor acknowledges and agrees that:

- 9.2.1 any guarantees and/or security which were granted by any guarantor in respect of the Agreement, guarantees and secures all the Borrower's liabilities to the Lender (present, future, actual or contingent) including all monies arising under the Agreement;
- 9.2.2 any guarantees and/or security which were granted by any guarantor in respect of the Agreement are and will remain as a continuing security; and

² Only include if guarantors have signed the Agreement.

9.2.3 where any guarantor has provided a guarantee with another guarantor, their liability to the Lender will be joint and several under such guarantee.]

10. POWERS AND AUTHORITY

By signing this Amendment Agreement, each Party (other than the Lender) confirms that it has the power to enter into and perform and where applicable, has taken all necessary action to authorise the entry into, performance and delivery of, this Amendment Agreement and the transactions contemplated by this Amendment Agreement.

This Amendment Agreement has been entered into on the dates appearing by the signatures below.

THE LENDER

³Signed by)
for and on behalf of)
[LENDER'S NAME])
as Lender and/or Agent (as applicable)
Date:

THE BORROWER(S)

⁴ Signed by)	Signed by)
for and on behalf of)	for and on behalf of)
[BORROWER'S NAME])	[BORROWER'S NAME])
Date:	Date:

THE OBLIGOR(S)

⁵ Signed by)	Signed by)
for and on behalf of)	for and on behalf of)
[OBLIGOR'S NAME])	[OBLIGOR'S NAME])
Date:	Date:

THE GUARANTOR(S)

⁶ Signed by)	Signed by)
for and on behalf of)	for and on behalf of)
[GUARANTOR'S NAME])	[GUARANTOR'S NAME])
Date:	Date:

³ The amendment agreement should be signed by the Lender after the Obligors have signed.

⁴ Include signing blocks for all Borrowers who have signed the Agreement.

⁵ Only include if obligor(s) have signed the Agreement and include signing blocks for all obligors.

⁶ Only include if guarantor(s) have signed the Agreement and include signing blocks for all guarantors.

SONIA Loan Factsheet

HSBC Commercial Banking

The Sterling Overnight Index Average (SONIA) rate is due to replace GBP LIBOR by the end of 2021. This will impact how HSBC's loan products will operate.

Overview

The London Interbank Offered Rate (LIBOR) is expected to be replaced by the end of 2021. This is part of a Global Initiative by the industry to transition to replacement benchmarks. The replacement rate for GBP LIBOR is SONIA (Sterling Overnight Index Average). SONIA's construction is different from GBP LIBOR impacting how the components of a SONIA linked loan will operate. This factsheet provides an outline of some of those differences. You should however seek your own advice on the implications of the changes. This factsheet is provided for your information only. HSBC is not your advisor and cannot provide advice or recommendations to you.

Key Differences to loan Components

A change in an interest rate benchmark is independent of the underlying macro-economic conditions and the cost of a loan.

In order to ensure fairness and transparency and minimise any value transfer between parties during the LIBOR Transition period, it is HSBC's approach that at inception, the 'all in cost' (Benchmark + Margin) of a SONIA loan should be similar to an equivalent LIBOR loan. The incorporation of a Spread Adjustment¹ is intended to achieve this. The Spread Adjustment has been developed in a way so that lenders should not profit from its incorporation.

The impacted components are summarised in the diagram below. The diagram is for illustrative purposes only. There can be no guarantee that the addition of the Spread Adjustment will result in the cost of the SONIA loan being the same as an equivalent LIBOR loan over the term of the loan. The incorporation of a Credit Spread Adjustment is industry standard and lenders are not profiting from the spread adjustment because a bank's interest costs / cost of funds do not change with the change in interest rate benchmark.

The impacted components are summarized in the diagram below;



◆ Client Margin

In relation to a loan entered into or amended during the transition period, client margin is the same when comparing a loan priced on SONIA or a loan priced on LIBOR.

◆ Spread Adjustment

As the absolute level of SONIA is typically lower than LIBOR, a Spread Adjustment will be included in the loan document. This is intended to account for the difference between SONIA and LIBOR and minimize any value transfer. This is either fixed at the start of the loan or, if a borrower prefers, reset at the start of each interest period. This resetting would occur until the Spread Adjustment is finally fixed on LIBOR cessation or a pre-cessation non-representativeness announcement.

◆ Interest Rate Benchmark

Term LIBOR is constructed differently to SONIA. LIBOR is a forward-looking expected rate, set at the beginning of an interest period and fixed for that interest period. SONIA is based on actual realised overnight rates and interest is calculated using a daily compounded rate.

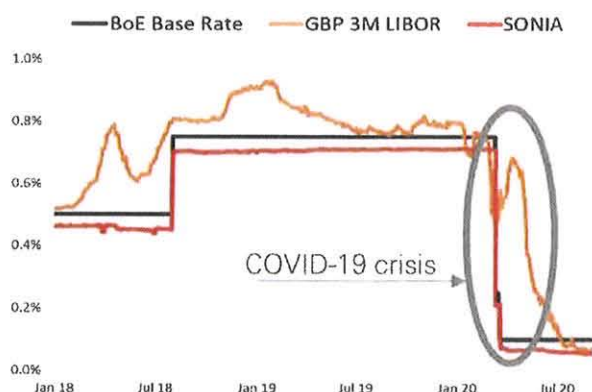
It follows that the absolute level of each benchmark is different and may move differently in the future. There can be no guarantee that the cost of a SONIA loan will be the same as an equivalent LIBOR loan over the term of the loan.

SONIA Loan Factsheet

Key Differences between SONIA and GBP LIBOR

The Bank of England's Working Group on Sterling Risk-Free Reference Rates ('the Bank of England's Working Group') recommended the SONIA benchmark as the replacement rate for GBP LIBOR. First published in March 1997, The Bank of England began administering SONIA in 2016. It was reformed in 2018.

GBP LIBOR Replacement	
Benchmark	SONIA Sterling Overnight Rate
Administrator	Bank of England
Calculation	The trimmed mean of interest rates paid on unsecured overnight sterling denominated wholesale deposit transactions
Publication time	9.00am London Time for the previous day's rate



- SONIA is a backward-looking rate, based on transaction data from the previous business day, whereas LIBOR is forward looking and is based on estimates of financing costs over specific periods from the present day, e.g. 1 week, 1 month, or 3 months
- With LIBOR, the interest payable for a given period is fixed at the beginning of that period
- With SONIA, because the rate is backward-looking, the accrued interest for a given period can only be calculated at the end of the interest period.
- SONIA Compounded in Arrears takes the daily SONIA rates, and compounds these over the relevant interest period. This compounded rate is used to calculate the interest accrual at the end of the interest period.

