

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

www.ramsey.gov.im

12th August, 2021.

Mr. Chairman and Gentlemen,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held at 7.00 p.m. on Wednesday evening next, **18th August, 2021**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

2. Minutes for Adoption:

page(s): 1 – 22

- Minutes of the Special Board Meeting held on 9th June, 2021.
- Minutes of Board Meeting held on 14th July, 2021.
- Minutes of the Annual Meeting held on 2nd August, 2021.
- Minutes of the Special Board Meeting held on 11th August, 2021.

3. Matters arising not included within the Agenda.

4. Chairman's Report:

page(s): 23

- Invitations
- Training for Commissioners
- Municipal Association

5. Finance and General Purposes:

page(s): 24 - 51

- Town Clerk's Report(s):
 - Kayak and Paddleboard Hire Foreshore
 - Local Authority Vacancies
 - Members' Attendance Allowances
 - Wayleave Bircham Avenue Area
- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates
 - Quarterly Financial Return

6. Works and Development:

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- Town Clerk's Report(s):
 - Consultation Single-Use Plastic
 - Register of Protected Buildings
 - Residential Design Guide
- Technical Services Manager's Report(s):
 - Planning Application
 - Appendix

7. Housing and Property:

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- Town Clerk's Report(s):
 - Refurbishment Cronk Elfin Houses
- Housing and Property Manager's Report(s):
 - Housing Performance and Statistics 2021/22
 - Public Sector Rents 2022/23

8. Parks and Leisure:

page(s): 79 - 81

- Deputy Town Clerk's Report(s):
 - Car Boot Sale
 - Masons in the Park Event
 - Ramsey Skate Park

9. Notice(s) of Motion:

page(s): 82 - 83

- Notices of Motion dated 9th July, 2021, standing in the name of Mr. F. B. R. Williams

10. Any other Business:

page(s):

(by permission of Chairman - any will be advised)

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



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, 9th June, 2021, at 7.00 p.m.

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

Apologies: Mr. L. Parker

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

(2021/22:040) Ballachrink Farm Development Proposals :

The Chairman welcomed Mr Richard Coutts, Architect and Project Manager, BACA Architects, and Mr Joshua Church, Developer Principal, who joined the meeting by Microsoft Teams audio visual link, to present proposals for Ballachrink Farm area of Poyll Dooey in advance of the proposed submission of a planning application.

Mr. Coutts and Mr. Church provided a joint presentation, advising that the developer has already undertaken a pre application process with the planning team.

Mr. Coutts advised that the developer has experience of riverside development and aware of the challenges type of development presents. Mr. Coutts is a specialist Architect in aqua side development, his company are advisors to UK DEFRA, they specialise in flood risk sites with carbon neutral solutions incorporating management of flood risk. Baca Architects "Life (Long-term Initiatives for Flood-risk Environments) Project" was developed for the British Government and their flood-proof master planning approaches are being adopted as best practice. The company has worked on major projects such as Liverpool Docks, Dover Waterfront and the proposed Commonwealth War Memorial.

The land at Ballachrink is seen as an opportunity to deliver residential and commercial development to enhance the town.

The site has been purchased from Ballachrink Limited. Development proposals centre around two main elements, being the central road linking Poyll Dooey Road to Gardeners Lane, as envisaged in the West Ramsey Development Framework, and standard and innovative elements of housing and commercial property to be included either side of the road.

The site is zoned for development within the area plan as a mix of area light industrial, commercial, and residential use. The developer proposes a development comprising residential units along with commercial and business use. Site constraints have been identified and are recognised.

(2021/22:040) Ballachrink Farm Development Proposals continued:

The company has reviewed housing types from existing developments to produce an appropriate contextual design suitable for the environment of the island.

The scheme will create a main spine road through the site, and indicative master plan shows terrace housing along main road (south) with light industrial to the north. The development will provide public connections between the former with railway line to the nature area. Possible commercial uses include neighbourhood shop, nursery and a pub. The design focuses on place making to create a sense of community. The development would be flood resilient and low energy with residential and visitor parking, and attenuation in surface water drainage.

The first phase would entail the installation of the spine road. The road would be raised to provide flood protection. Phase 2 would provide residential property to the south of road. Designers are working with ecologists to avoid existing tree locations and surveys have been commissioned to identify archaeology, topography etc

The developers have undertaken research into the island market. Retail and commercial development will be neighbourhood type development, the policy against out of town retail is recognised, commercial and business development would be demand led. The housing follows island trend but built at a lower density than might be seen on existing developments.

In response to a question from Mrs. Quayle Mr. Coutts advised that the development incorporated a mix of 2,3, and 4 bed units, the homes were predominantly family units, a small number of apartments would be provided. Discussions with the Education Department had indicated that the schools have capacity for growth. The site is a key strategic site in terms of the town and has been zoned for almost 20 years without any proposals being brought forward. The site is considered a better development offering than out of town development such as that proposed further to the west of Ramsey.

The meeting noted that the Poyll Dooley nature reserve could be better promoted and used with links from the new development.

In response to a question from Mrs. Wedgwood about parking and jobs Mr. Coutts advised that start-up and small business hubs are being investigated to reduce travel and to provide a local location for employment. Mr. Church added that there is considered to be a cohesion to the development with the town, the development would enhance town experience, its location enabling easy pedestrian and cycle links to the town centre. The developer would be happy to consider any ideas from the Commission to create a legacy project.

Mr. Church advised that the scheme would be a long-term phased development, the spine road which would be the first phase would provide immediate benefit to the town followed by the delivery of housing over time subject to demand.

(2021/22:040) Ballachrink Farm Development Proposals continued:

Mr. Oldham expressed concern that that business would drift from town. Mr. Church reiterated the intent to provide neighbourhood services only and not large-scale retail.

In response to questions Mr. Church advised that landscaping would be designed as low maintenance, a local landscape architect would be used to produce low maintenance and climate resilient planting. The developer is aware of the 25% affordable housing requirement and is happy to comply with that policy but would not wish to use apartments for that purpose. The houses would also be designed to lifetime homes standards.

Mr. Coutts advised that subject to data and surveys it is anticipated that the scheme might be submitted to planning within the next 4-6 months. The developer would welcome further discussion after surveys etc as the design will have to respond to any issues discovered. At an appropriate time, the scheme would be the subject of a public presentation – an online presentation and chat box facility for feedback is also anticipated.

The Chairman thanked Mr. Coutts and Mr. Church for the presentation, and they left the meeting at 7:50 p.m., when the “Teams” meeting was terminated.

The meeting continued to discuss the presentation; Members expressed a wish to see development closer to the town centre, as proposed, in preference to out of town green field development. Members noted that the West Ramsey Development Framework proposes that this land should be developed before the land west of Gardeners Lane is developed which forms part of the objection to the current Dandara planning submission for Lower Milntown Farm.

Mrs. Wedgwood stated that the scheme seems well thought out and in her view preferable to what the Island is used to. Mr Oldham concurred stating it was pleasing to see a collaborative approach by developers.

Whilst generally well received Members expressed concern in regard to the long-term viability of the development land to the north of the proposed road. Members were however pleased to see that the design team had experience in development of this type of location.

Members noted that the planning application would be presented after the local authority general election when a new Board would be in place.

The meeting ended at 8:15 p.m. giving a time of 1½ hours for the payment of attendance allowances.

Chairman.

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, 14th July, 2021, at 7.00 p.m.

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

Apologies for absence were received from Mr. L. Parker.

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

(2021/22:071) Minutes:

Resolved: That the Minutes of the Board Meeting held on 16th June, 2021, and those of the Special Meeting held 23rd June, 2021, be confirmed and signed by the Chairman.

(2021/22:072) Matters Arising:

No matters were formally raised.

(2021/22:073) Chairman's Report:

Resolved: To note the Chairman's report dated 8th July, 2021, subject to the following:-

2021 AGM – the Chairman advised members that there would be an informal briefing meeting on 21st July at which new members, and returning members, could be briefed on the work of and of the roles within the Commission.

Closing Comments – the Chairman reiterated his thanks to the retiring Board and staff.

Finance and General Purposes:

(2021/22:074) Town Clerk's Report – Local Authority General Elections:

Resolved: To note the Town Clerk's report dated 1st July, 2021, advising of the results of the Local Authority General Elections, which, in the case of both wards, were uncontested.

(2021/22:075) Town Clerk’s Report – Local Authority General Elections:

Members considered the Town Clerk’s report dated 2nd July, 2021, and verbal update regarding the position related to vacancies whereby it had been established that vacancies occurring due to a lack of candidates may, as opposed to shall, be dealt with as casual vacancies.

Mr. McGuinness proposed that the next Chairman set a bye-election. The Town Clerk advised as no vacancies exist at the present time the decision was one which would fall to the Board in office at the time the vacancies occurred, that is on 1st August 2021.

Mr. McGuinness noted the advice and amended his proposal to reflect that a recommendation be made to the new board. The proposal was seconded by Mr. Cowie and carried.

Mrs. Wedgwood expressed the hope that some women would stand if a bye-election is held, as she considered an all-male board out of balance.

(2021/22:076) Finance Officer General Report:

Resolved: To note and approved the Finance Officer’s general report dated 7th July, 2021.

Mr. McGuinness took the opportunity to convey the Board’s appreciation and thanks to Mr. Cowie, as Retiring Chairman, for all he has done for the Town.

Works and Development:

(2021/22:077) Town Clerk’s Report – Area Plan for the North and West:

Resolved: To note the Town Clerk’s report dated 1st July, 2021, advising on the progress of the Area Plan for the North and West, in that the Preliminary Publicity consultation has been informed by the responses to the ‘Call for Sites’ which concluded in 2020; the Cabinet Office has 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. The Commission’s response to the Preliminary Publicity Consultation was considered at a special meeting held on 23rd June 2021, such response having been appended to the minutes of that meeting.

It was noted that the opportunity to comment on individual sites will be available at the next stage of the process when the draft proposal is issued for consultation.

(2021/22:078) Town Clerk’s Report – Ramsey Swing Bridge:

Members considered the Town Clerk’s report dated 1st July, 2021, which refers to the suggestion made by Mr. Cowie that a request be made to enable Ramsey Swing Bridge to be included on the Register of Protected Buildings.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed that a request to add the Ramsey Swing Bridge to the register of protect buildings be made.

(2021/22:079) Technical Services Manager’s Report - Planning Applications:

Members agreed that the Technical Services Manager’s Report dated 8th July, 2021, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and no objections be made to such applications, subject to the following:-

REF NO:	3808	Amended Plans
P.A. NO.:	<u>20/01080/B</u>	
PROPOSED:	Residential development of 181 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, 134281, 134282, 134283, 134284, 134288 & 134289) & a strip of land between Auldyn River and Auldyn Meadows, off Lezayre Road	

Members were informed that the amendments show the overall deveopment remains unchanged. It was proposed by Mr. Williams, seconded by Mrs. Wedgwood and agreed to advise the Planning Committee that the Commission’s previous stance in objecting to the development remains unchanged.

REF NO:	3877	Amended Plans
P.A. NO.:	21/00251/CON	
PROPOSED:	Registered Building Consent for the conversion and erection of extension of existing offices to provide two residential apartments (class 3.4) in association with 21/00250/GB - Registered Building No. 152	
NOTES:	Registered Building	
SITE:	9, Auckland Terrace, Parliament Street, Ramsey.	

Mr. Cowie queried if the amendments addressed any of the Commission’s concerns about parking? The Town Clerk advised that the amendments referred to a staircase and rear entrance. It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed that the Commission’s previously stated objection remain.

(2021/22:079) Technical Services Manager’s Report - Planning Applications continued:

REF NO: 3884 **Amended Plans**
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.**

Mr. Williams advised that the amendments have no regard to the Commission’s objections with regard to the door opening outwards. Mr. McGuinness informed members that he had visited the site and whilst the door does still open outwards it would create no more of an obstruction than the wheelie-bins already situated in the lane and that in catering premises a means of fire-escape is desirable.

It was proposed by Mr. McGuinness, seconded by Mr. Howard and agreed, that no further comment be made and the observations withdrawn.

REF NO: 3902
P.A. NO.: 21/00621/C
PROPOSED: Change of use of vacant site to a temporary car park
NOTES: P.A. – Change of Use
SITE: **Land to the East of Co-op, Albert Road, Ramsey.**

Discussion took place with regard to the access from Albert Road and car parking spacing. Mr. Williams proposed that the application be approved subject to the submission of an observation that the Commission would wish to see fencing erected to the boundary with Albert Street and they seek clarification on the number of spaces and request that disabled parking bays be nearer the shop entrance.

The proposal was seconded by Mr McGuinness and agreed unanimously.

REF NO: 3903
P.A. NO.: 21/00622/C
PROPOSED: Change of use of vacant site to a temporary car park
NOTES: P.A. – Change of Use
SITE: **21 – 22, West Quay, Ramsey**

Members queried if the loading bay would be lost who would have use of the car parking facilities and it was noted that the proposed area is bounded by double yellow lines. It was proposed by Mr. McGuinness seconded by Mr. Cowie and agreed by 8 votes to 1 to approve the application. Mrs. Quayle voted against.

(2021/22:079) Technical Services Manager’s Report - Planning Applications continued:

REF NO: 3905
P.A. NO.: 21/00646/C
PROPOSED: Erection of building to provide ground floor retail use and first and second floor residential use
NOTES: P.A. – Change of Use
SITE: **Market Hill Plot, College Street, Ramsey.**

It was proposed by Mr. Williams, seconded by Mr. Howard and agreed by 6 votes to 2, to approve the application – Messrs. Cowie and McGuinness voted against.

REF NO: 3906
P.A. NO.: 21/00659/B
PROPOSED: Creation of painted mural on the side and front elevations of building
NOTES: P.A. in Detail
SITE: **73, Parliament Street, Ramsey**

It was proposed by Mr. Williams, seconded by Mr. McGuinness and agreed by 6 votes to 2, to approve the application. Mrs. Quayle and Mr. Cowie voted against.

REF NO: 3907
P.A. NO.: 21/00683/B
PROPOSED: Conversion of decommissioned generation station into storage building including re-roofing, installation of solar panels and air source heat pump
NOTES: P.A. in Detail
SITE: **Power Station, Gardeners Lane, Ramsey.**

It was proposed by Mr. Williams, seconded by Mrs. Wedgwood and agreed that the Commission approve the application but include an observation that the opportunity should be taken to reinstate the railway line from Ramsey to Sulby if the boundary could be adjusted to allow continuation of the railway line.

Mr. Young informed members that parts of the railway line had been sold into private ownership but he understood that Government has reserved the right to do works.

REF NO: 3908
P.A. NO.: 21/00691/C
PROPOSED: Change of use of ground floor office space to residential living space
NOTES: P.A. – Change of Use
SITE: **Brookdale, Parliament Square, Ramsey.**

It was proposed by Mr. Williams seconded by Mr. Howard and agreed by 8 votes to 1 to approve the application. Mrs. Quayle voted against.

(2021/22:079) Technical Services Manager’s Report - Planning Applications continued:

REF NO: 3909
P.A. NO.: 21/00703/C
PROPOSED: Change of use of domestic garages to individual garage units
NOTES: P.A. – Change of Use
SITE: **The Elms, Lezayre Road, Ramsey.**

Members were informed that the application would mean that use of the garages is no longer exclusive to residents of the apartments comprising “The Elms”.

Appendix:

RTC Application 3819 – Mr. McGuinness commented on the Minister’s involvement in reversing the decision of the Planning Committee.

RTC Application 3889 – reference was made to applicants not being to make improvements they wished to their own properties. Mr. McGuinness queried if the Commission wished to make an appeal or wait until / if the owners’ submitted an appeal. The Town Clerk reminded members that the Commission had no objection to the proposals.

It was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that the Commission point out the anomaly to the Planning Committee.

Members felt that in removing chimneys, the owners were using alternative fuel which were of greater benefit to the environment and indicated that neighbouring properties had already removed chimneys.

(2021/22:080) Technical Services Manager’s Report – Vehicle and Plant Sale:

Resolved: To note the Technical Services Manager’s report dated 7th July, 2021, advising of the proceeds realised at recent auction sales of vehicles and plant which were no longer required, viable, or beyond economic repair.

(2021/22:081) Technical Services Manager’s Report – Waste Bins on Public Rights of Way:

Members considered the Technical Services Manager’s report dated 7th July, 2021, concerning the request received from the Department of Infrastructure that the Commission undertake additional duties of emptying waste bins if the Department supplies them on Public Rights of Way.

