

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

www.ramsey.gov.im

10th February, 2022.

Mr. Chairman and Members,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held at 7.00 p.m. on Wednesday evening next, **16th February, 2022**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. **Apologies for Absence:** Messrs. A. J Oldham and L. I. Singer
2. **Minutes for Adoption:** page(s): 1 – 12
 - Minutes of Board Meeting held on 17th January, 2022.
3. **Matters arising not included within the Agenda.**
4. **Matters for Information:** page(s): 13 - 15
 - Action Tracker – February, 2022.
5. **Finance and General Purposes:** page(s): 16 - 29
 - Town Clerk's Report(s):
 - Mountain Road Closure
 - Deputy Town Clerk's Report(s):
 - Register of Members' Interests – Revision of Standing Orders
 - Street Trader's Licence – Manx Whippy
 - Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Quarterly Financial Return

6. Works and Development:

page(s): 30 - 31

- Technical Services Manager's Report(s):
 - Planning Applications

7. Housing and Property:

page(s): 32 - 39

- Housing and Property Manager's Report(s):
 - Housing Performance and Statistics 2021/22

8. Parks and Leisure:

page(s): 40

- Deputy Town Clerk's Report(s):
 - Sand Racing – 10th April, 2022

9. Any other Business:

page(s):

(by permission of Chairman - any will be advised)

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



T. R. K. Cowin,
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, 19th January, 2022, at 7.00 p.m.

Present: Mr. A. J. Oldham, Ms L. L. Craine, Messrs' A. R. Beighton, G. S. Court, R. D. Cowell, S. R. Kelly, J. McGuinness, L. Parker, F. B. R. Williams and W. G. Young.

Apologies: Messrs Rev Canon N. D. Greenwood and L. I. Singer.

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

The Town Clerk took the opportunity, having particular regard to an item further within the Agenda and in terms of Standing Orders of the need to clearly declare interests and also of rising to speak, also in terms of Standing Orders and which is beneficial because of the poor acoustics in the Boardroom exacerbated by "social distancing" .

Mr. Cowell declared an interest in one of the Planning Applications to be considered.

(2021/22:276) Minutes:

Resolved: That the Minutes of the Board Meeting held on 15th December, 2021, and the Special Board Meeting held on 21st December, 2021, be confirmed and signed by the Chairman.

(2021/22:277) Matters Arising:

No matters were raised.

Matters for Information:

(2021/22:278) Action Tracker January, 2022:

Resolved: To note the "Action Tracker" to 13th January, 2022, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Ramsey North Beach – Mr. McGuinness asked that the matter be updated within the "tracker". The Deputy Town Clerk advised he would pursue the provision of distance markers.

Shelter Public Art – Mr. Parker asked if the theme of the third shelter to be decorated could be made known and further publicity be given. The Deputy Town Clerk advised that he would discuss the matter with the parties involved to determine their wishes.

(2021/22:278) Action Tracker January 2022 Continued:

Changing Huts Mooragh Promenade – The Deputy Town Clerk advised, in response to a query from Mr. Kelly, that bathing water quality monitoring was ongoing over a period of time and not dependent on one test.

Empty Pubs – the Deputy Town Clerk advised, in response to a query from Mr. Williams, that he would soon be able to report on one specific public house and that plans for others might be forthcoming when licences are considered at the Triennial Licensing Court to be held in the near future.

Finance and General Purposes:

(2021/22:279) Town Clerk's Report – Abolition of Town Wards:

Members considered the Town Clerk's report dated 6th January, 2022, concerning the suggestion that the Town Wards be abolished. Discussion ensued during which Mr. Cowell expressed his understanding that the matter was to be considered at a special meeting. Ms Craine proposed the matter be deferred pending finalisation of the boundary extension. Mr. Kelly seconded the proposal.

Mr. Williams proposed that the matter be progressed immediately in view of the perceived barrier between the wards. This was seconded by Mr. Young. General discussion ensued which included the low poll percentages and the possibility that delay could allow progression of electronic voting, suggestion that the Commission instigate a public inquiry prior to submission of a scheme; the views of Douglas Corporation following their recent change to ward boundaries, the need to ensure fuller democracy throughout the town. The original proposal was then put to the vote.

Resolved: That the matter be deferred until finalization of the boundary extension. This was carried by 6 votes to 4. Messrs. Beighton, Cowell, Williams and Young voting against.

(2021/22:280) Town Clerk's Report – Sale of Land - Mayfield:

Resolved: To note the Town Clerk's report dated 6th January, 2022, concerning the covenant applied to the sale of land at Mayfield by the Ramsey Town Commissioners to the Ramsey and Northern Districts Housing Committee. Having met the conditions of the original agreement the covenant that would see the land revert to the Ramsey Town Commissioners is no longer enforceable.

(2021/22:281) Finance Officer's General Report:

Resolved: To note and approved the Finance Officer's general report dated 12th January, 2022.

Works and Development:

(2021/22:282) Town Clerk's Report – Additional Electric Vehicle Charging Points Market Square:

Members considered the Town Clerk's report dated 16th December, 2021, concerning the request made by the Manx Utilities Authority to install additional electric vehicle charging points at the Market Square. Members queried the possible loss of regular parking spaces, whether the situation could be monitored, whether the spaces could be used by non-electric vehicles for parking, the advantages of attracting drivers of EV to the Town and noted the increasing number of EV's being driven.