- Using SONIA Compounded in Arrears with a 5 Banking day lookback provides notice of the interest due prior to the contractual interest payment date. With this method the SONIA rate used to determine the interest payable begins 5 Banking days before the interest period start date and ends 5 Banking days before the end of the interest period.

Compounded SONIA

The chart opposite (*COVID-19 Crisis*) compares the 3 month LIBOR rate and the 3 month SONIA Compounded in Arrears rate. The SONIA Compounded in Arrears rate for an interest period is the percentage rate per annum calculated using the following formula which will be included in loan documents.

$$\left[\prod_{i=1}^{d_b} \left(1 + \frac{\text{Daily Rate}_{i-5BD} \times n_i}{365} \right) - 1 \right] \times \frac{365}{d_c}$$

Where

d_b = the number of Banking days, in the relevant interest period

Daily Rate = the SONIA rate, 5 Banking days prior to the relevant calendar day in the interest period

$i - 5BD$

n_i = number of calendar days for which the daily SONIA rate is applicable

d_c = Number of calendar days in the relevant interest period

\prod 'Product of' notation means that each of the terms are multiplied

Worked Example:

For a three-day interest period from 1st June to 3rd June 2020 the calculation would be as follows.

A 5 Banking day lookback (or lag) from:

- 1st of June is the 22nd of May (25th May being a Bank holiday) when the SONIA rate was 0.0683%;
- 2nd of June is 26th of May when the SONIA rate was 0.0671%
- 3rd June is 27th May when the SONIA rate was 0.0677%.

The SONIA rates above are taken from the Bank of England website.

SONIA Loan Factsheet

Where the lookback (or lagged) rates are applicable on a weekday, the weighting (n_i) would be 1, if it applies over a weekend which is three calendar days, n_i would be 3. In this example all the days in the interest period are weekdays.

Therefore there are 3 calendar days in the interest period.

The result of this calculation gives the compounded rate as 0.0677%.

$$\left(\frac{365}{3}\right) \left[\left(1 + \frac{0.000683}{365}\right) \left(1 + \frac{0.000671}{365}\right) \left(1 + \frac{0.000677}{365}\right) - 1 \right]$$

Spread Adjustment

SONIA has historically been lower than LIBOR due to structural differences as to how SONIA is defined and calculated.

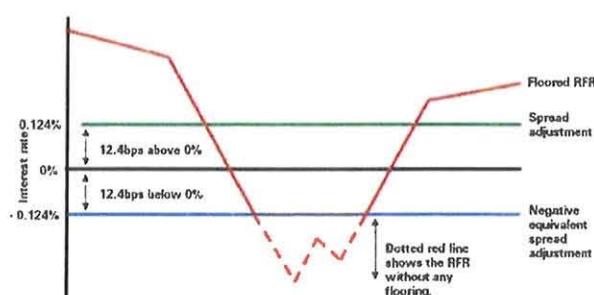
- ◆ In the transition period, while LIBOR exists, a Spread Adjustment will be added to the SONIA rate and margin to make the all in price of a SONIA loan comparable to that of a LIBOR Loan at the beginning of the transaction. This Spread Adjustment will either be fixed at the beginning of the transaction, or reset at the start of each interest period.
- ◆ Following a public consultation by the Bank of England's Working Group, the proposed methodology to determine this Spread Adjustment for fallbacks triggered by LIBOR cessation or non-representativeness to use the '5-year Historical Median Approach'. This is based on the median basis difference between LIBOR and the relevant SONIA compounded rate based over a 5-year historical period.
- ◆ This 5-year Historical Median Approach is intended to be applied for converting existing LIBOR loans to SONIA. For consistency, HSBC presently intends to apply this 5-year Median Approach for new SONIA loans.
- ◆ If there are derivative hedges in place, it is important for you to consider how these will transition to ensure any reduction in hedge effectiveness is minimized.
- ◆ An example of a Spread Adjustment matrix is shown below.

SONIA 5 year Spread Adjustment grid on 18 September 2020 (in %)

Tenor	SONIA Spread Adjustment
1M	0.04020%
3M	0.12400%
6M	0.27390%

Negative Rates

To cater for negative interest rates (should they arise), a floor will be included in facility documents should SONIA become negative. This has been common practice in some LIBOR contracts previously. To the extent that SONIA is a negative rate, interest will be calculated using the aggregate of a negative SONIA plus the Spread Adjustment. Therefore the effective zero rate floor is set at $-1 \times$ Spread Adjustment. This allows for a negative rate to reduce the Spread Adjustment and the contract states that the aggregate of these two amounts would not fall below zero. For example, if a 3-month spread adjustment is used, using the rates in the grid (below left), the zero rate floor would be set at -0.124%. If SONIA were to fall below -0.124% it would remain at -0.124% for the purposes of interest calculation.



Switch Mechanism

The UK's Financial Conduct Authority has stipulated that new LIBOR transactions from the beginning of October 2020 must include contractual arrangements to facilitate conversion to SONIA ahead of LIBOR cessation either by a switch mechanism or an agreed process for renegotiation.

Where a switch mechanism is used the loan begins as a LIBOR loan but then switches to a SONIA loan at a predefined date or on the happening of agreed trigger events. All of the terms and conventions for calculating SONIA are agreed and set out at the start of the LIBOR loan and so there is no need for further negotiation or repapering at the time of the switch. This mechanism can be employed to help manage transition risk and to allow time for clients to ensure readiness to accommodate a SONIA loan.

The economics of the SONIA loan i.e. the spread adjustment can be agreed upfront or, if preferred, this can be determined on the switch date by reference to an agreed calculation methodology.

The following provides an overview of the steps in a switch structure:

SONIA Loan Factsheet

1. At beginning of LIBOR Loan:

- Agree Margin
- Agree SONIA loan switch date /trigger events
- Agree Spread Adjustment to be applied upon switch (or agree this can be left to be calculated at the switch date)

2. LIBOR Loan from signing

Operates as LIBOR + Margin

3. Switch date/trigger event

4. SONIA loan

Operates as:

SONIA Compounded in Arrears +* Margin + Spread Adjustment

*the Margin doesn't change – it is the same for both the SONIA loan and the LIBOR loan

'Although the BoE uses the term 'Credit Adjustment Spread', the term 'Spread Adjustment' is more widely used in the financial services industry.