Resolved: That, following a proposal by Mr. Williams seconded by Mrs. Wedgwood that the Commission agree to the principle of the request, and a meeting be held at officer level to confirm the number and location of the bins, including who will provide the bins.

Any Other Business:

(2021/22:082) HMS Ramsey:

Mr. Cowie informed members of his sadness in learning that HMS Ramsey is to be de-commissioned. Members were informed that the Town has been advised of a potential loan of the Ship's Bell, which will remain the property of the Royal Navy, on permanent loan.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed that the Commission seek to acquire the Bell for display.

(2021/22:083) RBL Mosaic:

Mr. Oldham took the opportunity to thank the retiring Board for all their support of the RBL Commemorative Mosaic. He reported receipt of lottery funding of £6,500 and of £1,500 by way of other fund raising.

It was noted that planning permission would be required for the base and the Board agreed that it would submit the prepared application to be provided by Royal British Legion.

(2021/22:084) Foreshores:

Mr. Young informed members that the anchor for the raft off the south beach has been installed but expressed concern that broken delivery pallets had been left on the beach. He also informed members that he has been in contact with the officer who is responsible for bathing water quality. He queried the circumstances should a claim be made in the case of effluent discharge and advised that the officer concerned would take the matter up with Manx Utilities.

Mr. Young expressed the wish to see the Commission's staff clear the south beach, particularly that area to the North of the Lifeboat slip.

(2021/22:085) Representative Report(s):

Mrs. Wedgwood presented a verbal report of the Police Level 1 meeting from which it was noted that Inspector Kemp and Sgt. Corlett are very interested in Community Policing and that public meetings are being arranged to enable the Police to explain their policy on this matter.

It was noted that the Inspector would be willing to come and speak to the Commissioners and agreed to commend this meeting to the new Board.

The Chairman closed the public session at 7.56 p.m. and, after thanking members elect and a member of the public for their attendance, moved 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.

(2021/22:086) Minutes:

It was noted, for record purposes that no matters from the Board Meeting held on 16th June or the Special Meeting held on 23rd June, 2021, were recorded in private.

The Town Clerk explained that authorisation to bring the Minutes of the Special Board Meeting held on 9th June, 2021, was still awaited.

Matters for Information:

(2021/22:087) Housing Committee:

Resolved: To note and approve the Minutes of the meeting of the Housing Committee held on 6th July, 2021, subject to the following:

Clause 22 – members were informed that the completion date for sheltered housing at Mayfield is expected to be towards the end of September, 2021.

Clause 25b – the Housing and Property Manager informed members that funding may be available to facilitate appropriate garden fencing.

Clauses 25c and 25e – the Town Clerk expressed his understanding the matters were not permitted within tenancy agreements. The Housing and Property Manager explained the differing circumstances.

(2021/22:088) On-Going Matters “Action Tracker”:

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

- *Ramsey North Beach* – members were informed that the raft to be sited on the South beach has been well built and that enquiries are being made as to what “advisory” notices are required.
- *Vollan / Balladoole Odours* – reference was made to pipes that had been damaged but on noting the works have been completed agreed that the matter be removed from the “Action Tracker”.
- *Toilet Art* – it was noted that enquiry was being made to determine whether or not planning permission is needed.
- *Ramsey Road Map* – it was agreed to remove this matter from the “Tracker”.
- *Ramsey Quayside* – it was noted that a public presentation will be held before planning consent is sought by the Department and it was agreed to offer either the Town Hall or Ramsey Courthouse as a possible venue.

(2021/22:088) On-Going Matters “Action Tracker”:

- **Water Play Area** – Mr. Oldham queried the operating times for the feature and was advised that the “switch-off” was 7 p.m.
- **Bowling Green** – it was agreed that this matter be removed from the “Tracker”.
- **Rainbow Bench** - it was agreed that this matter be removed from the “Tracker”.
- **Ramsey Events** - it was noted that the Gran Fondo organisers have requested to start their event by the “Rugby Pitch” car park – the request was agreed.
- **Management Agreement Lambhill Bride** – the Housing and Property Manager advised members that works arising from the agreement will be strictly monitored.
- **Slappy Kerb** - it was agreed that this matter be removed from the “Tracker”.
- **Empty Pubs** – it was noted that the Brewery has been requested to advise of their proposals.
- **Close Woirrey / Off-Street Parking** – Mr. McGuinness requested that a paper be prepared, with expediency, for consideration by the new board.

The Technical Services Manager verbally updated Members on the Register of Ruinous Property and Unsightly Land and Buildings to 14th July, 2021, from which it was noted / agreed:

- **Seymour House** – the Notice expires on 22nd July 2021.
- **College Street** – a Time and Place Meeting, for which 7 days’ notice is required to be given to the owners, will be arranged.

Finance and General Purposes:

(2021/22:089) Finance Officer’s Report:

Resolved: To note and approved the Finance Officer’s Report dated 7th July, 2021, subject to the following:-

Estimates and Revenue Expenditure – in response to several queries members were informed:-

- i) Rate and Insurance in Housing and Property Expenditure reflected rates only at this stage;
- ii) Domestic Refuse Expenditure reflected different time periods than the previous year. The Finance Officer was requested to provide details of actual year-end figures as compared to budget figures.
- iii) Petty Cash – the principles of the Petty Cash account reflected as a cumulative figure for items of sundry petty expenditure was explained.

Aged Debtors –reference was made to two debtors in particular and members were informed that one had agreed to enter into a payment plan but had not yet commenced payments and the Finance Officer was “chasing” the other.

(2021/22:090) Technical Assistant’s Report – Fixed Penalty Appeals:

Members considered and discussed the Technical Assistant’s report dated 23rd June, 2021, detailing appeals submitted against fixed penalty notices issued in respect of offences in that Dogs had been brought into the Mooragh Park contrary to byelaws.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Williams and agreed that both appeals be rejected.

Mrs. Quayle and Mr. Howard voted against and Mr. McGuinness was permitted on this occasion to abstain from voting.

Works and Development:

(2021/22:091) Technical Services Manager’s Report – Discharge of Drainage on to Railway Line:

Members considered the Technical Services Manager’s report dated 6th July, 2021, advising of instances of dog faeces being washed from a private garden onto the former railway line and detailing options available to the Commission.

The Town Clerk advised that the former railway line, having been adopted, was covered by existing Dog Fouling Byelaws, the abutting verges however are not.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. Cowie and agreed that the Commission serve an Abatement Notice in terms of Section 2(1)(b) of the Public Health Act 1990.

(2021/22:092) Technical Services Manager’s Report – Railway Line Boundaries:

Members considered the Technical Services Manager’s report dated 6th July, 2021, advising of instances where property boundary fences abutting the former railway line have been extended to include land comprising the verges thereof.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. Cowie and agreed the opportunity be afforded to the owners of such properties to buy the land from the Commissioners.

The Town Clerk advised that the Commission would need the consent of the Department of Infrastructure to any sales of land and recommended that it be expected that the purchasers meet the Commission’s legal costs.

(2021/22:093) Technical Services Manager’s Report – NCAS – Increase in charges to Dispose of “WEEE” Items:

Members considered the Technical Services Manager’s tabled report dated 13th July, 2021, advising of notification received from Department of Infrastructure of the charges to be applied for the disposal of “WEEE” items (fridges, freezers, T.V’s and monitors) at Civic Amenity Sites. Members expressed concern at the level of charges (doubling in most cases) which they considered unsustainable and which could lead to fly-tipping. Members queried if a collective response had been made by the operators of CA Sites and were advised not. Members also queried if the contract had been activated.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, the Commission ask the Department to go back and reconsider the charges which they believe to be unsustainable and could lead to fly-tipping.

It was further resolved, following a proposal by Mr. McGuinness seconded by Mr. Cowie and agreed that the NCAS be approached to contact other CA Site operators to speak as one voice in opposition to the increased charges. Mr. Young voted against.

Any Other Business:

(2021/22:094) Notices of Motion:

Details of 3 separate Notices of Motion dated 9th July, 2021, standing in the name of Mr. F. B. R. Williams, were presented.

In terms of Standing Order 14 the matters are required to be submitted in writing at the ordinary meeting preceding the one at which it is intended to bring it forward. The matters will be brought forward therefore to the Board meeting to be held on 18th August, 2021.

(2021/22:095) Hire of Barriers:

Members were informed of a request made by the organisers of the Southern Agricultural Show to have use of 200 of the Commission’s barriers at no cost. The usual hire charge was noted as being £2.50 per barrier per day.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed by 8 votes to 1 to permit use of the barriers at the set charge. Mrs. Quayle voted against.

Ramsey Town Commissioners Board Meeting – 14th July, 2021, Continued:

Matters of Establishment:

(2021/22:096) Minutes Establishment Committee:

Resolved: To approve the Minutes of the meeting of the Establishment Committee held on 7th July, 2021.

The meeting closed at 9.25 p.m. giving a time of 2 hours 30 minutes for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Annual General Meeting of the Ramsey Town Commissioners was held in the Town Hall, Ramsey, on Monday, 2nd August, 2021, at 7.00 p.m.

Present: Messrs' G. S. Court, R. D. Cowell, Revd. Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, A. J. Oldham, L. I. Singer, F. B. R. Williams and W. G. Young.

Three seats are untaken at the present time.

The Town Clerk and Chief Executive, Deputy and Mrs. M. P. Chrystal were in attendance.

(2021/22:097) Returning Officer's Certificates:

The Town Clerk read the Returning Officer's Certificates dated 30th June, 2021, of Members Elected at Uncontested Elections for South Ward and North Ward, for the period 1st August, 201, ending on 1st May, 2025, [Local Authority General Elections having been deferred from April, 2020, because of the Covid-19 Pandemic] namely:-

South Ward - UnContested Election:

- Geoffrey Simon Court of Tower View, Ballure Road, Ramsey – Director.
- Robert Douglas Cowell of The Elms, 3, The Crescent, Ramsey – Company Director.
- Norman David Greenwood of 24, St. Paul's Mews, Ramsey – Priest.
- Albert James Oldham of 41, Cronk Elfin, Ramsey - Retired Builder.
- Leonard Ian Singer of 20, Cooyrt Balleigh, Kings Reach, Ramsey – Retired Pharmacist.
- Ffinlo Bardolph Runciman Williams of 1, Rectory Cottages, Andreas Road, Andreas – Office Manager and Outdoor Instructor

North Ward - Uncontested Election:

- Stephen Robert Kelly of 34, Pairk Ollay, Ramey – Retired General Manager.
- Juan McGuinness of 47, Greenlands Avenue, Ramsey - Compliance Manager.
- Wilfred George Young of Young's Yard, Derby Road, Ramsey – Haulier.

The Town Clerk confirmed that all members had signed their Declaration of Acceptance of Office and presented Certificates of Election.

The Town Clerk occupied the Chair to conduct the procedure for electing the Chairman of the Board to 30th April, 2022.

(2021/22:098) Election of Chairman

It was proposed by Mr. Singer, seconded by Mr. Kelly that Mr. A. J. Oldham be elected as Chairman of the Ramsey Town Commissioners for the forthcoming Municipal Year.

It was further proposed by Mr. Williams, seconded by Mr. Young that Mr. McGuinness be elected Chairman.

A ballot was taken which resulted in Mr. Oldham being elected by 5 votes to 4.

Mr. Oldham thanked the members for the honour bestowed on him and then chaired the remainder of the meeting.

(2021/22:099) Election of Deputy Chairman

It was proposed by Mr. Kelly that Mr. McGuinness be elected Deputy Chairman. Mr. McGuinness declined the nomination.

It was then proposed by Mr. Singer, seconded by Mr. Cowell that Mr. Williams be elected Deputy Chairman. Mr. Williams accepted the nomination and was duly elected.

(2021/22:100) Election of Lead Members:

Finance, General Purposes and Establishment

Mr. McGuinness	Proposer:	Mr. Williams
	Secunder:	Mr. Court

Works and Development

Mr. Singer	Proposer:	Mr. Court
	Secunder:	Mr. Cowell

Mr. Kelly	Proposer:	Mr. Williams
	Secunder:	Mr. Young

Mr. Kelly was elected by 7 votes to 2.

Housing and Property

Mr. Singer	Proposer:	Mr. McGuinness
	Nomination Declined	

Mr. Young	Proposer:	Mr. Williams
	Secunder:	Mr. McGuinness

(2021/22:100) Election of Lead Members Continued:

Parks and Leisure

Mr. Court	Proposer:	Mr. Kelly
	Seconder:	Mr. Young

Mr. Williams proposed that the matter of Lead Member for Parks and Leisure be deferred until the Board could consider his Notice of Motion, in terms of Standing Orders, to be put to the next Ordinary Meeting of the Commissioners. Mr. McGuinness seconded the proposal.

Mr. Singer commended the Lead Member be appointed and the matter be reviewed after the Notice of Motion has been considered.

Mr. Williams's proposal was put to the vote and defeated by 6 votes to 3, Messrs. Greenwood, McGuinness and Williams voting for.

Mr. Singer	Proposer:	Mr. Cowell
	Seconder:	Mr. Oldham

Mr. Court was elected by 5 votes to 4.

(2021/22:101) Election of Deputy Lead Members

Finance, General Purposes and Establishment

Mr. Williams	Proposer:	Mr. McGuinness
	Seconder:	Mr. Kelly

Mr. Cowell	Proposer:	Mr. Williams
	Seconder:	Mr. Court

Mr. Cowell was elected by 5 votes to 4.

Works and Development

Mr. Singer	Proposer:	Mr. Court
	Seconder:	Mr. Cowell

Mr. Court	Proposer:	Mr. Williams
	Seconder:	Mr. Young

Mr. Singer was elected by 5 votes to 4.

(2021/22:101) Election of Deputy Lead Members Continued:

Housing and Property

Mr. Cowell	Proposer:	Mr. Young
	Seconder:	Mr. Court

Mr. Williams	Proposer:	Mr. Cowell
	Seconder:	No Seconder was forthcoming

Parks and Leisure

Mr. Williams	Proposer:	Mr. Singer
	Seconder:	Mr. Kelly

(2021/22:102) Housing Committee:

The Lead Member and Deputy Lead Member plus:

Rev Canon Greenwood	Proposer:	Mr. McGuinness
	Seconder:	Mr. Cowell

Mr. Court	Proposer:	Mr. Young
	Seconder:	Mr. Williams

(2021/22:103) Other Appointments:

Representative to service on the Ramsey Regeneration Committee”

It was proposed by Mr. Singer seconded by Mr. Court and agreed to defer the election of representatives to this committee until such time it is reconstituted.

Representative to serve on the Manx Wildlife Trust:

Mr. Court	Proposer:	Mr. Cowell
	Seconder:	Mr. Singer

Representative to serve on the Ramsey Chamber of Commerce:

Mr. Cowell	Proposer:	Mr. Court
		Mr. Singer

Mr. McGuinness	Proposer:	Mr. Williams
		Mr. Kelly

Mr. McGuinness was elected by 5 votes to 4.

(2021/22:103) Other Appointments Continued:

Representative to serve on the Northern Neighbourhood Policing Team Level One Group:

Mr. Cowell	Proposer:	Mr. Court
	Seconder:	Mr. Young

Representative to serve on the Northern Traffic Management Liaison Group:

Mr. Young	Proposer:	Self
	Seconder:	Mr. Kelly

Two representatives to serve on the Isle of Man Municipal Association

Mr. Singer	Proposer:	Mr. Cowell
	Seconder:	Mr. Court

Mr. Court	Proposer:	Mr. Singer
	Seconder:	Mr. Cowell

(2021/22:104) Combination Authorities / Committee:

Representative to serve on Ramsey and Northern Districts Housing Committee:
(Balance of 3 year-term 1st May, 2019 to 30th April, 2022):

Mr. Young	Proposer:	Mr. McGuinness
	Seconder:	Mr. Kelly

Representative to serve on Northern Civic Amenity Site Committee:
(2 year-term to 31st March, 2023):

Mr. Cowell	Proposer:	Mr. Court
	Seconder:	Mr. Singer

Representative to serve on Northern Local Authorities Swimming Pool Board:
(3 years 1st May 2019 to 30th April, 2022):

Mr. J. McGuinness elected 2019 continues in post.

The Chairman thanked members of the public and media for attending and closed the business part of the meeting at 7.30 p.m., giving a time for computation of attendance allowance of half an hour.

Chairman.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

A Special Meeting of the Ramsey Town Commissioners was held in the Town Hall, Ramsey, on Monday, 2nd August, 2021, at 7.00 p.m.

Present: Messrs' A. J. Oldham, G. S. Court, R. D. Cowell, Revd. Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, L. I. Singer, F. B. R. Williams and W. G. Young.