Mr. McGuinness advised members of his understanding that, in statute, the spaces are not restricted to electric cars and in so doing proposed that the request be approved. The proposal was seconded by Mr. Williams and carried by 9 votes to 1, Mr. Young voting against.

(2021/22:283) Town Clerk's Report – Ramsey Quay Planning Application:

Resolved: To note the Town Clerk's report dated 10th January, 2022, confirming that the Department of Infrastructure has withdrawn the current planning application in respect of their proposals to redevelop the Ramsey Quayside.

(2021/22:284) Technical Services Manager's Report - Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 12th January, 2022, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted subject to the following:-

Mr. R. Cowell declared an interest, as owner of the property and withdrew from the meeting during discussion of the following application:-

REF NO: 3946
P.A. NO.: 21/01561/B
PROPOSED: Installation of awning, disabled ramp access and new shop front
NOTES: P.A. in Detail
SITE: **1, Dale Street & 2, Market Place, Ramsey**

Discussion ensued during which members were informed of one letter of objection, suggesting that the neighbourly good-will was "being tested" because of the proposed ramp location. The comments made by the Department of Infrastructure concerning the location of the ramp was read, in that it is against their policy and should be contained within the curtilage of the property. Members queried whether the benefits outweighed the problems but expressed concern that a precedent might be set. Mr. Parker expressed concern that the awning should be sympathetic to neighbours. Ms Craine queried if views are sought from those of visual impairment and was advised that this was routinely considered by the Planning Committee.

(2021/22:284) Technical Services Manager's Report - Planning Applications Continued:

A proposal was put by Mr. Williams that the application be supported as the benefits outweigh any perceived problems. The proposal was seconded by Mr. Court.

An amendment was put by Mr. McGuinness and seconded by Mr. Kelly that the Commission make no objection to the application was put to the vote and carried unanimously.

Mr. Cowell returned to the meeting at this stage.

REF NO: 3947
P.A. NO.: 21/01571/B
PROPOSED: Erection of a detached garage and storage building (part retrospective)
NOTES: P.A. in Detail
SITE: **1, Kneale Court, Cloughbane Drive, Ramsey**

Members were informed that the description is considered misleading in that the garage does not meet sizing standards. It was noted that an objection, which was read, had been made by the Department of Infrastructure that the entrances are not in accordance with their existing policies. It was suggested that the matter be left with the Planners to take enforcement action.

Resolved: That following a proposal by Mr. Cowell, seconded by Mr. Beighton and agreed that the Commission make no objection to the application and trust the Planners to take any necessary enforcement action.

RTC Application 3808 – Development Lower Milntown Farm

Attention was also drawn to RTC application 3808 for development at Lower Milntown Farm – Residential Development of 138 dwellings. Members were informed that the application seeks to reduce the number of dwellings and were informed that the development of the site would not accord with the phasing programme set out in the West Ramsey Development Framework [WRDF]. At present there is no extant planning approval for the development of Area 1 of the WRDF. Furthermore, the development approved on Areas 2, 3 and 4 of the WRDF is not substantially complete. In particular, the neighbourhood centre development provided as part of the consent for the existing Auldryn Walk development under PA03/01846/B has not been completed.

The development as proposed fails to comply with Paragraphs 13.2, 13.3 and 13.4 of the WRDF which provide for a new distributor road between Gardeners Lane and the development site, and for a new access road to be constructed linking Gardeners Lane to Poyll Dooey Road. Concerns were also raised that the sewage system would not cope with the additional volume of waste and lighting along the main road from the Town boundary to the entrance of estate was inadequate.

Resolved: That following a proposal by Mr. Kelly seconded by Mr. Cowell and agreed that an objection be made to the application.

Parks and Leisure:

(2021/22:285) Deputy Town Clerk's Report – Gran Fondo:

Members considered the Deputy Town Clerk's report dated 11th January, 2022, conveying the request made by the organisers of Gran Fondo to stage an event on 16th / 17th July 2022, and seeking logistical support.

Resolved: Following a proposal by Mr. Court, seconded by Mr. McGuinness to approve the request and offer logistical support.

Members queried the clarity and ease of access of details provided by the organisers with regard to road closures and expressed concern at the loss of BMX facilities. The Deputy Town Clerk informed members that the road closure affecting the BMX course is only for an early part of one day after which the BMX course is available, but he will convey the Commission's comments to the organisers.

(2021/22:286) Deputy Town Clerk's Report – Mooragh Area Sporting Events:

Members considered the Deputy Town Clerk's report dated 11th January, 2022, conveying the request made by the Manx Tri Club to stage events within the Mooragh Park during 2022 and seeking logistical support therefor, including support for a road closure application.

Resolved: That following a proposal by Mr. Court, seconded by Mr. Williams and agreed to grant permission and provide the support requested.

(2021/22:287) Deputy Town Clerk's Report – Shennaghys Jiu:

Members considered the Deputy Town Clerk's report dated 11th January, 2022, conveying the request made by Shennaghys Jiu for support of the 2022 Festival by way of use of the Town Hall for their Opening and for staging an Exhibition, and for logistical support by way of a road closure to facilitate activities at the Courthouse Grounds.

Resolved: That following a proposal by Mr. Court, seconded by Mr. Parker and agreed to provide the support requested.