**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
AREA PLAN FOR THE NORTH AND WEST
MAY 2021 – PUBLIC**

Mr. Chairman and Members,

Consultation for the area plan for the North and West is currently taking place and runs from 16 April to 25 June 2021. Government has published all maps and documents for the process on its website at

<https://www.gov.im/categories/planning-and-building-control/planning-policy/development-plan/area-plan-for-the-north-and-west/preliminary-publicity/>

In order to assist those without internet access the Commission has provided a display of the plans and reports related to Ramsey and the immediate surrounding area at the Town Hall and made arrangements for officers from the Cabinet Office to be in attendance on 13th and 21st May 2021 to answer questions from interested persons.

Preliminary Publicity

In accordance with the Development Plan Procedure, as set out in paragraph 2 of Schedule 1 to the Town and Country Planning Act 1999, the Cabinet Office has given notice that it is preparing an Area Plan for the North and West of the Island and is commencing Preliminary Publicity.

In simple terms, the 'Preliminary Publicity' represents the formal start of the process to produce a new development plan. It will be an Area Plan that will relate to the North and West of the Island, and individuals are being given an opportunity to comment at an early stage.

The Area Plan for the North and West will:

- Allocate land for development where there is an identified need up to 2026;
- Identify strategic reserves of land, where appropriate, for future development should the need arise;
- Preserve and protect land uses where there is community, environmental or social benefit or which are recognised as key infrastructure;
- Promote brownfield land for development to strengthen town and village centres; and
- Protect the countryside that falls outside of identified settlements and any sustainable extensions thereto.

The plan area will include the following Local Authority areas:

- The Town Districts of Ramsey and Peel; and
- The Parishes of Jurby, Andreas, Bride, Ballaugh, Lezayre, Garff (Maughold Ward only), Michael, German and Patrick

When approved by Tynwald, the Area Plan for the North and West will replace a number of extant Local Plans and will help guide planning application decisions.

<p style="text-align: center;">Town Clerk's Report Area Plan for the North and West May 2021 – Public Continued</p>

The Plan will be in operation for a number of years, so it is important that as many views as possible are captured during this early stage of the plan-making process. This will enable the Cabinet Office to prepare a Draft Area Plan for the North and West which is supported by good evidence and high levels of engagement.

Preliminary Publicity is the first stage in the plan making process. It publicises the topic areas that the Cabinet Office would like to address in detail within the Draft Area Plan and gives individuals the opportunity to comment from the outset of the formal process. Cabinet Office welcomes comments from a wide range of individuals, groups, businesses, landowners and developers, public bodies and Government Departments.

The Consultation Process

The Department is asking for representations on the Preliminary Publicity documents which should ideally be done via the Consultation Hub. Subject to CoVID-19 restrictions, paper copies of the documents can be viewed in person, at Cabinet Office Reception, 3rd Floor, Government Office, Bucks Road, Douglas. Please note that given the volume of individual site submissions, these can only be viewed by prior appointment with the Planning Policy Team.

If a Response Form submission is preferred; it can be downloaded from the Government web page. Electronic submissions are encouraged and can be forwarded to the planning policy email address (northandwest@gov.im). Completed responses in paper format can be forwarded to the Planning Policy Team at the Cabinet Office.

Comments will need to be submitted by 5 p.m. on 25th June 2021.

The Preliminary Publicity consultation has been informed by the responses to the 'Call for Sites' which was issued in 2019 and concluded in 2020. Cabinet Office also conducted further research to identify additional sites for assessment and the Site Identification Report (PP2) can be referred to for further detail on such sites. All reasonable efforts will be made as part of the consultation to contact all land owners, where they or their representatives have not already been in contact with the Department through the Call for Sites. However, anyone who owns land which is highlighted within the consultation material can contact the Cabinet Office for information.

Persons who have any questions about the Preliminary Publicity consultation or wider plan-making process may contact the Policy Team by emailing northandwest@gov.im

<p style="text-align: center;">Town Clerk's Report Area Plan for the North and West May 2021 – Public Continued</p>

The Cabinet Office have provided copies of the preliminary plan of sites for assessment and draft proposals plan map for public display.

In order to assist those without internet access the Commission has provided a display of the plans and reports related to Ramsey and the immediate surrounding area, at the Town Hall, and has made arrangements for officers from the Cabinet Office to be in attendance at the Town Hall to answer questions from interested persons at the following times:-

- Thursday May 13th - 12 noon until 7:00pm
- Friday May 21st - 10am until 4 pm.

Members and the public are invited to attend at those times should they wish to discuss the proposals and the process leading to the finalisation of the area plan which will be used to determine the extent of future development and land use in the town and surrounding areas.

Recommendation: for discussion at a special meeting to be held before the response date.

T. P. Whiteway
Town Clerk and Chief Executive.

4th May 2021

**RAMSEY TOWN COMMISSIONERS
TOWN CLERKS REPORT
ART INSTALLATION NORTH BARRULE
MAY, 2021 – PUBLIC**

Mr. Chairman and Members,

In 2019 a planning application was submitted for the creation of an art installation through the re-arrangement and painting of stone on the north face of North Barrule at Mountain Road Glen Auldyn Ramsey, PA 19/01313/B. Details of the application and submissions related thereto are available on the Government Website.

<https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=19/01313/B>

At the time of the application the Commission resolved to object to the proposal although the site was outside the town boundary and at that time interested party status was not available to the authority.

On 6th March 2020 the Commission was notified that the application had been withdrawn; although it is understood that the installation having been undertaken, and partly painted, the matter had been referred to and rested with the planning enforcement office, there has been no further update.

The Commission has received correspondence to the effect that the installation has recently been embellished by repainting of the feet and painting of the outline so that it is more visible. The correspondent has asked whether the Commissioners would support the objectors by a further approach to planning enforcement.

The Town Clerk has contacted the Planning Enforcement Office and has been advised that there are several recorded complainants to the original installation, that the Ramsey Town Commissioners interest has been noted, and that recent repainting has already been reported. The planning enforcement office advises that it is in discussion with the landowner, Manx Utilities Authority, to bring the matter to a conclusion.

Recommendation: to seek a further update from the planning enforcement office.

7th May, 2021.