The Town Clerk and Chief Executive, Deputy Town Clerk and Head Librarian were in attendance.

(2021/22:104) Consultation – Public Libraries

The Chairman welcomed Members and Officers, including Mrs. Hazel Ault, Head Librarian.

Mrs. Ault provided some basic library statistics and information about the various services provided. Members undertook a tour of the library to view the facilities.

Members noted the Town Clerks Report and earlier internal review document.

Mr. Singer asked whether the reduction in acquisition budget previously undertaken had impacted upon the library, Mrs. Ault advised that the impact had not been as great as had been expected, the prior policy had been to acquire books on request, which often would only go out on loan once, the Head Librarian will now consider new acquisitions based on popular demand and interest and the budget is able to be managed that way.

Canon Greenwood expressed concern regarding the amount of non-fiction books within the library. Mrs. Ault explained that those titles were not popular, generally people will use internet search facilities for these. Canon Greenwood felt the library should be a place for education not entertainment. Members noted that the library provides access to books and other items that aren't available to loan elsewhere, for example audio books, large print books, DVDs etc.

Mr. Cowell sought views on having a library pool, i.e., loan from other libraries. The Head Librarian felt that greater collaboration might be possible however any arrangement would need to address issues such as ownership of stock, budgets, etc., generally the Head Librarian felt free movement of loans between libraries would be difficult to administer.

Mr. Singer proposed that the meeting move to consider the questions within the consultation and that in response to the first question, "Should public libraries take a more coordinated approach and work together to introduce an all-Island lending membership to allow loaning and returning of books to different locations?" the response should be no.

(2021/22:104) Consultation – Public Libraries Continued:

Mr. McGuinness felt that the consultation in its format was leading and the questions didn't suit a response from a local authority which operates a library service.

Mr. McGuinness proposed that a response to the consultation be made to the effect that

“The consultation was too simplistic and would appear to have an underlying ulterior motive, that of introducing rate reform by the back door and passing more costs onto rate payers.

The proposal for a Library Board would merely add another layer of bureaucracy which is unnecessary, that aside there are some positives but not in the context of this consultation. The Board absolutely feels that libraries are important, and that more cooperation between libraries could be beneficial. The Board does not however agree with either a centralised Library Board or the charging of libraries to a community rate as this is rate reform by the back door.

The Mobile Library Service should not be paid for by local authorities.”

The proposal was seconded by Mr. Williams and agreed unanimously.

Members questioned the income derived from printing and copying services in the library and agreed that a report on costs and income should be provided.

The Chairman thanked members for attending and closed the meeting at 7.50 p.m., giving a time for computation of attendance allowance of one hour.

Chairman.

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

Fellow Members,

I should like to start by welcoming Members the first Ordinary meeting of the Ramsey Town Commissioners, and to congratulate all those who have now been elected to serve the community of Ramsey as Commissioners until May 2025.

It is a great honour to be elected as Chairman for the 2021-22 Municipal Year and I will undertake to do my very best to enable the views of the community, expressed through the elected representatives, to be heard and to encourage the continuation of the way the Commission has operated as a team in seeking to make Ramsey a better place to be.

Invitations:

Notice has been received of the Borough of Douglas Civic Sunday Church Service which will place on 12th September, 2021.

Training for Commissioners

The Department of Infrastructure is arranging an introductory 'Drop In' Session for new Local Authority Members on Tuesday 14th September between 12 noon and 7p.m. at the Sea Terminal Building, Douglas. All elected Commissioners are welcome to attend.

Municipal Association

The Municipal Association Dinner is to be held on 26th August, 2021, at "The Lodge" (formerly the Swiss Chalet), Glen Helen and all members are welcome. Numbers are required to be submitted no later than 16th August, Members have been advised individually by email.

12th August, 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
KAYAK AND PADDLEBOARD HIRE FORESHORE
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

The Venture Centre have sought approval to operate occasional kayak and paddleboard hire from the beaches in Ramsey. Due to the timing of the request, and the existence of another approved operator the matter was circulated to Members electronically and agreement given to grant an approval. The purpose of this report is to formally confirm and record such agreement.

The Commissioners' consent is required under the terms of the Ramsey Public Parks and Foreshore Byelaws 2020. Byelaw 5 states:-

5 Advertisement and sale of goods and services

(1) A person must not do any of the following in a public park or on the foreshore without the prior written permission of the Commissioners —

- (a) advertise, or solicit custom for, goods or services;*
- (b) seek to gather information from members of the public for use in the supply of goods and services;*
- (c) sell, supply, or offer or expose for sale or supply, any goods or services; or*
- (d) set up a stall for the purpose of—
 - (i) distributing goods or information; or*
 - (ii) supplying a service.**

(2) If a person has the prior written permission of the Commissioners to undertake an activity described in paragraph (1) within a public park or on the foreshore, the person must not undertake the activity in a manner likely to cause obstruction or annoyance to any person.

In regard to consideration of permissions the Byelaws further provide that:-

18 Permissions

(1) Where a prior written permission is required under these Byelaws for a specified activity, permission is not to be unreasonably withheld.

(2) The Commissioners must determine whether to grant a permission for a specified activity under these byelaws by considering all the circumstances of the case, including the following matters —

- (a) the extent to which the activity would interfere with the preservation or management of a public park or the foreshore;*
- (b) the extent to which the activity would interfere with the proper enjoyment of a public park or the foreshore by members of the public;*
- (c) where applicable, the extent to which facilities exist or can be provided, either by the Commissioners or the person seeking the permission, to enable the activity to be undertaken properly and safely; and*
- (d) where applicable, the adequacy of the organisation, safety measures and supervision with regard to the activity provided by the person seeking the permission.*

**Town Clerk's Report – Kayak and Paddleboard Hire Foreshore
August, 2021 – Public Continued**

The Commission has previously considered and granted permission for another local paddleboard enterprise to trade occasional on the foreshore, that party also operate on the Mooragh Lake with the support and agreement of the Venture Centre who hold the concession for the operation of the Mooragh Lake and boating. The Venture Centre are an established and accredited provider of adventure and water sport activities.

In respect of this application, it is considered that the proposal would not interfere with the management of the foreshore, it would enhance the recreation activities offer to the public. The operator is an approved activity provider with considerable experience in this field. https://www.venturecentre.im/page_123877.shtml

Their website states that:-

There are risks associated with all outdoor activities this is what makes them adventurous and why they are so important to the development of young people. We carry out full risk assessments for all our activities and these are reviewed annually or more often if deemed appropriate. The aim is to reduce the level of risk to an acceptable level not to reduce the element of risk completely. Risk assessments are available for all our activities these can be viewed on our download page.

All our kayaking and canoeing instructors hold appropriate British Canoeing Qualifications and we follow British Canoeing staffing ratios.

We are inspected and approved by The Royal Yachting Association, Isle of Man Tourist Board, British Activity Providers Association, Learning Outside the Classroom and Adventuremark.

Recommendation: to be confirm the agreement to approve the request of Venture Centre Limited to operate occasional kayak and paddleboard hire from the foreshore of Ramsey beaches.

28th July 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL AUTHORITY VACANCIES
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

The local general election for Ramsey resulted in 9 Members being elected and three vacancies remaining in North Ward. Section 32(2) of the Elections (Keys and Local Authorities) Act 2020, which was implemented by the Elections (Keys and Local Authorities) (Appointed Day) Order 2021, made on 1st March 2021, provides that: -

(2) Where a seat is vacant as a result of a lack of candidates at a local election, that vacancy may be treated as a casual vacancy.

The provision is permissive, it does not require the vacancy resulting from a lack of candidates to be treated as a casual vacancy, it merely provides the local authority the opportunity to do so should that be its choice. In effect if a local authority in failing to obtain sufficient numbers to fill all the membership chose not to treat those vacancies as casual vacancies the authority could continue with reduced numbers until the next general election, or until it determined that it wished to treat the vacancies as casual vacancies.

Following any decision of the Board to treat the vacancies as casual vacancies, a decision as to when a bye-election should be held is a matter for the Returning Officer alone. The Returning Officer for local authority elections is presently the Chairman of the Board unless that person is standing for election or is absent or otherwise incapable of acting in that capacity. (Local Elections Act 1986 Section 2)

Leading up to, and following, the local authority general election concerns have been raised about the ability of those self-isolating, either through Covid contact or as vulnerable person, to exercise their democratic right to vote. Under current statute local authority elections provide two means of voting, either on polling day at the polling station, or by electing to utilise an absent vote which must be done no later than 7 days before the date of poll for votes to be made on-island or 9 days before for votes to be made off-island.

The provisions of the Elections (Keys and Local Authorities) Act 2020 will apply to the general election to the House of Keys which is to take place on 23rd September 2021. These provisions will be extended to local authority elections from 1st April 2022, prior to this date Government will need to introduce new rules for the conduct of local authority elections. Those rules will allow for voting by postal ballot, and for the appointment of a proxy, although a proxy can only be appointed to vote if the voter is not able to vote in person at the polling station or making their vote by post.

It would appear that Government is considering accelerating the introduction of these new provisions so that they may be used for the purpose of any bye-elections which might be called.

Town Clerk's Report - Local Authority Vacancies
August 2021 – Public continued

The Department of Infrastructure has written to local authorities and advises that legislation states that casual vacancies should [actually “may”] be declared and elections to fill those seats held as soon as practicable.

The Department has been seeking guidance on a solution to the potential problem of holding elections in the coming months in the current circumstances within the Island. The Department is working closely with legal advisers to give local authorities guidance on this subject. It is hoped that this will be available soon, the Department apologises for the delay in providing this before the 1st August. Pending further advice, the Department has recommended that no decision is made regarding the holding of by-elections until the Department is able to send further guidance.

The Town Clerk has spoken to both the Department and to the Cabinet Office, which would be responsible for bringing forward the necessary rules to facilitate postal and proxy voting in local authority elections, and the process of approvals required to implement the changes might mean that the provisions would not be in place until at the earliest January 2022. In practice therefore any bye-election held before those provisions were in place would be undertaken within the existing statute without postal or proxy arrangements, with polling taking place either by using the absent voter arrangements or at the polling station..

The fundamental difference between an absent vote, under the current local election rules, and a postal vote under rules in place for the House of Keys general election is that an absent vote requires to be certified, when made on the Island, by the returning officer, an Advocate, or by a person appointed by the returning officer for that purpose. Where marked outside the Island there are a number of persons whom the voter may have certify the paper. In contrast an application for a postal vote for the House of Keys elections requires only the contact details, date of birth and signature of the applicant to be provided, there is no requirement for a certifying person.

Members might wish to note that the Elections (Keys and Local Authorities) Act 2020, provides that :-

22 Conduct of local elections

- (1) Local elections must be conducted in accordance with regulations made by the Council of Ministers.*
- (2) Regulations under this section must provide for local elections to be conducted by secret ballot.*
- (3) For the avoidance of doubt, regulations made under this section may prescribe for use in a local election a method or procedure that utilises electronic means.*

The Town Clerk has discussed this with officers in Cabinet Office and there are presently no plans to introduce electronic voting for local authority or House of Keys elections.

**Town Clerk's Report - Local Authority Vacancies
August 2021 – Public continued**

At the July public meeting the previous membership resolved to recommend that the newly elected board does seek to hold bye-elections to fill the vacancies.

The Board is invited to consider whether it would wish to consider those vacancies which exist following the lack of nominations at the local authority general election as casual vacancies.

Subject to the decision of the Board as to whether to treat the vacancies as casual vacancies the timing for any bye-election will be a matter for consideration of the Returning Officer.

Members will be aware that the membership of the board is the subject of a notice of motion for debate. In the event that the Commission sought to consider further any reduction in membership the opportunity might be taken to delay any bye-election until such time as the public inquiry into such action was undertaken. The Commission might also seek to consult more widely itself prior to drafting an Order to reduce numbers if that were the wish of the Board.

Recommendation: to await further advice on the holding of a by-election from the Department of Infrastructure before determining whether to declare casual vacancies.

T. P. Whiteway
Town Clerk and Chief Executive.

9th August, 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
MEMBERS' ATTENDANCE ALLOWANCES
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

The Local Government (Members' Attendance Allowances) Order 2013 lays down the arrangements for the payment of Members' expenses

The Order establishes Attendance Allowances which may be claimed by Local Authority members as follows:-

(1) The amount of attendance allowance payable under paragraph 2(1) of Schedule 2 to the Act is —

(a) £7.50 per hour or part thereof for an evening session up to a maximum of £30.00 per session; or

(b) £12.50 per hour or part thereof for a daytime session up to a maximum of £50.00 per session.

(2) The maximum allowances payable by virtue of paragraph 2(3) of Schedule 2 of the Act within a financial year is —

(a) £3,600 for attendance only at evening sessions; or

(b) £6,000 for attendance only at daytime sessions or at both daytime and evening sessions.

"daytime" means any 4 hour period between 8.00am and 1.00pm or 1.00pm and 6.00pm; and

"evening" means any 4 hour period between 6.00pm and midnight.

Individual Members do have the option of choosing not to claim for the attendance allowances available.

Paragraph 7 of Schedule 2 of the Local Government Act 1985 states that, for the purpose of expenses an "approved duty" means attendance at a meeting of the authority, or of a committee or sub-committee of the authority; and the doing of any other thing approved by the authority, or anything of a class so approved, for the purpose of, or in connection with, the performance of function of the authority or of any committee or sub-committee of the authority; or the doing of anything as a member of a designated body for the purpose of, or in connection with, the performance of any function of that body.

The Commission in paying expenses has historically done so only for attendance at formal meetings of the Commission or its Committees, this includes special meetings of the Commission with other bodies, for example Government Departments, MHK's etc. When previously discussed the Commission has declined to approve any other duty, for example preparation time for meetings, for the purpose of payment of expenses

**Town Clerk's Report – Members' Attendance Allowances
August, 2021 – Public Continued:**

The Act provides that the potential exists for Members to claim for preparation time for meetings. The definition of "approved duty" not only provides that attendance allowances may be paid if members attend a meeting of the authority (or a committee or sub-committee of the authority); but it also that allowances can be paid for approved duties.

This would mean that the Commission may if felt appropriate formally "approve" the payment of attendance allowances to members for undertaking a range of "approved duties". Examples could include – undertaking research work or reading agenda papers in advance of meetings, attending media discussion programmes, attending meetings outside of the authority's offices.

The Commission is invited to consider whether it wishes to approve the payment of expenses beyond attendance at formally constituted meetings of the authority or its committees. Examples would be for preparation for formally constituted meetings of the authority or committee or sub-committee thereof. The Commission may also wish to seek to provide a guide limit on the number of hours which might be claimed in each instance.

Members should note that the provision requires a specific approval to be provided without which claims would not be able to be made. A copy of the Order and of Schedule 2 to the Local Government Act 1985 is appended hereto for Members' information.

Recommendation: for consideration.

2nd August 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

SCHEDULE 2 LOCAL GOVERNMENT ACT 1985

ATTENDANCE AND TRAVELLING ALLOWANCES

1. [Repealed]

2. (1) Subject to the following provisions of this paragraph, a local authority shall pay to each member of the authority an attendance allowance of the prescribed amount for each session during which the member undertakes an approved duty.

(2) Not more than one attendance allowance shall be paid to any person in respect of any one session.

(3) The aggregate of the attendance allowances paid to any one person by any one local authority in a financial year shall not exceed the prescribed amount.

(4) A member of a local authority may, by notice in writing to the clerk of the authority, elect not to accept any attendance allowances in respect of a financial year.

(5) Allowances under this paragraph shall be treated as allowances in respect of expenses and disbursements in the performance of the recipient's duties.

3. (1) A local authority shall pay to each member of the authority who makes a claim in accordance with sub-paragraph (2) a travelling allowance at the prescribed rate for each approved duty which he undertakes.

(2) A member of a local authority who wishes to claim an allowance under this paragraph shall submit his claim in writing, in such form as may be approved by the Department, to the clerk of the authority.

4. (1) The Department may by order prescribe —

(a) the amount of an attendance allowance payable under paragraph 2(1);

(b) the maximum allowances payable by virtue of paragraph 2(3); and

(c) the rate at which travelling allowances shall be payable under paragraph 3(1).138

(2) An order under sub-paragraph (1) shall not have effect unless it is approved by Tynwald, but may provide for its operation from such date (which may be before or after the making of the order) as may be specified therein.

5. Any sum payable under this Schedule shall be exempt from income tax and shall not be brought into account by the Assessor of Income Tax as part of the income of the recipient.