Any Other Business:

(2021/22:288) Matters Raised by Public – Register of Members' Interests:

Members noted the request made from a member of the public with regard to "the implementation of a register of members' interests". Members were reminded that such register exists and a link thereto is on the website and were reminded of the requirement to declare interest in terms of existing Standing Orders.

(2021/22:288) Matters Raised by Public – Register of Members' Interests Cont:

Mr. McGuinness expressed the view that the link is not too obvious and suggested that the information provided was not what was being sought, he queried what would be allowed under GDPR and proposed that the Commission bring the matter to the fore on the website and query, from Tynwald the extent of declarations. Ms Craine seconded the proposal.

Mr. Cowell was in support of a "live data-base" and would be happy to submit any information required. Mr. Williams, agreeing, moved an amendment that the Commission provide a "live data-base" on their website and move to update the information provided thereon. Mr. Cowell seconded the amendment.

The amendment was put to the vote and carried by 6 votes to 4 Ms Craine and Messrs. Court, McGuinness and Oldham voting against.

Mr. McGuinness expressed concern at what is recorded and queried whether the Commission should amend their Standing Orders.

Mr. Parker proposed that a Motion be presented to the February 2022 Board Meeting to amend Standing Orders. This proposal was seconded by Mr. Beighton and carried. Ms Craine queried what Tynwald members were required to declare and suggested an amendment to defer until such time as this is known. Mr. Parker advised that this comment did not constitute an amendment and the suggestion was neither seconded nor put to the vote.

(2021/22:289) Representative Report(s):

Members considered the representative Reports submitted by Mr. McGuinness. The report of the meeting of the Isle of Man Municipal Association was noted without further comment.

Mr. McGuinness opened his report on the meeting of the Northern Local Authorities Swimming Pool Board for debate, he had mixed view but in opening the matter for debate suggested the Commission should not be in favour of imposed rate contribution to fund the pool.

It was noted that the consultation with each authority had not taken place and the Swimming Pool Board had been rushed by Government in considering the matter of funding a budgetary deficit of £46,000 in respect of the operation of the pool. Members noted the proposed actions of the Board "With the options available considered and agreement from all members that the Pool should not reduce its hours and services to the community the Board resolved to write to the departments involved advising that the Board would request an amendment of the Northern Swimming Pool Board Order 2000 to increase the rate able to be raised from 2.5p to 6p in order to meet current operating costs but to express our dissatisfaction at the manner in which the Board feel they have been forced to take this choice without opportunity to consult with the affected Local Authorities. The Board members also resolved to revert to their respective authorities and obtain a response on this position to be communicated to the Pool and directly to the Departments."

(2021/22:289) Representative Report(s) NLASPB Continued:

Members expressed concern that the NSC was totally Government funded and all other pools funded by those authorities comprising the respective regional boards. Members felt that the matter should be pushed to the DESC but recognised this might be futile action. Mr. McGuinness advised that recent pool costs could not be fully examined because of NSC closures and Covid and that regional pools were facing problems in their own ways.

Mr. Cowell proposed that the Commission oppose any enforced rate increase and again push to promote rate reform.

In seconding the proposal Mr. Parker proposed that the Commission convey their concerns to the DESC, suggest the NLASPB to contact local Members of the House of Keys; Government should fund any deficit and future funding be centralised. Mr. Parker did not however agree to the section of the proposal regarding rate reform.

Mr. Parker proposed an amendment that the Commission support the NLASPB and seek to have funding centralised. The amendment was seconded by Ms Craine and agreed. Mr. Williams asked that the matter be included on the agenda for the forthcoming meeting between the Commissioners and the Member of the House of Keys for Ramsey.

(2021/22:290) Mountain Road Closure:

Resolved: To note that the Department of Infrastructure has advised that the Mountain Road will be closed for reconstruction work between 28th February and 16th April 2022 (6 weeks). The first four week will be from Ramsey to The Bungalow and thereafter the entire Mountain Road. Members noted the closure and agreed to enquire whether some of the closure could be timed from 9 a.m. until 5.00 p.m. – the Town Clerk advised he understood it would be a full closure for 24 hours each day. Officers were asked to promote encouragement in working from home to reduce travel.

Members queried if there was a schedule of the proposed works – the Town Clerk advised not but he would forward the email to members. [Subsequent to the meeting the Department issued a media release advising of the work as below:-

The six-week schedule will require the following road closures:

- Monday 28 February, to no later than Friday 15 April: full closure between Ramsey and the Bungalow.
- Monday 4 April, to no later than Friday 15 April: daytime closures to facilitate commuter traffic, closures will be from 9.15am to 4pm Monday to Friday, between the Bungalow and Creg-ny-Baa.

(2021/22:291) Bourne Place:

Resolved: To note that emergency works have been required to a property at Bourne Place which has necessitated the closure of part of the adjacent roadway.

(2021/22:292) Festival of Motorcycling:

Resolved: To note that the Festival of Motorcycling for 2022 has been reduced from 14 to 9 days and will revert to the name of the Manx Grand Prix.

(2021/22:293) Invitation Civic Sunday Malew:

Resolved: To note receipt of the invitation from the Chairman of Malew Parish Commissioners to attend the Civic Service on Sunday, 6th March, 2022, at 3.00 p.m. Members were asked to advise Mrs. Chrystal if they wished to attend.