**T P Whiteway
Town Clerk & Chief Executive**

**RAMSEY TOWN COMMISSIONERS
TOWN CLERKS REPORT
FIBRE IN RAMSEY
MAY, 2021 – PUBLIC**

Mr. Chairman and Members,

Following discussion at the April meeting the Town Clerk has sought further information regarding the proposal to install telegraph poles in the area of Bircham Avenue Close from Manx Telecom.

In particular it was noted that the estate is being considered for future external refurbishment works and there is a concern that where overhead lines are utilised this could result in additional costs in disconnecting and reinstating lines. It was noted that as the Bircham Avenue Close estate is built in blocks of 4 apartments if ducting was progressed there would only be ducts to each block as opposed to every apartment.

A cost comparison with ducted services for this area was requested along with detail of any pre-order interest to these properties.

Manx Telecom have advised that any future development work will require the cables to be disconnected as part of that work. This would also be the same for any surface mounted cables clipped externally if services are provided underground.

Where Manx Telecom have existing buried cable, the approach to roll out fibre in these areas is to use new poles. The 11 times cost referenced has been calculated this using agreed contracted rates with MT's civil partners. MT state that it is important to clarify that the costing models used had to factor in trenching/box building in a bitumen footpath and includes the requirement provide full width re-instatement. There may be occasions where the DOI acknowledge the current footpath condition is of a poor standard and they remove this requirement.

It was noted that where Fibre has been introduced to other public sector housing estates in Ramsey the residents have funded the underground ducting of the fibre connection.

The Bircham Avenue Close area is not public highway and the opportunity exists to consider installation in soft dig areas, in the circumstances the matter may benefit for direct discussion with Manx Telecom representatives.

Recommendation: to request a meeting with Manx Telecom representatives to discuss the proposal further.

10th May, 2021.

**T P Whiteway
Town Clerk & Chief Executive**

**RAMSEY TOWN COMMISSIONERS
TOWN CLERKS REPORT
PROPOSAL TO REGISTER RAMSEY WAR MEMORIAL
MAY, 2021 – PUBLIC**

Mr. Chairman and Members,

Proposal to Register Notices have been issued for 14 maritime buildings and 13 war memorials. The Local Authority for each property/memorial is being notified.

The notice and consultation report for each property/memorial can be accessed on the following page of the government's website:-

<https://www.gov.im/categories/planning-and-building-control/registered-buildings-and-conservation-areas/is-my-building-registered/proposed/>

The consultation period is runs until **28th May 2021**.

The list of properties is: -

- Point of Ayre Foghorn
- Point of Ayre Winkie Lighthouse
- Nautical Museum, Castletown
- Maughold Lighthouse Tower
- Corrin's Tower (Folly), Patrick
- Customs House, Peel
- Milner's Tower, Port Erin
- Lifeboat House, Port St Mary
- Range Front (Leading Light) Lighthouse, Port Erin
- Former Lifeboat House, Port Erin
- Harbourmaster's Office and Coal Shed, Port Erin
- Calf of Man Upper Lighthouse
- Calf of Man Lower Lighthouse
- Chicken Rock Lighthouse

- Ballaugh Parish War Memorial
- Inkerman Memorial, The Nunnery
- Castletown War Memorial
- King William's College War Memorial
- Douglas Borough War Memorial
- Goldie Taubman Memorial, Douglas Head
- Douglas Borough Cemetery Memorial
- National War Memorial, St John's
- Lezayre Parish War Memorial
- Onchan Parish War Memorial
- Ramsey Town War Memorial
- Mona's Queen (Dunkirk) Memorial, Port St Mary
- Santon Parish War Memorial

TOWN CLERKS REPORT
PROPOSAL TO REGISTER RAMSEY WAR MEMORIAL
MAY, 2021 – PUBLIC

The Commission has been notified that it is intended to register the War Memorial located in the Courthouse Grounds, Parliament Street, Ramsey. Ref 21/01360/WMEM

The facts recorded on the registration proposal are :-

Name: Ramsey Town War Memorial

Location

Ramsey Courthouse Grounds, Parliament Street, Ramsey

History

Unveiled on 30 September 1920 by Major General Sir Wm. Fry and dedicated by the Lord Bishop J.D. Thompson.

The names of those commemorated from the Second World War were unveiled on 4 November 1951.

Architect - P.M.C. Kermode

Sculptor and builder - Mr T.H. Royston.

Details

FORM and MATERIALS: Red Dorset sandstone column with Celtic cross at the top. 4 slate plaques around the base and a further 10 slate plaques facing the column on a sandstone curb that surrounds the main column.

The effect of entry on the “register” will restrict the demolition, alteration or extension of the building in any way without the prior written consent of the Department as may be authorised under Part 3 of the Act (“registered building consent”).

Members will be aware that the Commissioners, who provided the memorial has always sought to maintain the Memorial in a fashion befitting its importance to the community and does already liaise closely with Manx National Heritage and the IOM War Memorials Committee in any works.

Recommendation: to note the registration.

10th May, 2021.

T P Whiteway
Town Clerk & Chief Executive

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
WITHDRAWAL OF PUBLIC PHONE BOXES
MAY, 2021– PUBLIC**

Mr. Chairman and Members,

Manx Telecom has notified of its intention to withdraw three public phone boxes in Ramsey from service.

The company advises that each year it reviews the number of calls from all its public call boxes. The number of calls made from the call boxes at Glen Elfin Road / May Hill, Memorial Gardens (Rear Ramsey Courthouse) and Jurby Road is below the threshold of 40 chargeable calls per year required to keep them in service.



Figure 1 Ramsey Courthouse



Figure 2 May Hill / Glen Elfin Road



Figure 3 Jurby Road

**Town Clerk's Report - Withdrawal of Public Phone Boxes-
May, 2021 - Public Continued:**

As a result, and in accordance with section 4.5 and 4.6 of the Public Call Box Service Guidelines 2016, Manx Telecom has formally advised the Ramsey Town Commissioners that a statutory 60-day period of notice to withdraw these Public Pay Telephone services starts from 19th April 2021.

Notices with this information will be placed in any public call box or payphone that is being withdrawn from service, having reached the threshold outlined in section 4.1 of the 2016 Guidelines. The Communication Commission will be informed.

Any individual or organisation can object to the proposed removal of the payphone service. Objections should be sent to procurement@manxtelecom.com and received by 17th June 2021.