6. (1) Every local authority shall publish a report in respect of each financial year, which shall state —

(a) the number of meetings of the authority;

(b) the number of meetings of each committee or sub-committee of the authority;

(c) the number of attendances of each member of the authority at meetings of the authority and each committee and sub-committee of the authority; and

(d) the total sums paid to each member under this Schedule;

during the financial year in question.

(2) The authority shall send a copy of the report published under subparagraph (1) to the Department, together with a certificate of the inspector appointed to inspect the accounts of the authority that the information contained in the report is correct.

(3) In subparagraph (2) “inspect” has the meaning given in section 21 of the Audit Act 2006.141

7. In this Schedule —

“approved duty”, in relation to a member of a local authority, means —

(a) attendance at a meeting of the authority, or of a committee or subcommittee of the authority;

(b) the doing of any other thing approved by the authority, or any thing of a class so approved, for the purpose of, or in connection with, the performance of function of the authority or of any committee or sub-committee of the authority; or

(c) the doing of any thing as a member of a designated body for the purpose of, or in connection with, the performance of any function of that body;

“designated body”, in relation to a member of a local authority, means a body (other than a joint board) designated by order of the Department for the purposes of this Schedule, of which the member has been appointed a member by or on the nomination of the authority;

“prescribed” means prescribed by order under paragraph 4;

“session” means a period of 4 hours in any day.

Statutory Document No. 0371/13

*Local Government Act 1985*

LOCAL GOVERNMENT (MEMBERS' ATTENDANCE ALLOWANCES) ORDER 2013

Approved by Tynwald: 19 November 2013
Coming into Operation: 1 April 2014

The Department of Infrastructure makes the following Order under paragraph 4(1)(a) and (b) of Schedule 2 of the Local Government Act 1985.

1 Title

This Order is the Local Government (Members' Attendance Allowances) Order 2013.

2 Commencement

If approved by Tynwald, this Order comes into operation on 1 April 2014¹.

3 Interpretation

In this Order

“**Act**” means the Local Government Act 1985;

“**daytime**” means any 4 hour period between 8.00am and 1.00pm or 1.00pm and 6.00pm; and

“**evening**” means any 4 hour period between 6.00pm and midnight.

4 Attendance Allowances

(1) The amount of attendance allowance payable under paragraph 2(1) of Schedule 2 to the Act is —

- (a) £7.50 per hour or part thereof for an evening session up to a maximum of £30.00 per session; or
- (b) £12.50 per hour or part thereof for a daytime session up to a maximum of £50.00 per session.

¹ Tynwald approval is required by paragraph 4(2) of Schedule 2 to the Act

- (2) The maximum allowances payable by virtue of paragraph 2(3) of Schedule 2 of the Act within a financial year is —
- (a) £3,600 for attendance only at evening sessions; or
 - (b) £6,000 for attendance only at daytime sessions or at both daytime and evening sessions.

5 Revocation

The Local Authority Members (Attendance Allowances) Order 2006² is revoked.

MADE: 25TH OCTOBER 2013

D C CRETNEY
Minister for Infrastructure

² SD 66/06

EXPLANATORY NOTE

(This note is not part of the Order)

This Order prescribes the hourly rate per session of attendance allowances payable to members of local authorities and the maximum amount of allowances payable to a member in any one year.

Different amounts are prescribed for daytime and evening sessions (a session is a period of 4 hours in any day).

**RAMSEY TOWN COMMISSIONERS
TOWN CLERKS REPORT
WAYLEAVE BIRCHAM AVENUE AREA
AUGUST, 2021 – PUBLIC**

Mr. Chairman and Members,

In April 2021 the Commission considered a request from Manx Telecom to provide a Wayleave to Install 5 Manx Telecom Poles on land in the Commission's ownership at Bircham Avenue.

The approximate locations are shown on the attached plan and are given as

- Footway at the rear of 63/64 & corner of Car Park at the rear of 49/50 Bircham Avenue Close.
- Adjacent to footpath at rear of No 23 & No 10 Bircham Avenue Close.
- Grass area near existing Lamp Post at the rear of 6/7 Close Caarjys, Ramsey.

A draft wayleave document has been provided within which no provision is made for consideration of any sum.

The granting of a wayleave constitutes a lien on property and therefore requires formal consent to be obtained from the Department of Infrastructure under Section 25 of the Local Government Act 1985.

Manx Telecoms NBP Strategic Project Manager, Jason Moffatt has also written to provide more background to the request, Mr. Moffatt writes:-

I write in connection with our wayleave application to install poles in the Bircham Avenue area to provide superfast fibre broadband to the residents in the area.

The following points may help explain why we are seeking to use poles rather than underground ducting at this location:

- *Where possible Manx Telecom will always use existing duct if it is available in an area. There is no existing ducting in this area.*
- *We always speak with the Department of Infrastructure and other utilities to see if they have any work planned that will allow for duct to be installed. There are no planned works in this area.*
- *We have an agreement in place with the Manx Utilities Authority to share their poles if available in an area. The MUA does not have any poles in this area which we could use.*
- *The use of poles to help deliver fibre broadband is common within the industry. It allows for a speedier rollout and saves weeks of disruption for residents as roads and pathways do not need to be excavated. It also saves residents having to install ducting across their land, at their own cost, if they wish to take fibre broadband. Poles can connect the premises without the need to dig across private gardens and driveways.*

**Town Clerk's Report – Wayleave Bircham Avenue Area –
August, 2021 – Public Continued:**

As you may be aware, the rollout of superfast fibre broadband is being supported by a £40m investment by Manx Telecom plus a £11.5m investment by the Isle of Man Government under the National Broadband Plan. The aim of the NBP is to make fibre broadband available to 99% of all properties on the Isle of Man by the end of 2024. This in turn, will improve the overall broadband experience across the Island. Having access to superfast fibre broadband across the Island is seen as a key economic driver.

If we are unable to install the poles, then funding will need to be found for underground installation which is around 11 times more expensive than using poles. This could be provided through residents collectively funding the additional cost of duct installation or the Commissioners could choose to provide the necessary financial support for ducting in their local area. It should be remembered that where ducting is installed, customers will also need to pay to provide the required ducting across their own land to connect to the new network.

In addition, each resident will then need to apply for a separate Wayleave if the connection encroaches on to land under the Commissioners ownership.

I hope this additional information will help explain our rationale further.

Following discussion at the April meeting the Town Clerk 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 subsequently 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 even if services are provided underground.

Manx Telecom advise that where the company has existing buried cable [other than ducted cables], the approach to roll out fibre in these areas is to use new poles. The 11 times cost referenced for undergrounding has been calculated this using agreed contracted rates with MT's civil partners. Manx Telecom 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.

**Town Clerk's Report – Wayleave Bircham Avenue Area –
August, 2021 – Public Continued:**

Where fibre has already been introduced to other public sector housing estates in Ramsey the residents have funded the underground ducting of the fibre connection between the network and the property.

Manx Telecom have advised residents that the role of fibre in this area requires wayleaves to be obtained and that they await the decision of the Commissioners to such.

The installation of telegraph poles and fibre cables is regulated by Town and Country Planning (Telecommunications) Development Order 2019, and explanatory paper to which was provided to the April meeting a copy of which is appended. The proposed locations indicated would all appear to be permissible under permitted development.

The Commission is invited to consider whether it would wish to provide a wayleave for telegraph poles to Manx Telecom at this time, and under what terms, or alternatively whether MT should be advised that a wayleave would not be permissible, and that undergrounding should be investigated further.

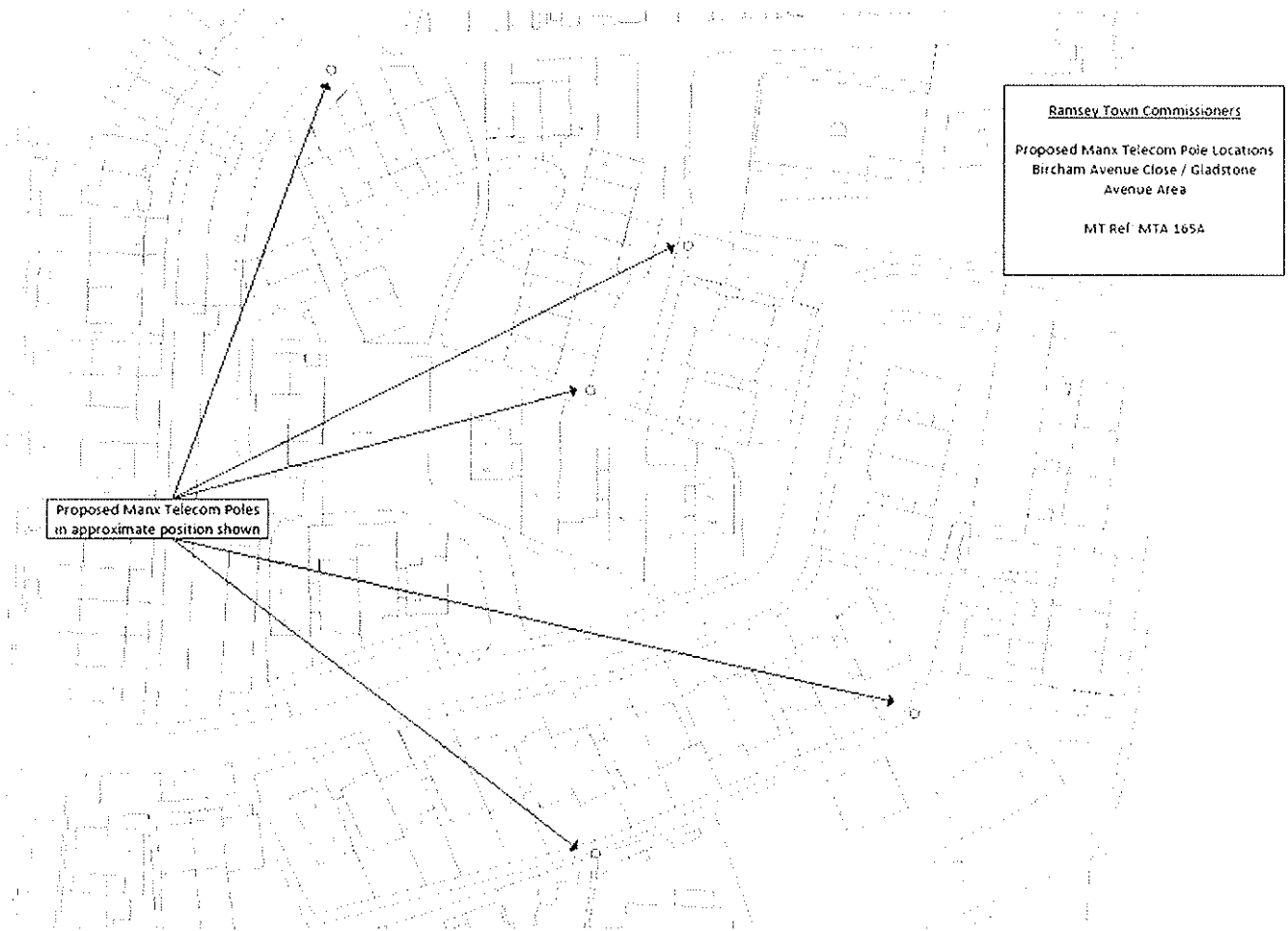
If a Wayleave is agreed then a resolution to seek consent under Section 25 of the Local Government Act 1985 will be needed and the wayleave constitutes a lien on land.

Recommendation: for discussion.

10th August, 2021.

T P Whiteway
Town Clerk & Chief Executive

**Town Clerk's Report – Wayleave Bircham Avenue Area –
August, 2021 – Public Continued:**



**RAMSEY TOWN COMMISSIONERS
TOWN CLERKS REPORT
FIBRE BROADBAND ROLE OUT – PLANNING CONSENTS
APRIL, 2021 – PUBLIC**

Mr. Chairman and Members,

Members will be aware that Manx Telecom have embarked on the rollout of superfast fibre broadband under the National Broadband Plan. The aim of the NBP is to make fibre broadband available to 99% of all properties on the Isle of Man by the end of 2024. This in turn, will improve the overall broadband experience across the Island. Having access to superfast fibre broadband across the Island is seen as a key economic driver.

Within Ramsey MT has notified of two specific areas where it proposes the installation of telegraph poles to facilitate fibre broadband being Bircham Avenue and Gainsborough Crescent. Following notification of the proposals a number of residents in the area of Gainsborough Crescent have raised concerns particularly as there are presently no overhead services in the area.

Manx Telecoms NBP Project Manager has provided the following points to help explain why MT are seeking to use poles rather than underground ducting at this location:

- Where possible Manx Telecom will always use existing duct if it is available in an area. There is no existing ducting in this area.
- We always speak with the Department of Infrastructure and other utilities to see if they have any work planned that will allow for duct to be installed. There are no planned works in this area.
- We have an agreement in place with the Manx Utilities Authority to share their poles if available in an area. The MUA does not have any poles in this area which we could use.
- The use of poles to help deliver fibre broadband is common within the industry. It allows for a speedier rollout and saves weeks of disruption for residents as roads and pathways do not need to be excavated. It also saves residents having to install ducting across their land, at their own cost, if they wish to take fibre broadband. Poles can connect the premises without the need to dig across private gardens and driveways.

Telecommunication installations by licensed operators require consent under the Town and Country planning Act and permitted development provisions are contained within the Town and Country Planning (Telecommunications) Development Order 2019. The full order is available on the Government Website using the following link:-

<https://www.gov.im/media/1367999/document-6-townandcountryplanning-telecommunications-developmentorder2019.pdf>

**Town Clerk's Report – Fibre Broadband Role Out –
April, 2021 – Public Continued:**

The Order defines:-

- “mounted equipment” means transmission equipment including transmission lines, base transceiver stations and multiplexers; and
- “telecommunications structure” means a structure the primary purpose of
- which is to have mounted equipment attached to it;

and it follows therefore that the installation of telegraph poles requires to be permitted under the terms of the Order.

Article 4 of the Order grants approval to classes of development within Schedule 2 which provides the following conditions or limitations on the installation of telecommunications structures on land.

SCHEDULE 2

Order 2019

PART 2 - TELECOMMUNICATIONS STRUCTURES

Table 2

<i>Class of development</i>	<i>Conditions or limitations</i>
Class 2 Telecommunications Structures on Land The installation, alteration or a replacement of a telecommunications structure on land	1 No part of the development may be within a conservation area. 2 No part of the development may be within 9 metres of a designated watercourse. 3 No part of the development may be within 20 metres of a primary window unless it would be behind the elevation that contains the window. 4 No part of the development may exceed -- (a) 15 metres in height; or (b) 0.3 metres in diameter.

Where development does not meet these conditions then it is to be dealt with in accordance with Article 5, which states that planning approval is granted subject to the giving of prior approval to development specified in Schedule 3.

SCHEDULE 3

Order 2019

PART 2 - TELECOMMUNICATIONS STRUCTURES

Table 2

<i>Class of development</i>	<i>Conditions or limitations</i>
Class 2 Telecommunications Structures on Land The installation, alteration or a replacement of a telecommunications structure on land	No part of the development may exceed -- (a) 15 metres in height; or (b) 0.3 metres in diameter.

**Town Clerk's Report – Fibre Broadband Role Out –
April, 2021 – Public Continued:**

In relation to residential estates, where telegraph poles installed in pavements are unlikely to be more than 20 metres from a primary window, such as Gainsborough Crescent, it follows that any installation will require to be dealt with by way of a prior approval.

The Order further details in Schedule 4 the procedures under which the Department is required to consider and determine prior approval applications, this does not include advertising of such nor the opportunity for public or local authority comment. Of particular relevance in this matter is the requirement in sub-paragraphs 7 to 9 of Schedule 4 that: -

(7) The Department must only consider the following factors in determining an application—

- (a) the visual and noise impact on residential amenity;*
- (b) the visual impact on the character and appearance of the area;*
- (c) the impact on any designated conservation area; and*
- (d) the impact on any designated watercourse.*

(8) The Department must only approve an application if it considers that the development would not have a material negative impact in relation to any of the factors specified in sub-paragraph (7).

(9) The Department must adopt a precautionary approach and in cases of doubt it must assume a material negative impact.

Where an application for prior approval is refused then licensed operators can submit another application for prior approval addressing the reasons for refusal, or can submit a full planning application.

Guidance for applications is available on the Government website at <https://www.gov.im/categories/planning-and-building-control/information-for-applicants/making-a-planning-application/telecommunication-prior-approval/>

Fees for prior approval are presently £310 per application and for full planning approval £465.

The matter has been referred to the planning office for further advice.

At the March meeting the Town Clerk was requested to seek further information from Manx Telecom, discussions with the MT consultant dealing with the roll out indicate that the matter remains current and subject to further discussions on a case by case basis. The question of a Wayleave is covered by a separate report.