(2021/22:294) Isle of Man Municipal Association:

Mr. McGuinness referred to the possibility that the Municipal Association would be arranging a meeting with the Planners and queried whether the Commissioners would wish to attend such meeting or have a meeting on their own.

It was agreed that the Town Clerk arrange a meeting. [Subsequent to the meeting members were informed that the Planners are holding a series of road-show meetings around the Island and have a meeting scheduled to take place at the Town Hall Ramsey on 9th March 2022, in respect of which they are invited to suggest topics for discussion.]

The Chairman thanked the public and media for attending and closed the public session at 8.47 p.m.

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.

(2021/22:295) Minutes:

Resolved: To note, for record purposes, that no minutes from the Board meeting held on 15th December, 2021, were recorded in private.

It was further resolved that the Minutes of the Special Board Meetings held on 8th December, 2021, and 5th January, 2022, recorded in private be confirmed and signed by the Chairman.

Matters for Information:

(2021/22:296) Housing Committee:

Members were advised that the meeting of the Housing Committee held on 11th January, 2022, was inquorate and resolved, following a proposal by Mr. Court, seconded by Mr. Parker and agreed to approve such minutes, subject to the following:-

Clause 84b) Tenant Issues – the letter sent to the tenant by Advocates has resulted in rental payments – members noted that legal costs have been incurred. The Housing and Property Manager explained the process concerning rent arrears, particularly the engagement with tenants and any supporting agencies where permitted to do so.

Clause 85b) - Members were advised why offers of a tenancy had been rejected without points deduction and were informed that the property has now been allocated.

Mr. Parker queried the meeting being inquorate and was advised that the existing committee members were prepared to continue until the next Commissioners' Annual Meeting at which time would consider whether or not to accept appointment to this Committee, attendance at which is proving difficult for some at the present time.

Members welcomed the inclusion of numbers on the shared housing waiting lists prepared in conjunction with the Department of Infrastructure.

Members asked about proposed development on the site of Cooil ny Marrey and were informed that this land was not in the ownership of the Commission and would be progressed between the DHSS and the Ramsey and Northern Districts Housing Committee.

(2021/22:297) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 13th January, 2022, , subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

- **Town Branding** – the Deputy Town Clerk informed members that a new company is now involved and the matter hopefully completed later this month. Members asked if Town Branding could be “piggy-backed” to the TT.
- **Abated Sums S13 Agreements** – members requested this section be updated.
- **Ruinous Building Time and Place Notice** – this item was added and it was agreed that a Time and Place Notice / Meeting be progressed.

Finance and General Purposes:

(2021/22:298) Town Clerk's Report – Feedback Offer to Purchase Albert Road Site:

Members considered the Town Clerk's report dated 17th December, 2021, advising of the feedback received with regard to the Commission's offer for the acquisition of land comprising the former Albert Road School site from which it was noted that proposals made by the developer would reduce the area of land to be made available to the Commission and thereby reduce their options for redevelopment in the area.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed without division that the Commission make no alteration to their existing offer for the whole site.

(2021/22:299) Town Clerk's Report – Lease of Coroner's Office:

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Parker and agreed, the lease between the Ramsey Town Commissioners and the Coroner for the Sheadings of Ayre and Garff for use of office space within the Town Hall, Ramsey, be extended as detailed within the Town Clerk's Report dated 12th January, 2022, until 30th September, 2024.

(2021/22:300) Town Clerk's Report – Public Open Space Gibbs Park and Gibbs Grove:

Members considered the Town Clerk's report dated 6th January, 2022, updating the Commission on the delay in progressing adoption of public open space at Gibbs Park and Gibbs Grove.

Resolved: To note the report but take no action in progressing the adoption of public open space until such time as flooding and drainage problems have been resolved.

(2021/22:301) Finance Officer's Report:

Resolved: To note and approved the Finance Officer's Report dated 12th January, 2022, subject to the following:-

Aged Debtors: Members referred to some larger debts and were advised that investigation would be made to expedite recovery via the Small Claims Court. Investigation would also be made with regard to a debt where it is understood the debtor has passed away.

(2021/22:302) Technical Services Manager's Report – Probation Services:

Members considered the Technical Services Manager's report dated 23rd December, 2021, concerning the assistance provided to the Town by the Probation Service and a request made by the Service for some assistance towards their costs.

A proposal was put by Mr. Williams, seconded by Mr. McGuinness that the Commission offer equipment to a value of £1,000 and training also to a value of £1,000.

An amendment was put by Mr. Kelly, seconded by Ms. Craine that equipment only be provided because the training offered does not suit the Probation Service's "Train the Trainer" policy.

The amendment was put to the vote and received 5 votes – Ms Craine and Messrs. Parker, Young, Cowell and Kelly voting for. Being a split vote the Chairman used his casting vote in favour of the amendment.

Works and Development:

(2021/22:303) Town Clerk's Report – Queen's Pier Lighting:

Members considered the Town Clerk's report dated 11th January, 2022, provided further detail concerning the request made in December, 2021, by the Queen's Pier Restoration Trust for assistance with regard to the provision of financial support for electricity for lighting at the Pier.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Court and agreed unanimously the Commission enter into an agreement with the QPRT for a period of 3 years in that the Commission will provide electricity to a value equal to 1 KWh per 24 hours and not exceeding £62.50 per annum

The agreement is subject to the Commission having no responsibility for any equipment and being absolved from any claim or liability arising by way of the provision of electricity to the lighting.