If objections are received to a proposed removal within the 60-day period, the following options are available:

Sponsorship

- Sponsors agree to contribute £300 per annum towards the costs of maintaining the Public Pay Telephone service.
- Manx Telecom will remove the Public Pay Telephone mechanism and sell the call box in-situ, under terms and conditions reproduced in Appendix B of the 2016 Guidelines. Any agreed sale should be concluded within four months of the notice to withdraw.

Should neither of the above options be agreed, Manx Telecom will remove the Public Call Box service and equipment.

Adoption

Removal of the payphone service and equipment does not necessarily mean the call box or kiosk will be removed and individuals or organisations may be interested in Manx Telecom's 'Adopt a Public Call Box' scheme where a local community takes over the phone box for another use.

The Public Call Box Service Guidelines 2016, along with a list of all public call box services due for decommissioning, is available online at manxtelecom.com/callbox.

Notification of the proposal has been provided with notices in each of the call boxes and has been published on the Commissioners website and Facebook pages.

At the time of reporting a number of comments had been received in relation to the proposed withdrawals. The most common suggestion, particularly in regard to the phone box at the Courthouse, was that they could be used to accommodate defibrillators. Other suggestions were to locate information leaflets etc and as small book exchange locations. A number of enquiries were also received to purchase the boxes which were referred directly to Manx Telecom.

**Town Clerk's Report - Withdrawal of Public Phone Boxes-
May, 2021 - Public Continued:**

At the special meeting held on 4th May 2021 the Commissioner considered an approach from Craigs Heart Strong Foundation seeking support for the location of a defibrillator at the Courthouse in Ramsey. The Commission resolved at that time to seek to adopt the decommissioned call box at the Courthouse for the purpose of locating an AED at that location.

The Town Clerk has approached Manx Telecom and they are providing an adoption contract which is undertaken at nominal consideration (£1.00), thereafter the company would remove telephone and cash box, and shelving if so required, and make the box available for use – arrangements would be needed to undertake repairs and maintenance – the glass to one side is broken and decoration is needed – and install the defibrillator.

Recommendation: for discussion as regards the phone boxes at Jurby Road and Glen Elfin Road.

T. P. Whiteway
Town Clerk and Chief Executive

7th May, 2021.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – MAY, 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: 3884
P.A. NO.: [21/00310/B](#)
PROPOSED: Creation of new door and window in side elevation
NOTES: P.A. in Detail
SITE: **6, Parliament Square, Ramsey**

REF NO: 3885
P.A. NO.: [21/00326/OLA](#)
PROPOSED: Proposed alterations and erection of extension to rear elevation of dwelling
NOTES: P.A. in Detail
SITE: **Orrisdale, Brookfield Crescent, Ramsey**

REF NO: 3886
P.A. NO.: [21/00337/B](#)
PROPOSED: Erection of metal storage container
NOTES: P.A. in Detail
SITE: **Bowling Green, Mooragh Park, Ramsey**

REF NO: 3887
P.A. NO.: [21/00374/B](#)
PROPOSED: Alterations and erection of linking extension between and detached garage
NOTES: P.A. in Detail
SITE: **27, Greenlands Avenue, Ramsey**

REF NO: 3888
P.A. NO.: [21/00423/B](#)
PROPOSED: Alterations porch roofing and installation of replacement window to front elevation
NOTES: P.A. in Detail
SITE: **10, Greenlands View, Ramsey**

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

REF NO: 3889
P.A. NO.: 21/00463/B
PROPOSED: Removal of the front chimney stack
NOTES: P.A. in Detail
SITE: **Norwood, May Hill, Ramsey**

REF NO: 3890
P.A. NO.: 21/00531/GB / 21/0532/CON
PROPOSED: Alterations and erection of a rear garage (Registered Building No. 151)
NOTES: Registered Building
SITE: **Norwood, May Hill, Ramsey**

B. Wallace
Technical Services Manager

13th May, 2021.

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – MAY, 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>
20/01227/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 04/05/2021 Hearing 18/05/2021
21/00287/D R.T.C. 3873	Installation of illuminated signage to front elevation	Ye Old Royal Oak, 14 – 16, Ye Old Royal Oak, Market Place East	Meeting held: 21/04/21 Observation	24/03/21 Application REFUSED
21/00125/B R.T.C. 3861	Erection of a detached dwelling with integral garage and associated parking and access	Plot 1, Port e Chee, Lheaney Road, Ramsey	Meeting held: 17/02/21 Observation	24/03/21 Application REFUSED 20/04/21 Appeal requested
21/00126/B R.T.C. 3862	Erection of a detached dwelling with integral garage and associated parking and access	Plot 2, Port e Chee, Lheaney Road, Ramsey	Meeting held: 17/02/21 Observation	24/03/21 Application REFUSED 20/04/21 Appeal requested
21/00127/B R.T.C. 3863	Erection of a detached dwelling with integral garage and associated parking and access	Plot 3, Port e Chee, Lheaney Road, Ramsey	Meeting held: 17/02/21 Observation	24/03/21 Application REFUSED 20/04/21 Appeal requested

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

<i>P A No.</i>	<i>Site & Proposed Work(s)</i>	<i>Details</i>
21/00125/B R.T.C. 3861	Plot 1, Port e Chee, Lheaney Road	The refusal is for the following reason(s):
21/00126/B R.T.C. 3862	Plot 2, Port e Chee, Lheaney Road	The proposal is considered contrary to Strategic Policy 3 & 5, General Policy 2b & c, Environmental Policy 42 as the design would be read at odds with the character of the surrounding street-scene and is considered over development for the site leading to an adverse visual harm with a perceived impact upon the adjacent trees contrary to Strategic Policy 4.
21/00127/B R.T.C. 3863	Plot 3, Port e Chee, Lheaney Road	
		It is therefore concluded that the planning application is recommended for refusal.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PICKLE BALL
MAY, 2021 – PUBLIC**

Mr. Chairman and Members,

The Commission has received a request for a local resident to introduce markings for the playing of Pickleball at the Mooragh Park tennis courts.

The resident advises:-

I am writing to you in the hope that you will see the opportunity to provide a facility for what is said to be the fastest growing game in the world; pickleball:-This sport;- invented in 1965, has seen an astonishing growth and has spread into many countries as can be seen listed on the International Pickleball Federation website.

With this significant growth around the globe, with players ages ranging from the age of 5 to well over 80; a true family sport, courts are required to play on, and there are now many clubs with only pickleball courts. Tennis clubs have welcomed and embraced the growth of the game and have had courts lined on the tennis courts. The arrival of pickleball had the effect of more members joining just to play the pickleball, a fun and very sociable game.