Recommendation: to be noted and further report.

12th April, 2021.

T P Whiteway
Town Clerk & Chief Executive

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
AUGUST 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 July 2021 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31st July 2021 – Appendix 2.
3. Quarterly financial information for the quarter ended 30th June 2021 as submitted to the Department of Infrastructure on 29th July 2021 – Appendix 3.

Accounts

Accounts of £382,856.39 were paid via the General Revenue Account and accounts of £34,378.41 were paid via the Northern Civic Amenity Site Account in July 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 from 1st April to 31st July 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 Appendix 2 - the 2021-22 Income and Expenditure figures and graphs and they are:

Cronk Elfin – refurbishment scheme professional fees	£6,146.
Upper QPR – final refurbishment costs	£10,344.
Close Woirrey – design professional fees	£1,320.

Recommendation: To be noted.

Rates

During July 2021 a £1,761,926 payment from the Treasury was received being the third instalment of rate income for the 2021-22 year (£1,722,348 was received in July 2020). At 30th June the total 2021-22 rate receipts was £2,349,234 (2020-21 £2,296,464).

Further rates income is expected in December 2021 and March 2022.

Treasury has also supplied a 2nd Supplemental Rating List for 2021-22 which indicates some slight changes in the gross and rateable values for the Town as follows :

	Gross	Rateable
	£	£
Existing list	838,905	727,292
Valuations to be added	3,780	3,023
Valuations to be cancelled	<u>(1,545)</u>	<u>(1,236)</u>
Revised list	<u>841,140</u>	<u>729,079</u>

Recommendation: To be noted.

Finance Officer's General Report

August 2021 - Public Continued:

Quarterly Financial Return

The Commission are required to provide the Department of Infrastructure with a summary of certain financial information on a quarterly basis. The return for the first quarter of 2021-22 (to 30th June 2021) was submitted on 29th July 2021 - attached as Appendix 3.

Recommendation : To be noted.

11th August 2021

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 31 July 2021

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	172,220.66
Northern Civic Amenity Site	Quarter 2 running cost contribution	67,704.00
K & R Parts Ltd.	2 new electric vans - housing	65,335.20
Various	Housing property repairs, maint. & safety checks	16,645.53
Various	Commission property repairs, maint. & safety checks	11,839.08
Various	Town events	11,632.02
Various	Refuse materials & equipment	7,473.78
Ellan Vannin Fuels Ltd.	Fuel & heating oil	5,038.81
Various	Office expenses - post, printing, stationery etc.	4,965.17
Manx Utilities	Electricity supply & Water charges	4,781.32
Various	IT costs	2,404.16
Various	Contract cleaning	2,013.26
Account transfers	R & N DHC - transfer of rents collected by card	1,437.62
Manx Telecom Ltd.	Phones	1,379.62
Various	Security & safety costs	1,328.52
Various	Vehicle maintenance, repairs & licences	1,148.52
Various	Library books & materials	1,124.84
Various	Media & advertising	985.44
Banks	Bank & debit card charges	760.73
Various	Staff training	520.00
Various	Machinery servicing & repair	509.72
Various	Legal & prof. & final audit fees : housing	468.00
Various	Park materials	169.14
A G Cowie	Attendance Allowance	146.25
J McGuinness	Attendance Allowance	146.25
W G Young	Attendance Allowance	138.75
Revd Canon Greenwood	Attendance Allowance	116.25
A J Oldham	Attendance Allowance	108.75
Mrs J Wedgwood	Attendance Allowance	93.75
Mrs M B Quayle	Attendance Allowance	86.25
F B R Williams	Attendance Allowance	86.25
N P Howard	Attendance Allowance	48.75
		382,856.39
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	12,807.31
Island Drainage & Groundworks	Skip haulage	12,302.40
Various	Recycling charges	6,893.05
Various	Site maintenance	1,390.17
Ellan Vannin Fuels Ltd.	Fuel	738.43
Manx Telecom	Phones	162.20
Worldpay (UK) Ltd.	Debit card reader charge	39.44
Various	PPE	24.00
Bank	Charges	21.41
		34,378.41

Ramsey Town Commissioners

Suppliers utilised during July 2021

Appendix 1

AB Photography Ltd.	IOM	Mac's Builders Merchants Ltd.	IOM
ACE Hire & Sales Ltd.	IOM	Mad Jacks Ltd.	IOM
Adam Berry	IOM	Magnet (IOM) Ltd.	IOM
Allan C Swales Ltd.	IOM	Maintenance Free Building Products Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Argon Office Systems Ltd.	IOM	Manx Control Systems Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Manx Telecom Ltd.	IOM
Ballaneven Compost Ltd.	IOM	Manx Utilities	IOM
BHW Print Group Ltd.	IOM	Marksmann Locksmith	IOM
Bounce Above the Rest	IOM	Marown TV Ltd.	IOM
B.P.D. Ltd.	IOM	Middle Park Recycling Ltd.	IOM
Brew & Corkill Ltd.	IOM	North Point Plastics Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Paul Wheeler Ltd.	IOM
CE Richmond Ltd.	IOM	Phoenix Windows Ltd.	IOM
Chartered Institute of Housing	UK	Play Solutions	IOM
City Electrical Factors IOM Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Coffee Mann Ltd.	IOM	Ramsey Art Gallery	IOM
Colas (IOM) Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Countryside Maintenance Ltd.	IOM	Ramsey Rugby Club	IOM
David Perry Electrical Contractors Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
DQ Advocates Ltd.	IOM	Ramsey Skips	IOM
Ellan Vannin Fuels Ltd.	IOM	Showtech IOM	IOM
Energy Communications Ltd.	IOM	Signrite IOM Ltd.	IOM
Feltons Ironmongers	IOM	Switched-On Entertainment & Events Ltd.	IOM
Furnitureland	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	2 Clean	IOM
Go Marketing Ltd.	IOM	Top-2-Toe Ltd.	IOM
Gough Electrical Ltd.	IOM	Ulverscroft Ltd.	UK
Haldane Fisher (IOM) Ltd.	IOM	Unique Fire Protection Ltd.	IOM
Investec Asset Finance Ltd.	IOM	Vannin Officepoint	IOM
IOM Government	IOM	VPG Systems Ltd.	UK
IOM Newspapers Ltd.	IOM	W.D.S. Ltd.	IOM
Island Drainage & Groundworks Ltd.	IOM	W.F. Howes Ltd.	UK
J P Corry (formerly Jewsons)	IOM	W.F. Education Group Ltd.	UK
J W Kneen & Son Ltd.	IOM	Whittaker Trading Ltd.	IOM
Keenan Construction Ltd.	IOM	Worldpay (UK) Ltd.	UK
K & R Parts Ltd.	IOM	Wurth UK Ltd.	UK
		Yesss (IOM) Electrical Ltd.	IOM

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2021 - Appendix 2

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	1,382,280	1,763,788	(381,508)	4,311,316	4,356,149	(44,833)
Cl. Woirrey/ Cl. y C Ghlass	2,058	408	1,650	5,500	2,130	3,370
Brookfield Court	3,274	0	3,274	15,050	13,420	1,630
Close ny Mooragh	9,062	4	9,058	28,800	31,300	(2,500)
New vans	0	0	0	83,100	83,100	0
Sub Total	£1,396,674	£1,764,200	(£367,526)	£ 4,443,766	£ 4,486,099	£ (42,333)

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Property and Assets						
Town Hall	58,072	17,123	40,949	219,800	23,250	196,550
Workshops	27,939	0	27,939	95,110	0	95,110
Public Conveniences	14,248	0	14,248	58,850	0	58,850
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	4,384	1,275	3,109	12,200	2,650	9,550
Mansail Lease	1,767	3,687	(1,920)	6,020	10,275	(4,255)
Lakeside Centre	1,762	2,773	(1,011)	5,130	11,550	(6,420)
Parklands Day Nursery	663	7,064	(6,401)	2,620	17,900	(15,280)
Bowling Alley	165	3,125	(2,960)	2,000	15,000	(13,000)
Non-Lease Properties	682	0	682	6,150	0	6,150
Prom Shelters, etc	8,518	0	8,518	11,100	0	11,100
Private Property Repairs	4,040	813	3,227	10,500	0	10,500
CCTV town centre	121	0	121	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	13,856	19,459	(5,603)	38,900	42,790	(3,890)
Park assets	30,126	0	30,126	63,825	0	63,825
Sub Total	£181,143	£55,319	£125,824	£551,355	£123,415	£427,940

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Works & Development						
Foreshores & Flags	10	0	10	2,100	0	2,100
Car Parks	9,131	15,801	(6,670)	14,450	16,480	(2,030)
Refuse Removal	233,061	41,220	191,841	777,473	104,000	673,473
Civic Amenity contribution	112,840	0	112,840	225,685	0	225,685
Sewers & Pumps	26,141	26,141	0	104,500	104,500	0
Street lighting & maint.	17,565	0	17,565	79,000	0	79,000
Decorative lighting & maint.	123	0	123	11,150	0	11,150
Local Services	40,269	0	40,269	92,700	0	92,700
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£439,140	£83,162	£355,978	£1,307,058	£224,980	£1,082,078

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Parks & Leisure						
Advertising & Entertaining	21,842	5,108	16,734	55,950	4,000	51,950
Parks & Gardens	70,395	3	70,392	253,391	600	252,791
Games Concessions	190	0	190	12,000	0	12,000
Public Library	43,392	2,169	41,223	140,395	8,000	132,395
Sub Total	£135,819	£7,280	£128,539	£461,736	£12,600	£449,136

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Finance & General Purposes						
Administration	6,686	0	6,686	67,050	0	67,050
Office Expenses	316,201	81,941	234,260	977,386	88,250	889,136
Sundry Expenses	5,551	0	5,551	12,100	0	12,100
Miscellaneous	3,070	24,727	(21,657)	31,850	24,500	7,350
Swimming Pool	2,795	0	2,795	17,000	0	17,000
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	386	0	386	4,000	0	4,000
Sub Total	£336,689	£106,668	£230,021	£1,111,386	£112,750	£998,636

TOTAL	£2,489,465	£2,016,629	£528,155	£ 7,875,301	£ 4,959,844	£ 2,915,457
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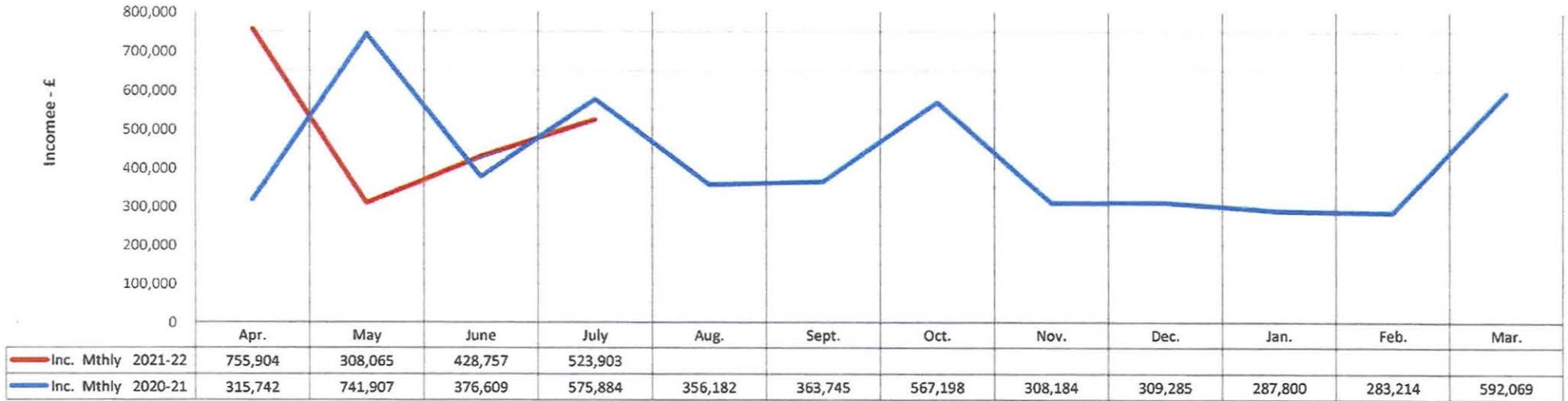
Town rates	£ -	£ 2,399,934	(£2,399,934)	£ -	£ 2,776,672	(£2,776,672)
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RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2021