(2021/22:304) Town Clerk's Report – Removal of Sand and Gravel South Promenade...

Resolved: To note the Town Clerk's report dated 11th January, 2022, advising of concerns raised as a result of the removal of sand and gravel from the foreshore abutting the South Promenade, in the vicinity of the Lifeboat Slip.

Mr. Young queried why the matter had been raised in Private and wished it to be brought into public in February and queried the authenticity of the correspondence received.

R.T.C. Board Meeting – 19th January, 2022, Continued:

Mr. McGuinness referred to the final two items on the agenda, suggesting that as they could be considered budgetary they be debated at the Special Board meeting to be held on 24th January, 2022.

It was proposed by Mr. Oldham, seconded by Mr. Kelly and agreed by 6 votes to 4 to defer the final items on the Agenda to the Special Board Meeting to further consider the budget and Town Rate for the year 2022/2023. Messrs. Beighton, Cowell, McGuinness and Parker voted against.

The meeting closed at 10.00 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
	Adoption of Land Traie Twoie	The developer has a proposal to add parking spaces within the area delineated for public open space. As per minute 2019/20:197 TC to clarify the matter and progress.	TC meeting developer 25/2/22.	FGP	Feb-22	TRKC	May-22	
	Ramsey North Beach/Mooragh Prom. Distance markers and changing huts	There is planning approval for changing huts. Report options to Feb 2022 meeting.	Confirm actions for North beach at Feb 2022 meeting. Viability of changing huts to be considered in the report. Timing for implementation to be confirmed in report.	PL	Feb-22	SB	May-22	
	Mooragh promenade shelter public art.	2 shelters complete. Painting of 3rd shelter to start March 2022.	Start search for funding the 4th shelter. Contact with RGS art department for work to 5th shelter. A page will be set up on the RTC web site to showcase the works and other art.	PL	Feb-22	SB	Jul-22	
	Toilet Art	This work to be undertaken by artist - date to be agreed. Awaiting Arts Council.	DTC, Arts Council and the Artist are meeting 10/3/22.	PL	Feb-22	SB	Dec-22	
	Ramsey Quayside flood defence and highway reconstruction	Planning application has been withdrawn by the DOI. Design work to restart in April/May 2022.	TC to engage with DOI designers, and organise initial meetings.	WD	Feb-22	TRKC	Dec-22	
	3 Legs - North Barrule	RTC opposed planning application, application withdrawn, DEFA indicate development under investigation for which RTC interest has been lodged.	Phone called placed to planning 8/2/22. Awaiting determination of actions by Planning Enforcement Officer. TC to chase monthly.	WD	Feb-22	TRKC	Mar-22	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
	Planning Enforcement Gladstone Park, 2 Industrial units used for retail.	Reported for investigation update awaited. Town Clerk has provided property ownership details to Planning Authority as occupier has not submitted appropriate application despite request to do so. Meeting with Enforcement Officer sought to be held on date to be advised. Further property report for alleged breach 25/2/21 and update requested. PEO advise regulating application to be submitted.	Phone called placed to planning 8/2/22. Awaiting determination of actions by Planning Enforcement Officer. TC to chase monthly.	WD	Feb-22	TRKC	Mar-22	
	Boundary Extension (Commission to make application for revision of Town Boundary under S6 Local Government Act 1985).	Petition for an Public Inquiry is to go to March 2022 Tynwald.	Following approval at the March sitting of Tynwald for a public inquiry: 1) Organise Inquiry with Chief Secretaries Office 2) Prepare packs and documentation.	FGP	Feb-22	TRKC	Mar-22	
	Empty Pubs	Concern regarding vacant properties and potential for deterioration in condition	Officers met with company on 26/10/21. Company agreed to tidy up Britannia and to write outlining future plans for all three sites. Awaiting details of future plans	WD	Nov-21	SB		
Jul-21	Ramsey Swing Bridge (register as a protected building)	Registration has been submitted. Assistant Registered Building Officer contacted and responded 7/2/22 "...hope to be in a position to deal with outstanding requests in the near future..."	TC to chase Registered building officer on a bi monthly basis	WD	Feb-22	TRKC	Apr-21	
	Fibre Broadband (request for easement for service poles)	Meeting with Manx Telecom 23/2/22 to discuss fibre broadband role out.	Awaiting meeting	FGP	Jan-22	TRKC	Mar-22	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
Oct-21	Live Streaming of Meetings	Equipment purchased and awaiting final deliveries.	Once the equipment is available the system needs to be trialled, with a go live date for the AGM.	FGP	Feb-22	SB	Apr-22	
Nov-21	Bicycle Shelters (3 planned for Ramsey)	Shelters on Island but DOI do not have the funds for installation.	TC to confirm costs for installation for the 2 shelters on RTC land.	WD	Feb-22	BW	Apr-22	
Nov-21	Cronk Elfin Refurbishment	Contracts signed	Monthly update reports to be provided following commencement on site. Site set up taking place now for a start in March	HP	Feb-22	MC	Mar-24	
Dec-21	Adoption of land at Auldryn Walk, Ramsey	Petition submitted. To be consideration after 17/12/21.	Awaiting DOI approval. TC to chase.	FGP	Feb-22	TRKC	Mar-22	
Jun-18	War Memorial (repair and renovation)	Memorial added the Register of Protected Buildings 2021. TSM to meet the War Memorial committee representative to discuss cleaning of the memorial and future works 10/2/21. No costs have been included in the RTC 2022/23 budget.	Clean the memorial. Prepare project and costs for repairs to the memorial 2023/24 financial year.	WD	Jun-18	BW	Cleaning Apr 22 Repairs 23/24	