Pickleball England was formed in January 2019 and has over 140 clubs/venues and over 1500 registered members out of an estimated 4,000 players in England. The English Open was played in Nottingham in 2020 and players entered from all over the world. The Bainbridge Cup, a team event between the USA and the Rest of the World was also played following on from the Open. There are many courts and clubs in Scotland, Wales and Northern Ireland too. The Isle of Man also has a club and it too is registered with Pickleball England.

Last year's English Open & Bainbridge Cup was due to be held in Nottingham again and had over 700 national and international players registered for the two tournaments. Unfortunately, Covid caused its cancellation, just as has happened this year.

Pickleball is not competing with tennis but it actually opens doors for people to play another racquet sport in a recreational or competitive setting. Players who reach the end of their tennis career continue to be able to play pickleball for many more years which keeps them healthier and adds the social aspect too.

In the USA there are two professional pickleball tours with many big- money tournaments organised around several states and it is looking to go international in the near future.

<p style="text-align: center;">Town Clerk's Report – Pickle Ball May 2021 – Public Continued</p>
--

More and more tennis coaches and clubs around the world have offered pickleball to their members because it helps to create new members as the word spreads and senior members continue playing as I've stated. Pickleball is a fun game and isn't nearly as strenuous as tennis due to the smaller court, though of course any game is as strenuous as you want it to be.

Adding pickleball to the facilities in the Mooragh Park community courts would be great advertising for Ramsey because it could be the first outdoor pickleball facility in a public park or any outdoor space on the Isle of Man.

An early request to consider this action was received via our Facebook account and referred to the Ramsey Tennis Club, who hold a license to occupy the tennis courts, and who last year arranging for the re-lining of the courts and met 50% of the cost thereof. The Club felt that “with there being only 2 courts and one of them already accommodating the junior court lines. Implementing more lines onto one or both on the courts that are there would possibly impede on quality of tennis played there due to confusion”.

The resident states that he “disagrees with that statement in its entirety.

I have played and coached tennis to all ages at a number of indoor and outdoor facilities with multiple lines on them, more than are on the Mooragh Park courts, and have never heard anyone say that they were confused or that their standard of tennis was compromised due to all the lines on the court areas. Tennis courts are well defined in white painted lines which are a minimum of two inches wide and they are easily recognised and do not hinder or confuse a player. Other court lines are in different colours and the tennis court lines are easily recognised and are not confusing.

A suggestion from the Ramsey Tennis Club 'representative' was to use drop -down synthetic lines, but due to the weight of a pickleball [about 0.85oz] that isn't feasible as the line would deaden the bounce, unlike a tennis ball

The courts in the park are open to the public and it is my understanding that the courts are funded by ratepayers and that there is also some sort of a lease with RTC. Surely, we should be doing all you can to encourage the use of our great facilities. We invite you to attend a session so you can see first-hand how infectious and enjoyable the game is.

Pickleball is fun and very inclusive and promotes fitness, and with the growth of the sport, we are looking for outdoor playing courts which clubs and Commissioners have at their disposal. I am asking if you would line two pickleball courts on the tennis court adjacent to the children's play area. This is also an opportunity for RTC to create a number of new memberships because the number of pickleball players on the Isle of Man continues to grow and facilities are obviously required for them to be able to play, especially outdoors, weather permitting.

**Town Clerk's Report – Pickle Ball
May 2021 – Public Continued**

I have attached a scale drawing of the court in Mooragh Park showing the current tennis and orange ball court linings as well as a pickleball court template, again to scale, so you will be able to see the different areas where courts could be lined.

We are looking to put the proposal to our Department for Education for them to introduce the game to schools as they already have the indoor facilities with the badminton courts available.

Finally, there is another fast-growing game called Spec tennis that is played on a pickleball sized court and this is bound to get to the island; something else to consider.

There are various guidelines and advisory sites for pickleball. The attached was obtained through the Tennis Canada website and gives a good visual display of the lining. It should be noted that one of the tennis courts already holds additional lines for junior tennis, and that pickleball is played with a lower net than used for tennis.

It is understood that the sport is often played on badminton courts as they are very similar in size. Manx Sport and Recreation website indicates that the National Sport Centre provides 5 permanent courts suitable for pickleball and 5 temporary courts able to be used for the sport. Pickleball classes are run at the NSC between 10am and 12 noon every Friday.

The Commission presently has an agreement with the Ramsey Tennis Club for the operation of the tennis courts at Mooragh Park under which the Club has introduced court lighting and contributed towards the repainting of court lines for adult and junior tennis. The Club has priority use for coaching and tournament tennis, the courts otherwise are open for public use. Use of the tennis courts has increased considerably since the tennis club's involvement especially in the area of coaching and junior tennis which in turn attracts those players to use the courts outside tournaments and coaching. Ramsey Tennis Club have sought to contact the resident to discuss the proposal further.

Recommendation: to suggest that the resident liaises with the Tennis Club in the first instance.

4th May, 2021.

**T. P. Whiteway,
Town Clerk & Chief Executive.**

RESOURCE N

Pickleball, Badminton & Tennis Integration

Over the past few years, municipalities across Canada have been integrating pickleball and badminton onto existing tennis courts. Pickleball and badminton courts are similar in size and can easily fit onto a tennis court. The sports are typically integrated through painting additional lines in a different colour to differentiate them from tennis. Both sports have portable and foldable nets that can be easily stored adjacent to the courts. Municipalities may also explore dedicating separate hours to each sport to ensure the courts are fairly shared between pickleball, badminton and tennis players.

"Badminton Canada fully supports and endorses Tennis Canada's Covered Tennis Court Facilities initiative. These facilities can service a multitude of racquet sport such as Tennis, Badminton and Pickleball."

**– Joe Morissette, Executive Director,
Badminton Canada**

"Pickleball Canada and Tennis Canada have tremendous potential to work together and maximize opportunities for shared use facilities to accommodate the growing tennis and Pickleball playing populations. We are supportive of Tennis Canada's Municipal Tennis Facilities Strategy and Partnership Framework and will be pleased to work with municipalities that want to explore facilities to serve both sports."