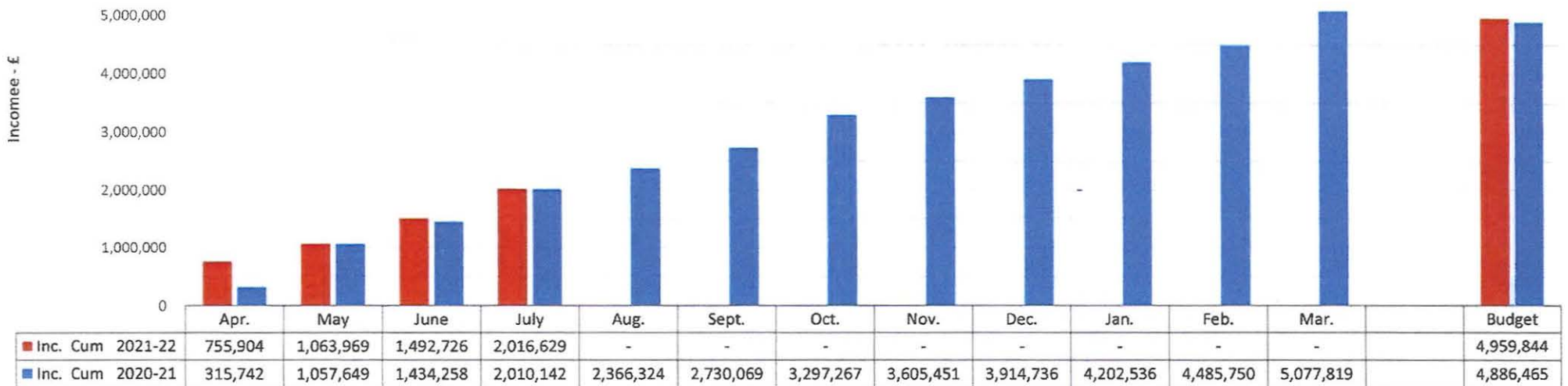
Appendix 2

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



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

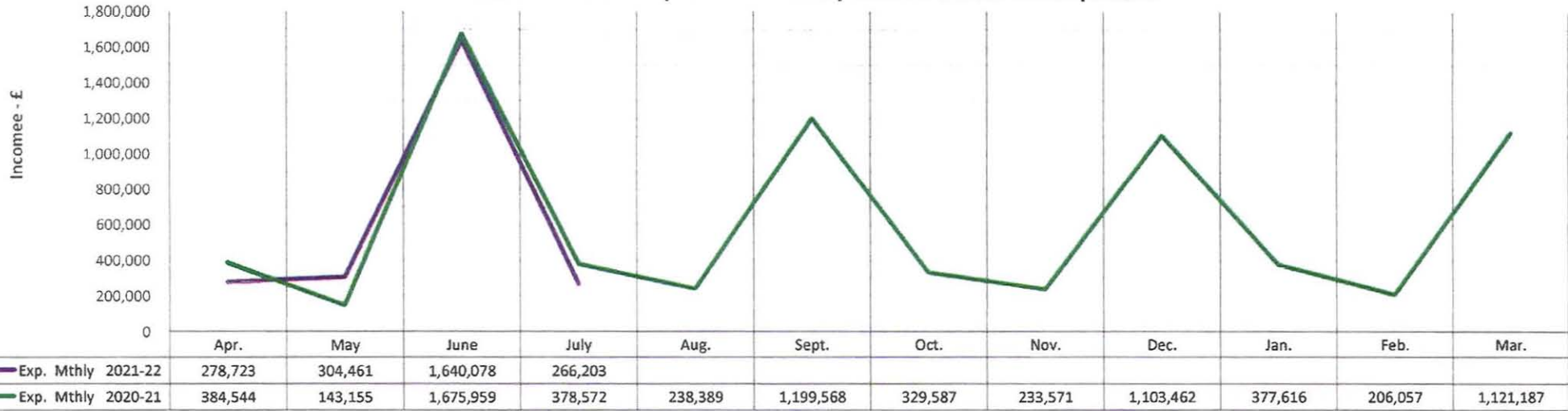


RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2021

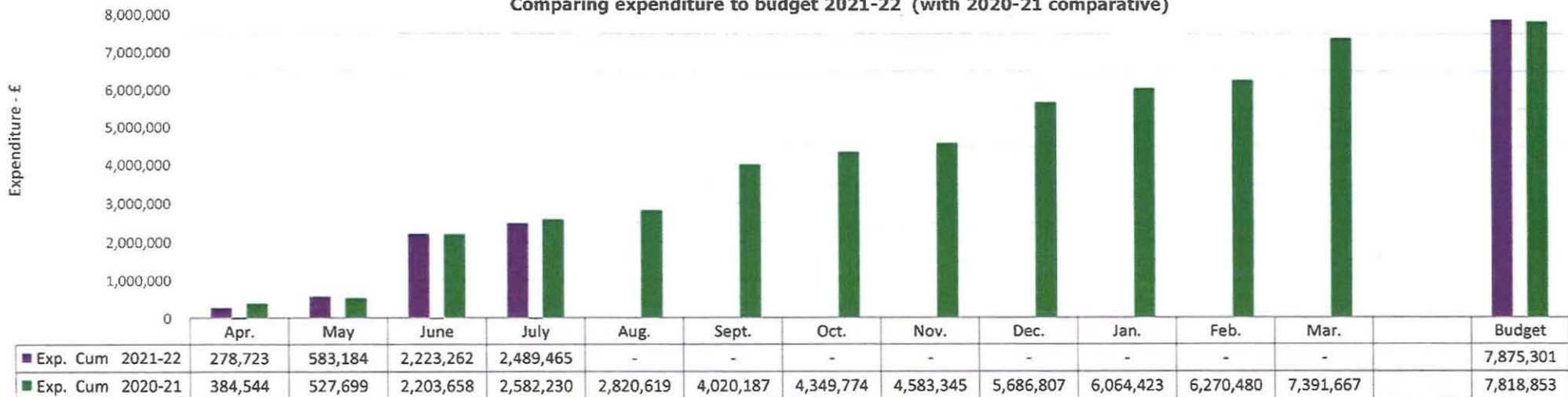
Appendix 2

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



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

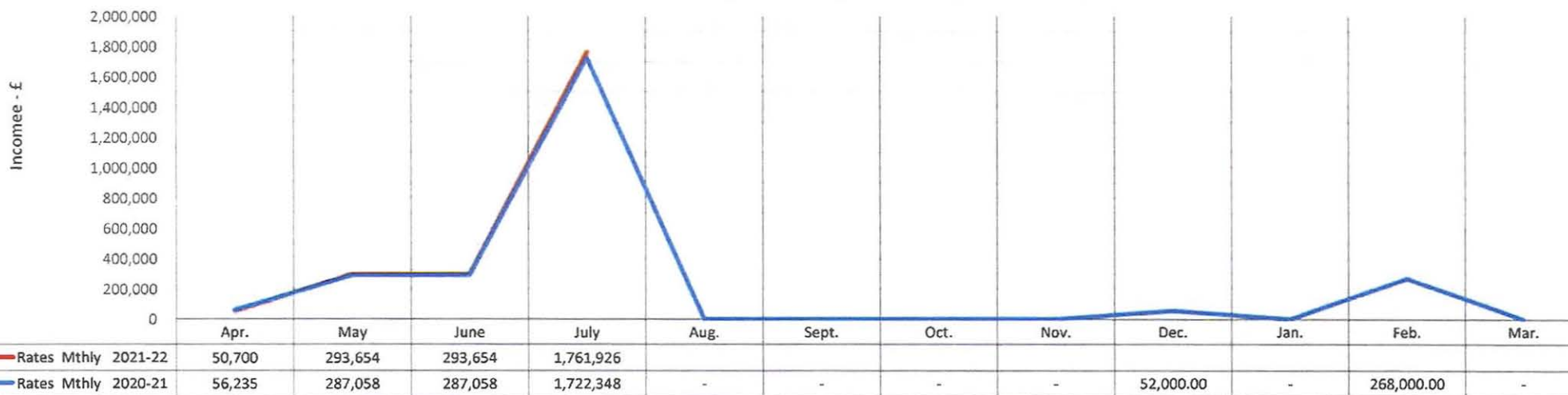


RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2021

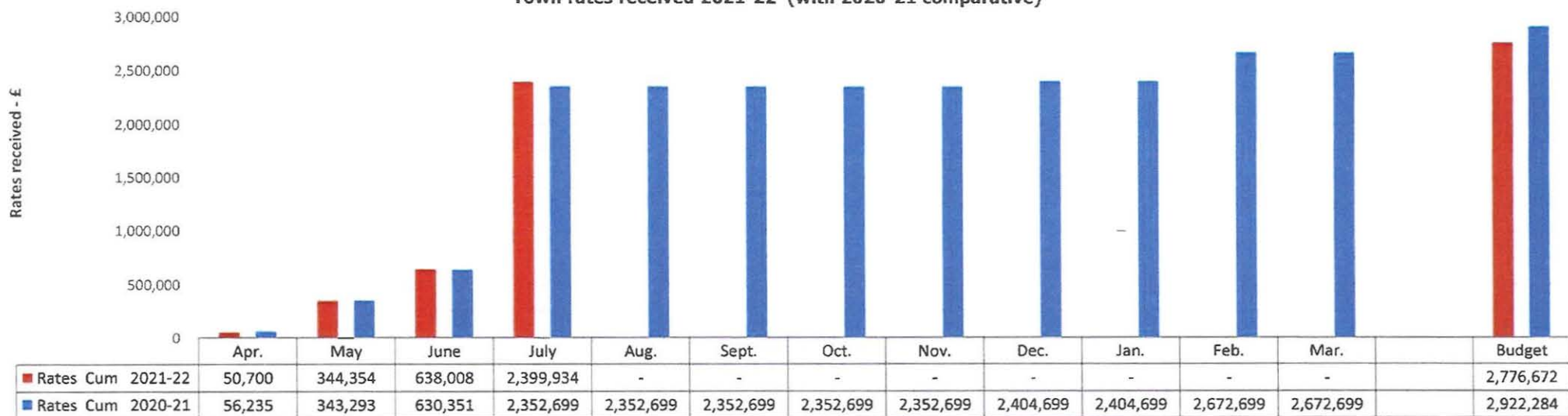
Appendix 2

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



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



RAMSEY TOWN COMMISSIONERS
QUARTERLY FINANCIAL INFORMATION RETURN 2021-22 - Appendix 3

	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £
General Revenue				
Rates Collected (by Treasury)	638,008	-	-	-
Salaries' Cost	231,071	-	-	-
Heat and Light	4,308	-	-	-
Members' Attendance Allowance	968	-	-	-
Legal Fees	1,032	-	-	-
Capital Loan Payments	818,870	-	-	-
Insurance Costs (net of Housing ins. costs)	-	-	-	-
Computer Expenses	7,951	-	-	-
Refuse Collection Costs	167,697	-	-	-
Parks Glens (Total Costs)	74,143	-	-	-

Housing

Rents received	850,953	-	-	-
Rates paid*	494,268	-	-	-
Repairs and Maintenance	130,387	-	-	-

*Annual rates paid in first quarter

Capital

Capital Projects	Loans received in period	-	-	-	-
Capital Projects	Social housing developments	17,810	-	-	-

Balances at Bank

General Revenue	646,758	-	-	-
Unapplied Capital Receipts	116,264	-	-	-

Reserve bank accounts

Housing Maintenance Reserve	131,604	-	-	-
Heating Maintenance Reserve	10,919	-	-	-

Other Income

Grant Assistance	-	-	-	-
Hire of buildings	17,443	-	-	-

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION SINGLE-USE PLASTIC
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

A consultation has been launched on proposed legal powers that could see the sale and distribution of a range of single-use plastic products (SUPs) banned in the Isle of Man. SUPs are used once, or for a short period of time, before being thrown away, and are more likely to end up in our oceans than reusable options.

Many of the products in the proposed legislation mirror the EU's Single-Use Plastic Directive which bids to ban the 10 most commonly found plastic items on Europe's beaches and promote sustainable alternatives.

Other countries have already banned many single use plastic items, however if passed, this legislation will make the Isle of Man one of the first jurisdictions in the British Isles to ban all the items listed under the EU Plastic Directive.

Items that could be banned include single use plastic carrier bags, cotton bud sticks, cutlery, drink stirrers, plates, straws, and sticks for balloons, food and beverage containers made of expanded polystyrene and all products made of Oxo-degradable plastic. The legislation also proposes a ban on personal care products that contain micro-beads.

The legal powers needed for the ban could be introduced using the Climate Change Bill which is expected to receive Royal Assent this year. The Bill was created as part of the Government's committed to achieve net zero carbon emissions by 2050. The ban would play a major part in the Isle of Man Government's commitment to significantly reduce plastic consumption in line with its climate change goals, and the Climate Change Action Plan Phase One.

Consumers and businesses have until 1 September to share their opinions.

The single use plastic plan is appended hereto for information.

Proposed regulations that will prohibit the sale, supply, manufacture and distribution of various single use plastic items and products containing microbeads. These regulations, if passed, will affect businesses and potentially individuals within the community. Government is consulting to seek views on the prohibitions, exemptions, enforcement and civil sanctions proposed.

The proposed regulations can be accessed below for reference throughout the consultation. https://consult.gov.im/environment-food-and-agriculture/climate-change-single-use-plastics-regulations-21/user_uploads/climatechange-singleuseplastics-regulations2021_final_draft.pdf

**Town Clerk's Report – Consultation Single-Use Plastic
August, 2021 – Public Continued**

In simple terms the proposed regulations provide for the prohibition of manufacturing using, or supplying products, which contain single use plastics, there are a number of exemptions.

4 Prohibition - single use plastic items

(1) A person must not, in the course of a business or the activities of a charitable or non-profit organisation, supply or offer to supply to an end user a prohibited single use plastic item listed in Schedule 1 (prohibited single use plastic items).

(2) Paragraph (1) does not apply to an excluded bag.

(3) Paragraph (1) is subject to the exemptions set out in Parts 2 and 3 of Schedule 2 (exemptions). Schedule 2 sets out exemptions from the prohibition in regulation 4. Part 1 lists excluded bags, i.e. the types and uses of single use plastic bags that are not prohibited. Part 2 sets out exemptions in relation to single use plastic straws for certain businesses and uses. Part 3 sets out exemptions in relation to single use plastic stemmed cotton buds for certain businesses and uses

5 Prohibition - microbeads

(1) A person must not use microbeads as an ingredient in the manufacture of any rinse-off personal care product.

(2) A person must not supply, or offer to supply, any rinse-off personal care product containing microbeads.

Members are invited to consider making individual responses or providing a response on behalf of the authority.

Recommendation: for discussion.

4th August 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

GD No: 2019/0040

July 2019

Single Use Plastic Reduction Plan for the Isle of Man Community



**Isle of Man
Government**
Reillys Ellan Vannin

**Sustainable
Island**

Foreword



In July 2018, the Single Use Plastic Reduction Plan for the Isle of Man Government was launched, setting out plans to significantly reduce single use plastic across government. Sustainability champions within each department are now taking this forward and driving change to substantially remove single use plastics across the public service.

Plastic pollution is a critical issue and one that negatively impacts the environment, wildlife and, potentially, our own health. Around 50% of all plastic produced is single use and, as such, represents an unsustainable use of oil, which is a finite resource. Plastic production also makes a significant contribution to greenhouse gas emissions and this plan is a step towards achieving net zero carbon emissions by 2050.

Our consumption of plastic is set to significantly increase over the next decade if no substantial changes are made. Here, we introduce a plan to reduce single use plastic across our community.

It is estimated that this plan could result in a saving of 630,000kg of plastic every year, for which the carbon footprint of production is estimated to be 3,780,000kg CO₂, the equivalent of burning 8,736 barrels of oil.

We are therefore taking action now, to:

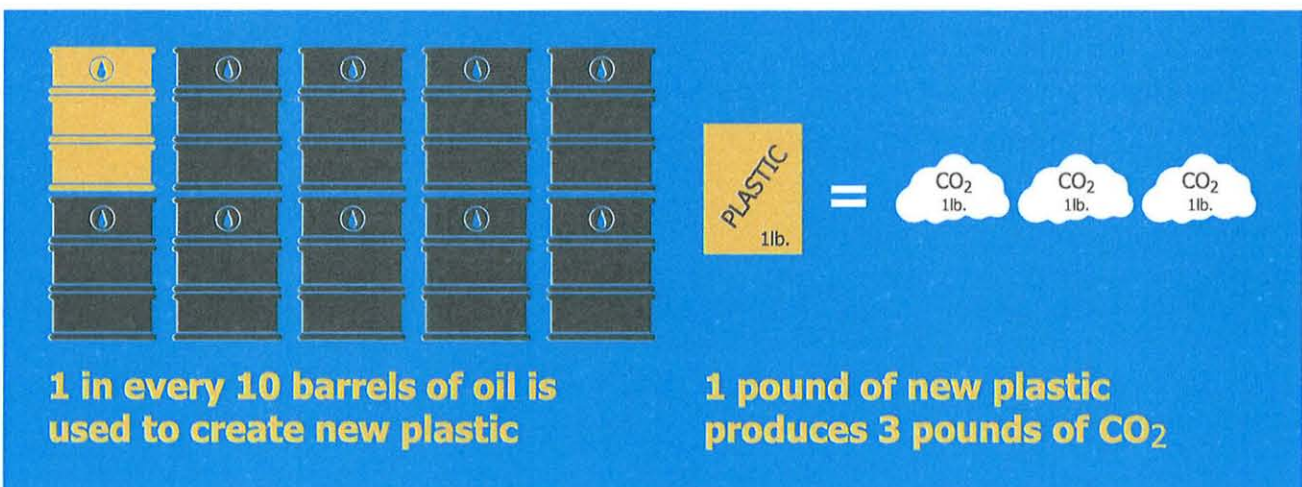
- Ban selected single-use products made of plastic in the Isle of Man
- Protect our environment by significantly reducing the amount of plastic entering our sea
- Reduce plastic usage to support the Island's carbon emission target
- Work with all areas of the community and economy to identify ways to remove all avoidable single use plastic packaging, throughout our lives.

Tackling the climate change emergency is a Government priority and Tynwald has committed to delivering a climate change action plan to achieve net zero carbon emissions by 2050. This will be delivered through a Climate Change Bill, for which we expect to have Royal Assent by early 2021.

As part of that Bill our focussed action on plastic waste will move us forward to substantially eliminate the use of single use plastics.

Our Government has committed to engaging all sectors of society to reduce their use of single use plastic and I introduce this Single Use Plastic Reduction Plan for the Isle of Man Community with the expectation that we will all continue to actively work together to cherish our environment.