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
MOUNTAIN ROAD CLOSURE
FEBRUARY, 2022 – PUBLIC**

Mr. Chairman and Members,

The Mountain Road will close between Ramsey and the Bungalow from 28th February 2022 to 15th April 2022. To ease the burden of Ramsey residents who would normally commute to Douglas during this period additional provision has been made to accommodate working upstairs in the library. Manx Telecom will install super-fast broad band (this is in advance of the Town Hall being connected to fibre). Manx Telecom will also prepare information to advertise and promote this facility at the Town Hall. A printer will be made available for use by people using the facility.

The long-term aim is to encourage people to use the library as a place to work as an alternative to traveling to Douglas. The timing of the road closure and the disruption to commuting to Douglas is not welcomed but it does give the ideal opportunity to enable people to try the facilities and spend more of their time and hopefully money in Ramsey.

As TT will start approximately 6 weeks after this road closure it is hoped that working from Ramsey Library can become a realistic option for Ramsey residents.

The Town Clerk has contacted the Cabinet Office in relation to this, they will be promoting working at the Town Library to Government employees coupled with a facility that is currently available to them at Ramsey Fire Station.

Recommendation: For noting.

7th February 2022

T. R. K. Cowin,
Town Clerk and Chief Executive.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
REGISTER OF MEMBERS' INTERESTS – STANDING ORDERS
FEBRUARY 2022 – PUBLIC**

Mr. Chairman and Members,

At the meeting of the Commission on 19th January 2022 the following draft minute has been made in relation to the creation and publication of a Register of Members' Interests.

(2021/22:288) Matters Raised by Public – Register of Members' Interests:

Members noted the request made from a member of the public with regard to "the implementation of a register of members' interests". Members were reminded that such register exists and a link thereto is on the website and were reminded of the requirement to declare interest in terms of existing Standing Orders.

Mr. McGuinness expressed the view that the link is not too obvious and suggested that the information provided was not what was being sought, he queried what would be allowed under GDPR and proposed that the Commission bring the matter to the fore on the website and query, from Tynwald the extent of declarations. Ms Craine seconded the proposal.

Mr. Cowell was in support of a "live data-base" and would be happy to submit any information required. Mr. Williams, agreeing, moved an amendment that the Commission provide a "live data-base" on their website and move to update the information provided thereon. Mr. Cowell seconded the amendment.

The amendment was put to the vote and carried by 6 votes to 4 Ms Craine and Messrs. Court, McGuinness and Oldham voting against.

Mr. McGuinness expressed concern at what is recorded and queried whether the Commission should amend their Standing Orders.

Mr. Parker proposed that a Motion be presented to the February 2022 Board Meeting to amend Standing Orders. This proposal was seconded by Mr. Beighton and carried. Ms Craine queried what Tynwald members were required to declare and suggested an amendment to defer until such time as this is known. Mr. Parker advised that this comment did not constitute an amendment and the suggestion was neither seconded nor put to the vote.

**Deputy Town Clerk's Report – Register of Members' Interests –
Standing Orders – February, 2022, Public Continued:**

Officers have drafted a draft amendment to the standing orders which loosely follows that used by Tynwald. This is shown below

“RAMSEY TOWN COMMISSIONERS

41. Register of Members' Interests

Purpose

1. The purpose of these Rules is to place a duty on Members of the Board to identify interests which should be registered in order to inform the Board and the public of any circumstances arising from them which could reasonably be regarded as bearing upon the way in which any Member may carry out his/her duties.

Duty to register interests

2. (a) A Member having a registrable relevant interest must register it, unless there is good reason to the contrary, either within one month of the date on which it becomes registrable, or before any material debate in a Meeting of the Board

(b) A relevant interest becomes registrable when it is acquired, or comes into existence.

(c) A material debate is a debate in a Meeting of the Board in which a relevant interest of the Member in question could reasonably be regarded as having a bearing.

Relevant interest

3. A relevant interest is any past interest (existing at any time from 12 months before the Member's election) or present interest which may affect, or reasonably be perceived as affecting, a Member's judgement on the way in which he/she may carry out his/her duties, and includes in particular:

(i) a legal or equitable interest in any of the following –

(a) land or buildings, except the Member's principal private residence;

(b) shares or stock held in any company whose shares or stock are publicly quoted on a stock exchange in the United Kingdom or Ireland;

(c) shares or stock held in any company other than one within (b) above; where any asset to which such a company may be entitled is or represents a right, interest or circumstance which is itself a relevant interest, details of that asset and of its value shall be declared;