**– Marcel Latouche
Board Member VP of Development
Pickleball Canada**



Photo Credit: HART Sport

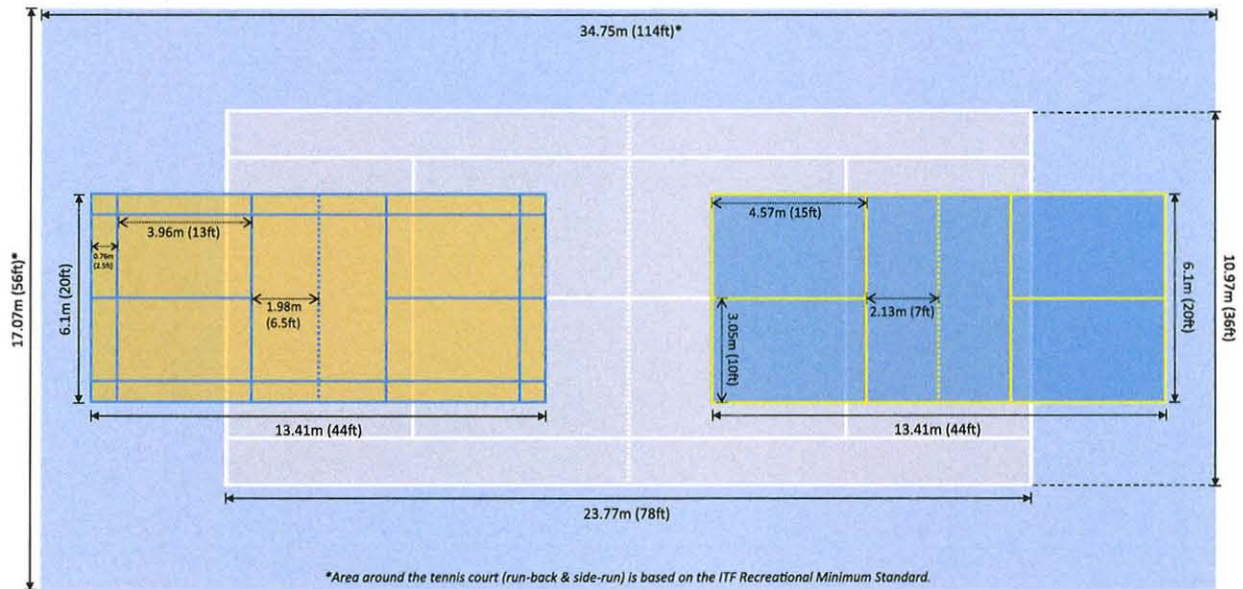


Photo Credit: Pickleball Kelowna

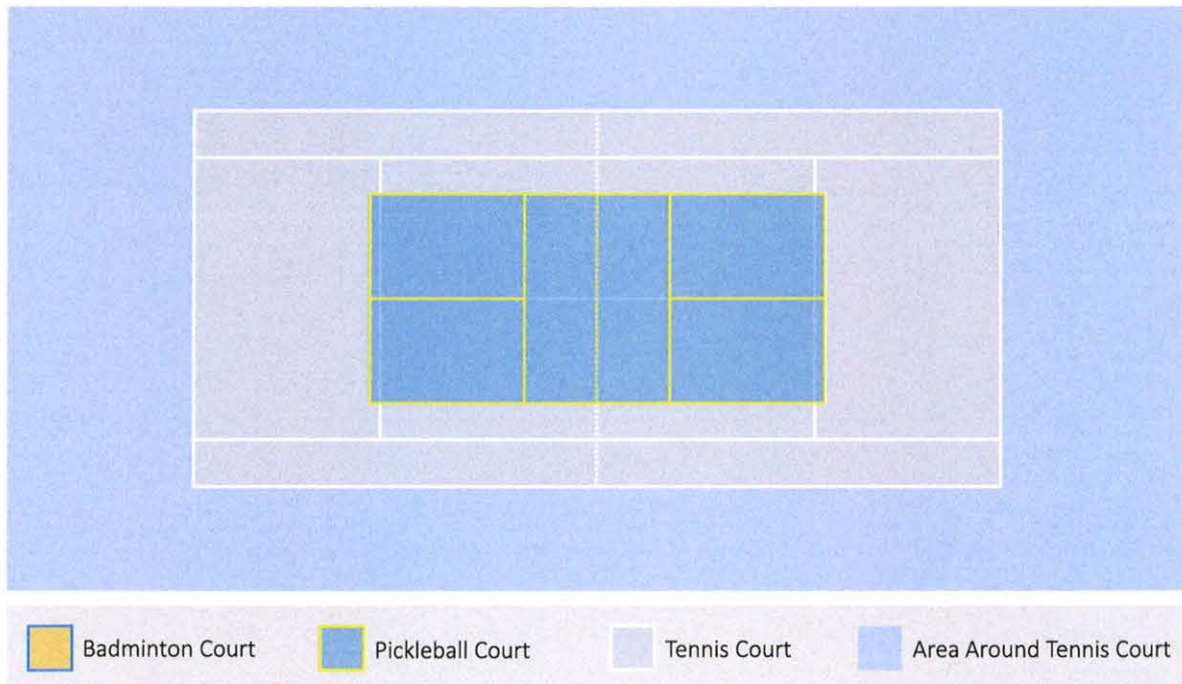
To learn how to best integrate these sports at a covered court facility, Tennis Canada reached out to Badminton and Pickleball Canada. Provided below are different multi-line integration methods. Courts depicted below are proportional to standard recreational sizes accepted by the relevant national sport organizations.

TYPICAL INTEGRATION LAYOUT:

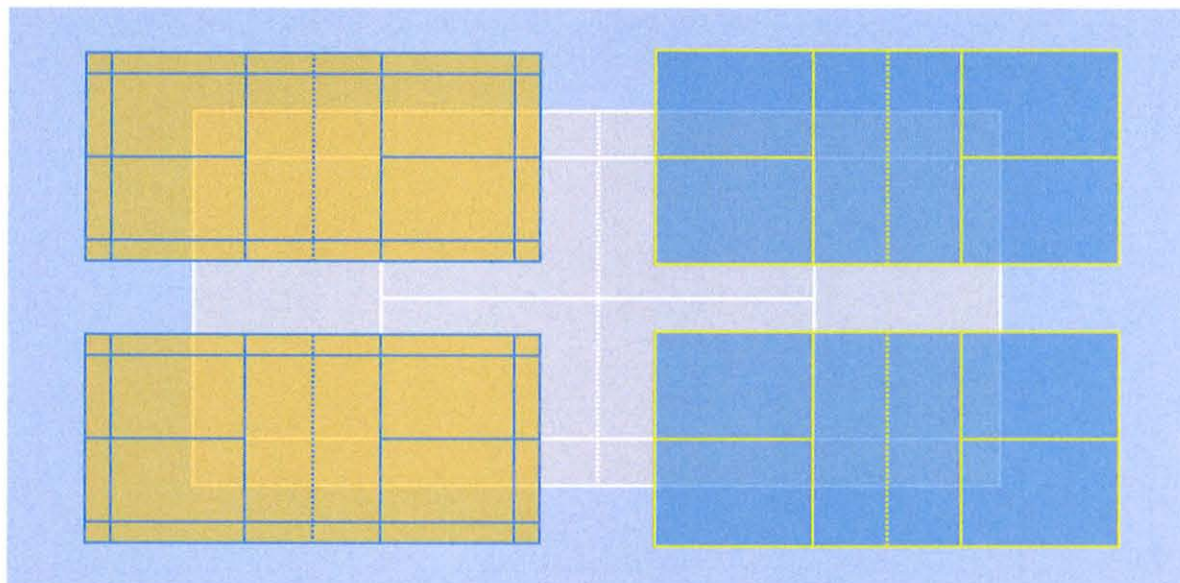
2 Badminton / Pickleball Courts on 1 Tennis Court



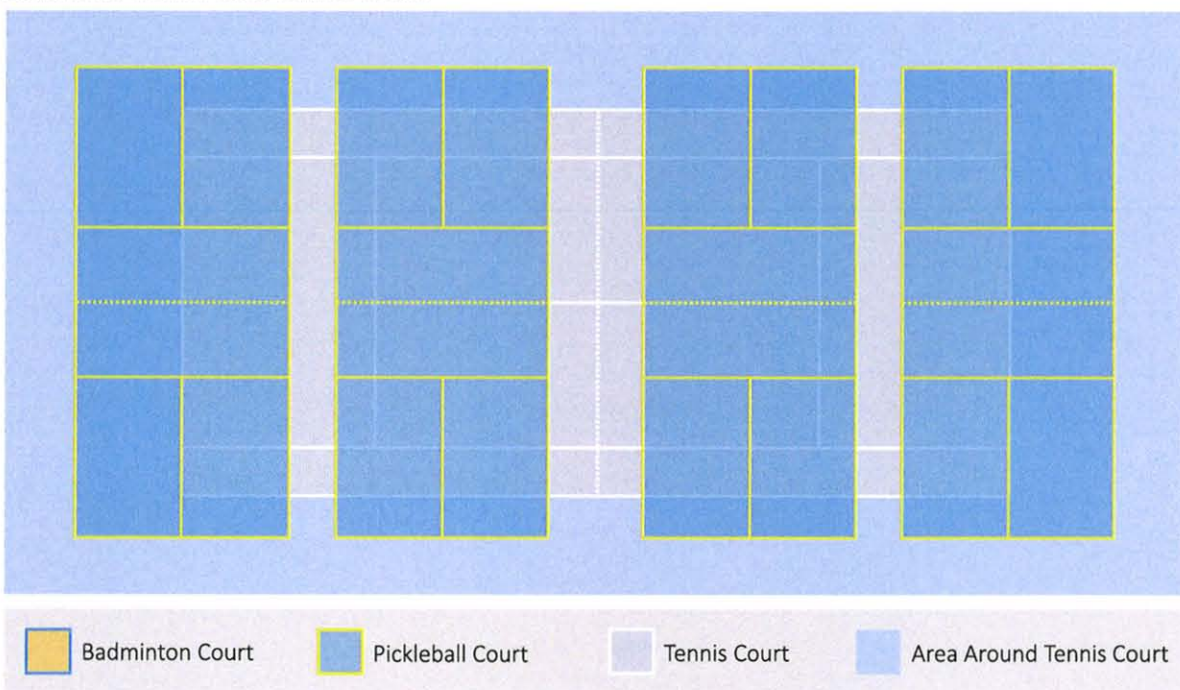
1 Pickleball Ball Court on 1 Tennis Court



4 Badminton / Pickleball Courts on 1 Tennis Court



4 Badminton Courts on 1 Tennis Court



When multi-lining tennis court facilities, some municipalities will have to take into consideration how this will impact their tournament hosting capacity. If a municipality would like to retain eligibility for tournament hosting opportunities, temporary multi-lines can be used, or permanent multi-lining can be reserved for certain courts.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION
MAY 2021.**

Mr. Chairman and Members:

The following notice of Motion, dated 11th May, 2021, is submitted in the name of Mr. J. McGuinness, Town Commissioner:

"The grassed area around the Courthouse is a huge asset to Ramsey and on a warm summers day the benefit of sitting out on one of the many deckchairs we store in the Courthouse is one that can be enjoyed by all ages of residents and visitors to the town. Whilst there have been some sporadic sightings of these deckchairs in the week they have yet to make an appearance, to my knowledge, at the weekend.

My proposal is that the board agree that Ramsey Town Commissioners commit to the deckchairs being available on every weekend over the summer months until September, so that the amenity space at the heart of the town centre is used to its maximum potential and agree to the practical requirements to ensure this is carried out."

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Standing Order 14 also provides that "the Chairman may, if conducive to the despatch of business, allow the motion to be dealt with at the meeting at which it is brought forward."

12th May, 2021.

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

Mr. Chairman and Members,

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

“Isle of Man Municipal Association: 29 April 2021 at Braddan

Minutes were agreed to be a true record.

There was considerable discussion on the proposed rate increase for the MA for 2021. This included the proposed IOM bank monthly charges, absent authorities and the remuneration of the Treasurer and Clerk. It was determined to hold the rate at a lower level than proposed and discuss with the Treasurer the proposal to combine his services with the clerk from December. This would be proposed at the AGM.

Nominations for the MA board were accepted.

AGM and dinner to be held in August.

There were some concerns that the boat had not sailed recently due to sewage issues. Quite what this had to do with the MA was unclear.

Discussions on the opening of the Civic Amenity Sites were generally positive as things returned to normal.

Rates reform: There was discussion on the relative merits of the proposed strategy and consultation and the inconsistency and unfairness of the current system, it was proposed that we request an update on the proposed Rates reform mentioned in the Programme for government and a letter to be sent to Minister Harmer.

Climate change information being provided to interested reps and a presentation series on adjoining Biospheres to be held.”

13th May, 2021.