Chief Minister
Hon. Howard Quayle MHK



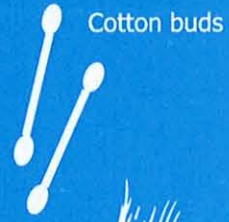
The issue	What we want to do	How we will achieve this	When
Plastic pollution from land, entering our oceans and waterways; unnecessary use of finite oil resource	Reduce consumption of single use plastic and encourage disposal of other plastics in appropriate waste streams	A legislative ban on the sale and distribution of the following single use plastic items: plates, plastic carrier bags, stirrers, straws (with necessary exceptions i.e. medical use), cutlery, polystyrene food containers for immediate use, polystyrene cups, plastic stemmed cotton buds, balloon sticks and oxo-degradable plastics	As soon as possible (using the powers introduced by the Climate Change Act expected in 2021)
		Consult local businesses to identify ways to reduce/remove unnecessary single use plastic packaging from goods	Immediately
		Work with Beach Buddies to develop a scheme that identifies and celebrates businesses that have removed/reduced all possible single use plastic from their premises	
		Incorporate plastic reduction into the judging criteria for competitions such as the Food and Drink Awards and the Biosphere Awards	
		Continue education and awareness campaigns on plastic pollution and single use plastic reduction	
		Work with local non-government organisations, schools and businesses towards the Surfers Against Sewage 'Plastic Free' Community Status	
		Coordinate with bodies outside of the Isle of Man to reduce plastic usage and pollution	
		The Programme for Government states: 'Complete the regional sewerage infrastructure', which supports this Plan. Closing off raw sewage outfalls drastically reduces flushed plastic on beaches (Beach Buddies data 2017 & 2018)	By the end of this administration, subject to obtaining the necessary planning approvals and site acquisitions
Plastic debris from the fishing industry entering our oceans and waterways	Encourage the fishing industry to dispose of their waste and end of life gear appropriately	Reinvigorate the existing Fishing for Litter Scheme, working closely with the Manx Fish Producers Organisation and the Manx fishing fleet	Immediately
Micro-plastics entering the world's oceans	Reduce micro-plastics entering the ocean from our Island	A legislative ban on the manufacture, sale and distribution of rinse-off personal care products that contain plastic micro beads	As soon as possible (using CCA expected 2021)
Low worldwide recycling rates for plastic. (only 9% of plastic used globally has been recycled since 1950)	Encourage our community to recycle more plastic and encourage manufacturers/retailers to produce/stock products with higher recycled content	As a matter of urgency, DOI and DEFA will engage with the Local Authorities to progress the recycling action plan for household waste which takes account of the Island's unique situation and therefore balances the practical, financial, environmental and carbon footprint aspects of all the recyclable household waste streams	The action plan with up to date clear targets, will be finalised over the next 12 months
		Consider a levy on beverage bottles that contain less than 30% recycled plastic content	As soon as possible (with a view to implementation using CCA expected 2021) or alternative legislation.
		A public consultation on the potential for a bottle return scheme on the Island	Autumn 2019



Cutlery and straws

Plastic on our beaches

Single use plastic items represent approximately 50% of marine litter on Manx beaches



Cotton buds



Bottles



Food wrappers



Food containers



Plastic fragments and polystyrene



Fishing gear

Plastic pollution affects fish or wildlife through choking, ingestion or entanglement

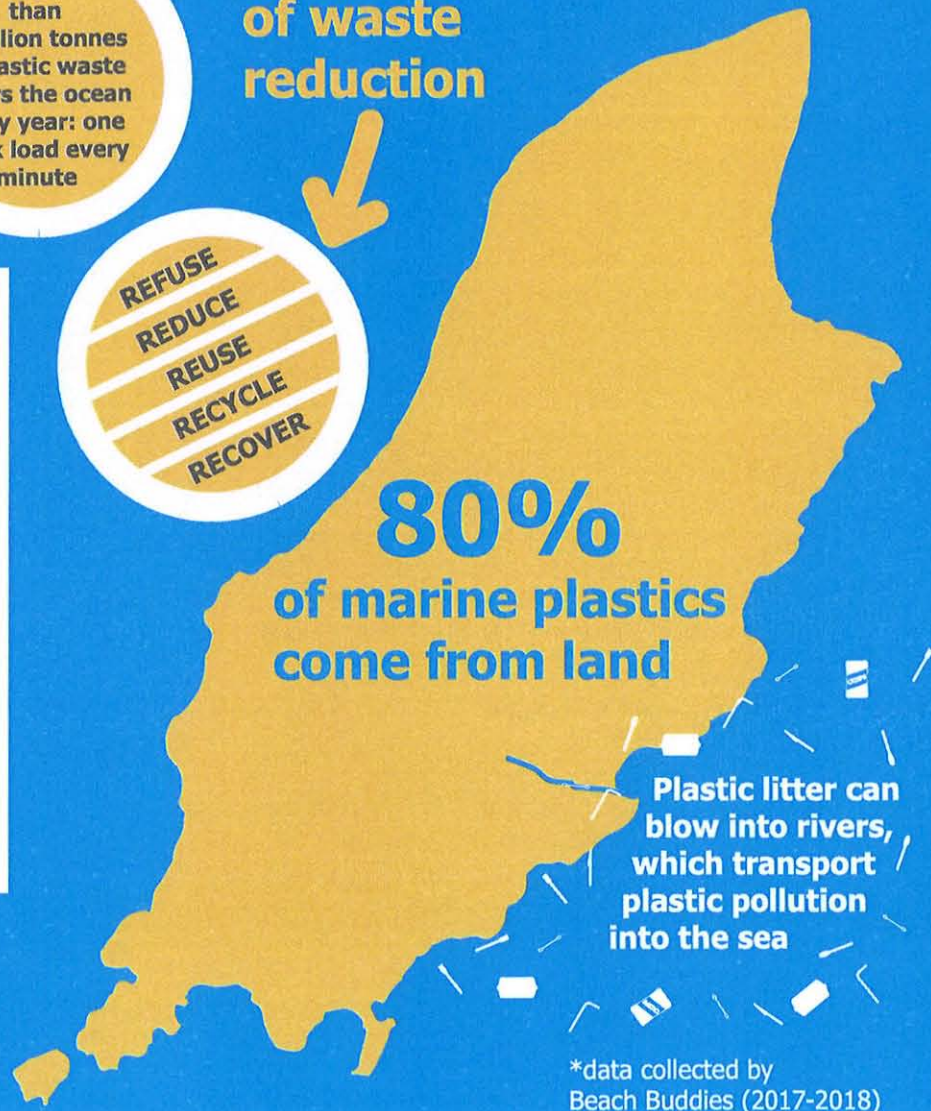
More than 8 million tonnes of plastic waste enters the ocean every year: one truck load every minute

The 5 Rs of waste reduction



How you can make a difference

- Use reusable items 
- Avoid flushing down plastics 
- Say no to single use plastics 
- Join Beach Buddies or 3 Pieces Of Plastic 



80% of marine plastics come from land

Plastic litter can blow into rivers, which transport plastic pollution into the sea

*data collected by Beach Buddies (2017-2018)

For more information



www.gov.im/plastics



plastics@gov.im



FSC Approved Paper

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
REGISTER OF PROTECTED BUILDINGS
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

The Department of Environment Food and Agriculture has confirmed that the War Memorial located at the Courthouse Grounds, Parliament Street Ramey has been added to the Island's list of protected buildings.

The addition of the War Memorial brings the number of protected buildings listed in Ramsey up to 44, this includes the Albert Tower located in Garff, as shown below.

Number	Address	Date added to Register
10	<u>Mysore Cottages, 37, 39, 41 & 43 Waterloo Road</u>	19/07/1983
79	<u>Ramsey Court House, Parliament Street</u>	26/04/1985
80	<u>Our Lady of the Star and Sea St Maughold's Roman Catholic Church, Queens Promenade</u>	26/04/1985
84	<u>St Paul's Church, Market Square</u>	27/11/1985
87	<u>Ramsey Youth Centre, Waterloo Road</u>	19/02/1986
88	<u>Lough House, Approach Road</u>	18/04/1986
90	<u>Ballure Church</u>	08/05/1986
139	<u>Warehouse building at 26 West Quay</u>	01/08/1991
144	<u>The Saddle Hotel, Parliament Street</u>	01/01/1991
151	<u>2, 4, 6, 8, 10, 12, 14, 16, & 18, Albion Terrace</u>	24/08/1994
152	<u>3, 4, 5, 6, 7, 8, 9 & 10 Auckland Terrace & West House</u>	24/08/1994
154	<u>Queens Pier</u>	06/02/1995
155	<u>Ballure Inn</u>	12/07/1995
176	<u>The Central Hotel</u>	30/09/1998

**Town Clerk's Report – Register of Protected Buildings
August, 2021 - Public Continued:**

206	<u>May Hill House (formerly Cronk Brae), May Hill</u>	18/10/2002
211	<u>Beach Cottage, Ballure Road</u>	27/01/2003
212	<u>Ballure Cottage, Ballure Road</u>	27/01/2003
214	<u>The Albert Tower</u>	27/01/2003
215	<u>Dunluce, Ballure Road</u>	27/01/2003
216	<u>Sea Cliffe, Ballure Road</u>	27/01/2003
218	<u>Riverside Cottage, Bridge Lane</u>	09/05/2003
219	<u>15 Riverside Cottages, Bridge Lane</u>	09/05/2003
220	<u>17 Riverside Cottages, Bridge Lane</u>	09/05/2003
221	<u>Bridge Inn, Bowring Road</u>	09/05/2003
246	<u>Beaconsfield Towers, Jurby Road, Ramsey</u>	31/07/2007
321	<u>Ramsey War Memorial, Memorial Gardens</u>	07/07/2021

It is understood that there are approximately 47 other buildings within Ramsey identified considered worthy of registration.

The effect of registration is that prior written consent, in the form of a planning approval, is required for the demolition, alteration or extension of the building in any way which would affect its character.

At the July meeting the Town Clerk was requested to submit an application to the Department of Environment Food and Agriculture seeking consideration for inclusion of the Ramey Swing Bridge on the protected buildings register.

Acknowledgement has been received from the Department's Chief Executive, Richard Lole, thanking the Commission for its letter and for information provided to support the request.

Mr. Lole advises that the Department has already undertaken the initial assessment for Ramsey Swing Bridge and considered it should proceed to further research stage. The matter has been passed to the Registered Building Officer who will be able to progress as part of the ongoing work.

Recommendation: to be noted.

2nd August 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RESIDENTIAL DESIGN GUIDE
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

A guidance document that helps people designing houses and extensions in the Isle of Man has been updated, with more emphasis on environmental issues such as climate change, biodiversity and active travel. The document is able to be viewed on the Government website using the following link:-

<https://www.gov.im/media/1364546/residential-design-guide-july-2021.pdf>

The Isle of Man Government says it is committed to reaching net zero by 2050 and buildings are one of the Island's largest contributors of carbon emissions so play a critical role.

The document applies to all residential developments including houses, flats and extensions, and aims to help everyone involved in the design of buildings to work together and improve the quality of the Island's built environment. It also encourages creative, innovative, and locally distinctive designs that respond to the changing needs of the Island.

When an application is accompanied by a design statement it provides an opportunity for people to explain how they have considered issues such as carbon capture, ecosystems, biodiversity net gain, sustainable drainage and active travel. Other areas that have been updated include guidance for flat roof extensions and more detailed content about trees.

At its July sitting Tynwald backed the Green Living Grant Scheme which will help people to reduce household carbon emissions and bills by making their properties more energy efficient. <https://www.gov.im/about-the-government/departments/cabinet-office/climate-change-isle-of-man/green-living-grant>

It is estimated that the £7.2m scheme, paid from the Climate Change Transformation fund, could significantly lower emissions in around 1,200 properties and save nearly 100,000 tonnes of CO2 entering the atmosphere - the equivalent to taking 1,500 cars off the road over the next 30 years.

Recommendation: to be noted.

3rd August, 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – AUGUST, 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:	3895	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/00585/B</u>	
PROPOSED:	Erection of a building to provide retail and office space, with associated access, parking, landscaping and drainage	
NOTES:	P.A. in Detail	
SITE:	Former Barry Curran and Farmers Combine Site, West Quay, Ramsey	
REF NO:	3910	
P.A. NO.:	<u>21/00696/C</u>	
PROPOSED:	Change of use from office to a gaming/entertainment lounge	
NOTES:	P.A. - Change of Use	
SITE:	2 - 4, Peel Street, Ramsey	
REF NO:	3911	
P.A. NO.:	<u>21/00744/B</u>	
PROPOSED:	Siting and cladding of a storage container to be used as motorcycle storage/workshop in rear garden and widening of existing driveway access (part retrospective)	
NOTES:	P.A. in Detail	
SITE:	1, Lezayre Park, Ramsey	
REF NO:	3912	
P.A. NO.:	<u>21/00802/B</u>	
PROPOSED:	Alterations and erection of extension to North West elevation	
NOTES:	P.A. in Detail	
SITE:	14, Gainsborough Crescent, Ramsey	

REF NO: 3913
P.A. NO.: 21/00810/C
PROPOSED: Change of use from motorbike workshop to leisure facility and kart repair workshop
NOTES: P.A. - Change of Use
SITE: **Unit 1B, Gladstone Park Industrial Estate, Ramsey**

REF NO: 3914
P.A. NO.: 21/00814/B
PROPOSED: Creation of a driveway and vehicular access
NOTES: P.A. in Detail
SITE: **2, Coburg Road, Ramsey**

REF NO: 3915
P.A. NO.: 21/00868/B
PROPOSED: Erection of an extension to the rear elevation and creation of raised decking
NOTES: P.A. in Detail
SITE: **46, Cloughbane Drive, Ramsey**

REF NO: 3916
P.A. NO.: 21/00937/C
PROPOSED: Change of use from light industrial to the assemblage, storage and sales of furniture goods
NOTES: P.A. – Change of Use
SITE: **Unit 24, Gladstone Park Industrial Estate, Ramsey**

REF NO: 3917
P.A. NO.: 21/00945/B
PROPOSED: Erection of a block of three single garages
NOTES: P.A. in Detail
SITE: **Land at existing garage development adjacent to Four Trees, 7, Westbourne Close, Ramsey**

REF NO: 3918
P.A. NO.: 21/00947/B
PROPOSED: Creation of a driveway and vehicular access
NOTES: P.A. in Detail
SITE: **Ballachrink, 3a, Coburg Road, Ramsey**

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

REF NO: 3919
P.A. NO.: 21/00955/B
PROPOSED: Removal of gable end parapet wall and installation of replacement
roof tiles and watergoods
NOTES: P.A. in Detail
SITE: **St. Paul's Church Hall, Market Place West, Ramsey**

B. Wallace
Technical Services Manager

11th August, 2021.

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – AUGUST, 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>
21/00283/B R.T.C. 3881	Alterations and erection of a two storey extension to existing bungalow	69, Cloughbane Drive	Meeting held: 21/04/2021 No Objection	19/07/2021 Application REFUSED
21/00646/B R.T.C. 3905	Erection of a building to provide ground floor retail use and first and second floor residential use	Market Hill Plot, College Street	Meeting held: 14/07/2021 No Objection	11/08/2021 Application REFUSED
21/00703/C R.T.C. 3909	Change of use of domestic garages to individual garage units	The Elms, Lezayre Road	Meeting held: 14/07/2021 No Objection	11/08/2021 Application REFUSED

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

<i>PA No.</i>	<i>Site & Proposed Work(s)</i>	<i>Details</i>
21/00283/B R.T.C. 3881	69, Cloughbane Drive Alterations and erection of a two storey extension to existing bungalow	The refusal is for the following reason(s): 1. The extension in terms of its size, increased footprint, closer proximity to woodland and the greater level of living accommodation within the extension; would all result in having a greater potential conflict with the adjacent woodland in the future, which in turn would represent an unacceptable risk to the adjacent woodland area which has a significant contribution to the street scene and overall amenity of the area therefore contrary to Environment Policy 3 & General Policy 2 of the Isle of Man Strategic Plan 2016.
21/00646/B R.T.C. 3905	Market Hill Plot, College Street Erection of a building to provide ground floor retail use and first and second floor residential use	The refusal is for the following reason(s): 1. The building in terms of size, design, scale and siting and the use of the ground floor as a retail unit are once again considered acceptable and do not have adverse impacts upon public or private amenities. However, the use of the upper floors as a residential apartment are considered contrary to General Policy 2 (h), in that the level of accommodation would not provide satisfactory amenity standards in itself; and in fact would fall far short of this requirement.
21/00703/C R.T.C. 3909	The Elms, Lezayre Road Change of use of domestic garages to individual garage units	The refusal is for the following reason(s): 1. It is considered the proposal would result in the loss of parking associated and directly connected with The Elms apartment block, which already has an under provision in parking, while also introducing potential significant conflicts to the residential amenities of The Elms contrary to General Policy 2 and Transport Policy 7 of the IOMSP 2016.

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**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
REFURBISHMENT CRONK ELFIN HOUSES
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has approved the application from Ramsey Town Commissioners, under Section 51 of the Local Government Act 1985, to borrow a sum not exceeding £2,043,298.32, over a period of 30 years, for the purpose of property refurbishments to 1-4 and 7-52 Cronk Elfin, Ramsey.

Arrangement will now be made for the signing of contracts and for the scheme to commence.

This project relates to 50 dwellings on the Cronk Elfin estate which form part of an estate of 52 public sector dwellings in terraced blocks.

Although the external render and roof finishes to the estate are in poor condition, the dwellings are otherwise in good condition with modern central heating systems, new doors and windows, refurbished kitchens and are well insulated. The internal layout and room sizes are good and gardens are generally satisfactory. However, the bathrooms are in need of refurbishment, and this was identified several years ago within the Commissioners forward stock refurbishment plans.

In late 2016, the Commissioners undertook a Pilot Scheme to refurbish a pair of semi-detached houses at Cronk Elfin, No's 5 and 6. The works included re-roofing, external re-rendering, new canopies and external lights, rear annex refurbishment, external garden fencing and bathroom refurbishment. The works were carried out with tenants in occupation. The Pilot Scheme was funded from the Commissioners housing reserves.

The Commissioners subsequently reviewed the Pilot Scheme and concluded that the scheme was very successful. The key conclusions are:

- The external fabric has been restored to a weatherproof condition which should last for at least 30 years.
- The refurbished houses are very attractive and look like 'new'.
- No major unforeseen construction difficulties were encountered during the works.
- It is viable to carry out the works with tenants in occupation. However, it was concluded that carrying out the bathroom work immediately in advance of the external fabric construction works will provide a more efficient work sequence and reduce tenant disturbance.
- A robust cost estimate for the entire estate can be based on tried and tested works.
- Tenant feedback from occupants and estate residents was very positive.