**Deputy Town Clerk's Report – Register of Members' Interests –
Standing Orders – February, 2022, Public Continued:**

- (d) a legal right, including a deposit or loan of money or money's worth, of more than £50,000 in value save where the reason for which the right in question has come into existence is of an immediate family or personal nature (including inheritance), it has not been created with a view to profit and any interest earned is at normal commercial rates.
- (ii) a directorship, consultancy, proprietorial or managerial role whether paid or not in, or in relation to, any business or professional undertaking (other than one wholly supported by public funds);
- (iii) sponsorship in money or money's worth from a trade union, professional society, political grouping or party, registered charity, person or persons other than the Member's immediate family, or from a cultural or religious source, or a consultancy with any of the foregoing whether paid or not;
- (iv) gifts and benefits in kind of any amount which might be taken to affect the way in which a Member may vote or otherwise carry out their public duties with the name and address of the donor, and the capacity in which the gift or benefit has been given, but excluding:
- (a) all inheritances;
 - (b) gifts or benefits received from the Member's immediate family; and
 - (c) attendance at functions in the course of Ramsey Town Commissioners duties;
- (v) the authorship of a book, pamphlet or the like, or of an article or column in a newspaper or journal or on the Internet, which does not appear under the Member's name;
- (vi) membership of any trade union, professional society, political grouping or party, or of the Freemasons or anybody outside of the Board.

Operation of the Register

4. (a) A relevant interest shall be registered by the Member submitting to the Town Clerk a notification in writing. On receiving a notification, the Town Clerk shall cause it to be entered in the Register as soon as reasonably practicable.
- (b) A Member who has registered a relevant interest shall, if it ceases to be a relevant interest, so notify the Town Clerk by giving a notification in writing. On receiving such a notification, the Town Clerk shall cause the Register to be updated as soon as reasonably practicable.
- (c) The Register shall be available for public inspection at the Town Hall during normal office hours.
- (d) The Register will be displayed on the website of the Commission."

**Deputy Town Clerk's Report – Register of Members' Interests –
Standing Orders – February, 2022, Public Continued:**

Standing Order 37 states:

“Any motion to add to, vary or revoke these standing orders shall when proposed and seconded stand adjourned without discussion to the next ordinary meeting of the Board. No new or revised standing order or any revocation of a standing order shall be valid or binding until confirmed by the Board at the ordinary meeting held after the meeting at which it is approved.”

Recommendation: for discussion

9th February 2022

H S Bevan
Deputy Town Clerk

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
STREET TRADER'S LICENCE – MANX WHIPPY
FEBRUARY 2022 – PUBLIC**

Mr. Chairman and Members,

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

Each licence was issued for a period of one year. Since 2018 the operator was permitted to operate from two vehicles.

The operator only trades within residential areas or by invitation to specific events or premises with the Town Centre. .

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

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

Members are therefore asked to consider whether to issue a Street Trader's Licence to Manx Whippy Limited for their two vehicles for 2022.

Recommendation: for discussion.

H. S. Bevan
Deputy Town Clerk

8th February 2022

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
FEBRUARY 2022 - PUBLIC**

Mr. Chairman and Members,

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

1. A summary of accounts paid and suppliers used in January 2022 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31st January 2022 – Appendix 2.
3. Quarterly financial information for the quarter ended 31st December 2021 as submitted to the Department of Infrastructure on 26th January 2022 – Appendix 3.

Accounts

Accounts of £544,713.69 were paid via the General Revenue Account and accounts of £76,643 were paid via the Northern Civic Amenity Site Account in January 2022. 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 January 2022 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	£13,646.
Upper QPR – final refurbishment costs	£10,344.
Close Woirrey – design professional fees	£3,060.

Recommendation: To be noted.

Quarterly Financial Return

The Commission are required to provide the Department of Infrastructure with a summary of certain financial information on a quarterly basis. The return for the third quarter of 2021-22 (to 31st December 2021) was submitted on 26th January 2022 - attached as Appendix 3.

Recommendation : To be noted.

9th February 2022

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 31 January 2022

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	181,759.18
IOM Government	Waste disposal charges	69,679.39
Northern Civic Amenity Site	Qtr. 4 site running cost contribution	67,704.00
Various	Housing property repairs, maint. & safety checks	62,261.18
Various	New vehicle purchases	31,200.00
Ellan Vannin Fuels Ltd.	Fuel & heating oil	27,463.49
Manx Utilities	Electricity supply & water charges	20,254.84
Various	Commission property repairs, maint. & safety checks	18,093.49
Manx Utilities	Street lighting - maintenance contract & repairs	10,916.76
Various	Town events	10,338.87
Various	Vehicle maintenance, repairs & licences	9,511.93
Various	Housing - Cronk Elfin refurbishment programme	7,500.00
Various	IT costs	7,035.56
Various	Office expenses - post, printing, stationery etc.	3,971.11
Manx Telecom	Phones	3,343.75
Various	Refuse materials & equipment	2,495.16
Various	Contract cleaning	2,013.26
Account transfers	Rent refunds and R & N DHC rents collected by card	1,756.05
Various	Machinery repair & servicing	1,505.93
Various	Park materials	1,381.41
Various	Library books & materials	1,065.82
Various	Security & safety costs	1,041.57
Banks	Bank & debit card charges	810.50
Various	Media & advertising	671.69
Various	Gift vouchers	50.00
Mr R D Cowell	Attendance Allowance (Sept & Dec)	262.50
Mr A J Oldham	Attendance Allowance	120.00
Mr J McGuinness	Attendance Allowance	120.00
Mr W G Young	Attendance Allowance	116.25
Rev Canon Greenwood	Attendance Allowance	71.25
Mr A R Beighton	Attendance Allowance	56.25
Ms L L Craine	Attendance Allowance	56.25
Mr FBR Williams	Attendance Allowance	52.50
Mr L I Singer	Attendance Allowance	33.75
		544,713.69
Northern Civic Amenity Site		
Various	New plant & machinery	40,380.00
Island Drainage & Groundworks Ltd.	Waste skip haulage	11,247.60
IOM Govt.	Waste disposal costs	11,079.70
IOM Govt.	Qtr. 4 site rent	6,096.00
Various	Site maintenance	4,526.50
Various	Recycling charges	2,533.25
Ellan Vannin Fuels Ltd.	Fuel	557.26
Manx Telecom	Telephones	152.86
Worldpay (UK) Ltd.	Debit card reader charge	50.53
Bank	Charges	19.30
		76,643.00