**Town Clerk's Report Refurbishment Cronk Elfin Houses
August 2021 Continued**

Project Scope

- Re-covering the roof of the properties
- Application of a new render system to the external walls and chimney stacks
- New porches and external lighting
- Refurbishment of the outbuildings
- Repair and/or replacement of the gates and front fencing
- Refurbishment of the bathrooms.

The refurbishment scheme was tendered in accordance with Government Procedures for Capital Schemes and the lowest tender accepted, the approval relates to authority to borrow monies to fund the project, the loan charges will form part of the Commissions Housing Account the annual deficit on which is met by Government.

The contract is programmed for 104 weeks following commencement.

Recommendation: to be noted.

11th August, 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
HOUSING PERFORMANCE AND STATISTICS 2021/22
AUGUST 2021 - PUBLIC**

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2021/22 - for Quarter One for year-end 31st March 2022.

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

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

Recommendation: To be noted.

Mark Close
Housing & Property Manager

9th August 2021.



Housing Performance and Statistics

2021/2022 – Q1

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

HOUSING PERFORMANCE DATA

2021/2022

1	Allocation Data	20/21	Q1	Q2	Q3	Q4	21/22	Notes
A	Total number of housing waiting list applicants	68	73					There are 56 applicants on the one-bedroom waiting list, 14 on the two-bedroom list and 3 on the three-bedroom list.
B	Total number of transfer waiting list applicants	16	17					Number on list at end of each quarter.
C	Number of housing waiting list allocations	31	12					Number of applicants from the housing waiting list that have been allocated a property.
D	Number of transfer list allocations	8	2					Property transfers adversely affect the voids list and incur re-let costs.
E	Number of Lodgers in RTC properties	3	2					New approved paying lodgers during the period. There are currently 6 paying lodgers in total.
F	Number of terminated tenancies	21	10					Tenants surrendering their tenancies. No possessions taken within this period.
G	Number of applicants withdrawn from the housing waiting list	16	3					Tenants voluntarily withdrawing their applications or removed from the list following a review.

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HOUSING PERFORMANCE DATA

2021/2022

2	Maintenance Data	20/21	Q1	Q2	Q3	Q4	21/22	Notes
A	Number of responsive repair requests	1400	274					Reported repairs.
B	Percentage of responsive repairs completed on time	95%	96%	%	%	%		Responsive repairs and void property re-let work takes priority over non-urgent work and planned projects.
C	Total number of void properties completed	58	12					Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	77%	60%	%	%	%		Target - 5 weeks standard, 12 weeks major (i.e. requires new kitchen, bathroom, damp remedial work). Void work was slowed during the Government's Covid-19 lockdowns.
E	Percentage of properties with valid boiler safety certificates	500 104%	125 25%	0 %	0 %	0 2%		Boilers are serviced every 11 – 12 months to remain safe and compliant within the 12-month target period. There are 480 boilers in total.
F	Percentage spend to date on maintenance budget	£755,235 93%	£133,293 16%	£ %	£ %	£ %		The previous year includes funds used from the Housing Reserve Fund for planned work.
G	Total number of out of hours emergency repairs carried out	189	82					Only emergency calls and repairs that are the responsibility of the Landlord are reacted to with an action.

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HOUSING PERFORMANCE DATA

2021/2022

3	Management Data	20/21	Q1	Q2	Q3	Q4	21/22	Notes
A	Percentage of gross rent arrears	£58,671 2%	£42,987 1.5%	£ %	£ %	£ %		The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	- -%	-	-	-	-		Property inspections are being carried out on tenancy terminations and transfers only at present.
C	Percentage of rent paid by cash, debit card including by telephone, cheque and Standing Order	37%	36%	%	%	%		Cash 31%, cheque 2%, debit card 36% and Standing Order 31%.
D	Percentage of rent paid by direct debit	48%	48%	%	%	%		
E	Percentage of rent paid direct by the DHSC	15%	16%	%	%	%		
F	Housing newsletters issued	1	0					Issues normally distributed every March and September.

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4	Capital Projects	Notes
A	Cronk Elfin External Refurbishment of 50 properties	Tender Action Stage (I3) is complete and the Board have agreed to proceed with a tendering contractor to construction. A petition to borrow the funds has been submitted to the Department/ Treasury and awaits approval.
B	Close Woirrey Re-development	The design development stage is complete, and the building regulations and planning approvals are in place. The Mayfield sheltered housing complex is required to be constructed before the commencement of Close Woirrey. The Mayfield project is due for completion in September 2021.
C	External refurbishment of 7 properties situated on Upper Queens Pier Road	Practical completion was achieved on the 5 June 2020 and completed within the construction budget. The works are being monitored to establish if the remaining properties in the estate would benefit from the same refurbishment treatment.
D	New Heating Boilers at Close Y Chibbyr Ghlass	New gas boilers have been installed under a Capital funded scheme which complete early December 2020. The tenants seem generally content and the indication and feedback from tenants show that the tenants are saving on their heating bills.
E	Air Sourced Heat Pumps at Close Caarjys	Air sourced heat pumps have been installed in 18 out of the 22 properties in Close Caarjys. The installs have been successfully completed and have proven successful in both energy cost and the quality of heat and hot water following the feedback from the tenants. The 4 remaining properties will have heat pumps installed when the boilers in these properties are no longer cost effective to repair.

HOUSING PERFORMANCE DATA

2021/2022

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

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

Housing & Property Managers notes:

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

Rent arrears are continually monitored and pursued.

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

Property inspections have proven to be a good line of communication and engagement with our tenants. Although these have been suspended during the Covid-19 pandemic, this will recommence at a later date.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
PUBLIC SECTOR RENTS 2022-23
AUGUST 2021 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure (Department) is seeking local authority views on the levels of rent, and allowances for maintenance and administration, to be considered for the forthcoming financial year 2022/23. The Department have stated the below:

“Over the past year we have seen unprecedented changes in Housing due to the ongoing impact of the Covid 19 pandemic. A large proportion of Housing providers are reporting increased rent arrears as their tenants are being challenged by loss of employment and fluctuating income.

In addition to rent arrears many of our colleagues across the sector and within the wider Department are reporting significant increases of the costs of maintenance resources, and in some cases complete unavailability of certain essential materials. You will also be aware of the increasing gap between public and private rental levies making this perhaps the most challenging rental setting decision in recent times.”

In line with the process, and with these extreme circumstances in mind, the Department is seeking the views of the housing authorities on any change to the rental levy and allowances for the next financial year.

The Department would like to make housing authorities aware that any proposal will have a direct influence on affordability, but also the income received from tenants and the contribution that makes will support the cost of administering and maintaining properties day to day and any capital investment needs.

Formal feedback is required to be provided no later than Friday the 10th September, 2021, for collation, when, as in previous years, views and supporting evidence will be considered by the Minister when making his decision.

For ease of reference the following historical information is provided:

Rent increases over previous 5 years:	
April 2017	2.0%
April 2018	3.1% (with 1.1%, ring-fenced to assist with maintenance)
April 2019	2.1%
April 2020	1.9%
April 2021	1.0% (no uplift to allowances, instead, the total sum of the increased rent must be spent on maintenance activities only)
Allowances 2020/21:	
Administration	5.5%
Maintenance	25.1%
Community	8.4% (Sheltered providers only)

Housing and Property Manager's Report – Public Sector Rents 2022 – 23
August, 2021 – Public Continued

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

For your further information, the inflationary index applied by the Government is CPI.

CPI over last 12 months:

2020						2021					
July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
-0.2%	-0.3%	-1.7%	0.7%	-0.3%	-0.2%	-0.9%	-1.0%	-0.2%	0.8%	3.5%	3.7%

Due to COVID restrictions on travel, the reported inflation rate for November 2020 until April 2021 excluded air and sea travel. However, as the restrictions have now eased, from May 2021, the inflation rate includes air and sea travel.

(Source: IOM Inflation Report May 2021, Economic Affairs, Cabinet Office, June 2021)

Property Type	2021-22 £ excl. rates	1.0% Increase £ per week	2.0% Increase £ per week	3.0% Increase £ per week
2 Bed Bungalow	90.68	0.91	1.81	2.72
1 Bed Flat	66.68	0.67	1.33	2.00
2 Bed Flat	90.44	0.90	1.80	2.71
2 Bed House	92.90	0.93	1.86	2.78
3 Bed House	109.53	1.10	2.19	3.29
4 Bed House	135.07	1.35	2.70	4.05

Ramsey Town Commissioners, along with other public sector housing authorities, receive Tynwald support, through the Department of Infrastructure, towards the annual deficit, where such exists, on the operation of its public sector housing. In simple terms the deficit is the shortfall of rent income to annual expenditure where the level of rent charged is determined by Government and expenditure is contained within certain parameters. At present those parameters are that 5.5% of rent receivable may be used towards the cost of administration of the housing stock and 25.1% of rent receivable may be expended on maintenance of the housing stock including all annual and cyclical servicing costs (boiler, electrical servicing, testing etc.), and reactive and proactive maintenance including general repairs, painting etc.

The community reserve fund relates to sheltered housing only and is an allowance to cover costs associated with repairs and improvements for the buildings' communal facilities.

The deficiency calculation is based on the following three elements:

- Income
- Allowances and;
- Borrowing.

Housing and Property Manager's Report - Public Sector Rents 2022-23 August, 2021 - Public Continued
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For the financial year 2020/2021 the deficit on the Commission's housing stock was £1,035,567, this included a rent increase of 1.9%, and an allowance of 5.5% for administration and 25.1% for maintenance. The deficit is detailed in the following table:-

Ramsey Commissioners 2020/21 Rent Year

Rent receivable	£2,840,238
less allowance for void property @ 2.0%	<u>(£56,805)</u>
Rent income	£2,783,433
less	
Administration allowance 5.5% of rent receivable	(£156,215)
Maintenance allowance 25.1% of rent receivable	<u>(£712,908)</u>
	£1,914,310
Less	
Borrowing on capital schemes	(£2,949,877)
Deficit for year	(£1,035,567)

At the time of estimate the Commission had 557 public sector houses, so the estimated deficit can be expressed as £1,859.19 per house for the year or £35.75 per house per week.

The annual deficit on the whole housing stock is of course discounted by the historic cost of property, older property will have comparably lower loan charges however these may increase when capital funded refurbishment takes place.

Recommendation: for discussion and to report back to the Department before the 10th September, 2021 on the Board's views on any change to the rental levy and allowances for the next financial year, 2022/2023.

Mark Close
Housing and Property Manager

11th August 2021.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
CAR BOOT SALE
AUGUST 2021 - PUBLIC**

Mr. Chairman and Members,

The Commission has previously given permission for Miss Louise Hitchen to hold charity car boot sale in aid of Greenhills Animal Sanctuary in the car parking spaces adjacent to the rugby pitch or on the grassed area between the rugby pitch and the Ramsey Park Hotel. This took place on Sunday 25th July, 2021, and raised £310 for the charity.

Miss Hitchen has requested to hold a further car boot sale in September raising money for Manx Bird Aid.

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

10th August 2021

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
MASONS IN THE PARK EVENT
AUGUST 2021 - PUBLIC**

Mr. Chairman and Members,

The Commission gave permission for the Northern Freemasons to hold a "Masons in the Park" family event on the afternoon of 7th August 2021.

The event attracted a good attendance and included a range of activities raising more than £1,100 for the chosen charities.

The organisers wished to thank the Commission for allowing the event to take place and are seeking permission to stage an extended event in the Mooragh Park on Sunday 7th August 2022. They are making an early request so that planning can commence for the event. This date (the first Sunday in August) does not clash with other established events with the Mooragh Park.

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

11th August 2021

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
RAMSEY SKATE PARK
AUGUST 2021 - PUBLIC**

Mr. Chairman and Members,

Mr Andrew Storey has requested permission to install two additional features in the Ramsey Skate Park. The features would be a “round rail” and a “grind box”. The rail would be made of steel and the ledge made of concrete.

The illustration below shows the proposed locations of the new features.



Mr Storey has set-up a “GoFundMe” page to crowdfund the costs of creating the features. At the time of writing £576 of the £1,000 target had been raised.

Mr Storey and his friends had previously funded a slappy curb at the Skate Park which was installed by Commission’s staff. This has proved to be very popular.

Mr Storey is seeking permission from the Commission for these items to be installed within the Skate Park. If Members are supportive of this request Members may also wish to confirm that Commission staff will install the features when they are complete.

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

10th August 2021

**RAMSEY TOWN COMMISSIONERS
NOTICES OF MOTION
AUGUST 2021 PUBLIC.**

Mr. Chairman and Members:

The following Notices of Motion, dated 9th July, 2021, were submitted in the name of Mr. F. B. R. Williams, Town Commissioner: In accordance with Standing Order 14 notice of the motions was given at the July meeting, being the meeting preceding that at which the matters are brought forward.

“Notice of motion for the board to consider changing standing orders to remove the role of Lead Member for Parks and Leisure by merging the parks responsibilities and staffing with the existing Lead Member for Works and Development and the leisure responsibilities with the existing Lead Member for Finance and General Purposes, thus creating “Works, Parks and Development” and “Finance, Leisure and General Purposes” (naturally Deputy Lead Member’s responsibilities would also follow suit). In the past when some members have been unable to take on responsibilities and/or there have been a reduced number of members attending the AGM the board has struggled to elect enough willing members to all positions. This would merge the responsibility of a lead and deputy member in order to ease this strain on the board.”

“Notice of motion for the board to consider changing standing orders to create a ‘Safety Representative’ to act as the representative for the Northern Traffic Liaison Group, the Northern Neighbourhood Policing Team and one of the representatives of the Ramsey Regeneration Committee.

To create a ‘Community Representative’ to act as the representative for the Manx Wildlife Trust, the Ramsey Chamber of Commerce and the other representative of the Ramsey Regeneration Committee, and finally

To remove the representatives of the Municipal Association and the town’s associated fees. This again (as my first motion) is to ease the strain on the board members by merging responsibilities for members and also removing some responsibilities. If this motion passes it will reduce the number of representatives from 14 to 6.

The aforementioned Notices of Motion comprise amendments to Standing Orders and therefore are subject to approval or otherwise by the Board. Any amendment which is approved requires to be confirmed at the subsequent ordinary meeting, following approval, before it becomes valid. (Standing Order 37).

**Notices of Motion –
August 2021, Continued:**

“Notice of motion for the board to consider the reduction of the number of elected representatives from 12 to 8 and to remove the wards division throughout the town. This subject has been brought up on several occasions including by members of the public and so far the board has voted against it. As the recent election result has shown there is not enough constituents willing to stand for election to make up the entirety of the 12 seats. Reducing the number to 8 representatives - to take effect whenever the board next reaches 8 through resignations or the next election - will greatly improve the chances of an election in the future.

The removal of the wards Division will ensure anyone standing has the whole town from which to secure a Proposer, Seconder and further 8 nominations, which could also be a factor in the lack of constituents willing to stand. Furthermore, in the past the amount of responsibilities through Lead members, Deputies and Representatives has been cited as reason for keeping a large board. If the above motions are passed they will potentially greatly reduce the amount of responsibilities to be divided across members.”

Amendments to the membership of the Board, in terms of numbers, or the Ward numbers or boundaries, are required to be undertaken in accordance with the provisions of the Local Government Act 1985. The process is detailed in Section 9 of the Act :-

9 Division of District into Wards, etc

(1) The division of any district into wards, and the allocation of members of the local authority for the district to such wards, existing at the commencement of this Act shall continue to have effect, subject to the following provisions of this section.

(2) The local authority for any town district or village district may make a scheme with respect to its district, and the Department may make an order with respect to a parish district, for all or any of the following purposes-

- (a) the division of the district into wards;
- (b) the alteration of the number and boundaries of the wards;
- (c) the abolition of wards;
- (d) the alteration of the number of members of the local authority;
- (e) the holding of a fresh election of members of the authority following any such division, alteration or abolition.

(3) A local authority which has made a scheme under subsection (2) may, after giving such notice as may be prescribed, submit the scheme to the Department, and the Department may by order give effect to the scheme, with or without modifications, from such date as may be specified in the order.

(4) An order under subsection (2) or (3) may contain such incidental, consequential, transitional or supplemental provision as appears to the Department to be necessary or proper for the purposes of the order.

(5) Before making an order under subsection (2) or (3), the Department shall cause an inquiry to be held.

(6) An order under subsection (2) or (3) shall not have effect unless it is approved by Tynwald.

10th August, 2021.