Ramsey Town Commissioners

Suppliers utilised during January 2022

Appendix 1

Acute Trading Ltd.	UK	K & R Parts Ltd.	IOM
Antelle IT Ltd.	IOM	Karolina Pawlowska	IOM
Argon Business Systems Ltd.	IOM	Kate Summerville Studio	IOM
Argon Office Systems Ltd.	IOM	Mac's Builders Merchants Ltd.	IOM
Arven Chemicals Ltd.	UK	Magnet IOM Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Mannin Retail Ltd.	IOM
Ayre Mowers Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Ballaneven Compost & Horticulture	IOM	Manx Carpets Ltd.	IOM
Ball Colegrave Ltd.	UK	Manx Telecom Ltd.	IOM
Brew & Corkill Ltd.	IOM	Manx Utilities	IOM
Bridge Bookshop Ltd.	IOM	Marksman Locksmith	IOM
CE Richmond Ltd.	IOM	Martin & Watson Ltd.	IOM
Chris Johns	IOM	Noodle & Bean Catering Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	North Norfolk Vehicle Solutions Ltd.	UK
Colas IOM Ltd.	IOM	North Point Plastics Ltd.	IOM
Countryside Maintenance Ltd.	IOM	Orona Ltd.	UK
Cu-Plas Callow IOM Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Paul Wheeler Ltd.	IOM
Dehumidifiers UK	UK	Phoenix Windows Ltd.	IOM
Domicilium IOM Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Egan Reid Stationery Co. Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
Event Lighting Services Ltd.	IOM	Ramsey Skips	IOM
Farmers Combine Ltd.	IOM	Rentokil Pest Control	UK
Fayle Safe Security Ltd.	IOM	Sharon Rice	IOM
Feltons Ironmongers	IOM	Specialist Coatings Ltd.	IOM
Ferncroft Environmental IOM Ltd.	IOM	Swales Electrical Ltd. & Hoistline	IOM
Gareth Kinrade Electrical Contractors Ltd.	IOM	The Queens Pier Restoration Trust	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	2 Clean	IOM
Gough Electrical Ltd.	IOM	Ulverscroft Ltd.	UK
Haldane Fisher (IOM) Ltd.	IOM	Vannin Office Point	IOM
Investec Asset Finance Ltd.	IOM	W.D.S. Ltd.	IOM
IOM Government	IOM	W.F. Howes Ltd.	UK
IOM Newspapers Ltd.	IOM	Whittaker Trading Ltd.	IOM
IOM Post Office	IOM	Worldpay (UK) Ltd.	UK
Island Drainage & Groundworks Ltd.	IOM	Wurth UK Ltd.	UK
J. D. Faulkener Ltd.	IOM	Yesss IOM Electrical Ltd.	IOM
J P Corry (formerly Jewsons)	IOM		

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 20221 - Appendix 2

	2021-22 to date			Estimate for 2021-22		
Social Housing	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	3,258,936	3,612,882	(353,946)	4,311,316	4,365,499	(54,183)
Cl. Woirrey/ Cl. y C Ghlass	5,153	1,449	3,704	5,500	2,130	3,370
Brookfield Court	10,975	7,548	3,427	15,050	13,420	1,630
Close ny Mooragh	23,600	15,251	8,349	28,800	31,300	(2,500)
New vans	0	0	0	83,100	83,100	0
Sub Total	£3,298,664	£3,637,130	(£338,466)	£ 4,443,766	£ 4,495,449	£ (51,683)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	175,835	24,614	151,221	219,800	23,250	196,550
Workshops	80,053	0	80,053	95,110	0	95,110
Public Conveniences	37,756	0	37,756	58,850	0	58,850
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	10,184	3,355	6,829	12,200	2,650	9,550
Mansall Lease	2,723	9,187	(6,464)	6,020	10,275	(4,255)
Lakeside Centre	3,399	7,773	(4,374)	5,130	11,550	(6,420)
Parklands Day Nursery	1,939	15,710	(13,771)	2,620	17,900	(15,280)
Bowling Alley	504	10,625	(10,121)	2,000	15,000	(13,000)
Non-Lease Properties	1,507	0	1,507	6,150	0	6,150
Prom Shelters, etc	22,347	3,280	19,067	11,100	0	11,100
Private Property Repairs	5,189	813	4,376	10,500	0	10,500
CCTV town centre	801	0	801	4,350	0	4,350
Apprentices	5,996	0	5,996	0	0	0
R.N.D.H.C.	29,252	36,775	(7,523)	38,900	42,790	(3,890)
Park assets	47,301	0	47,301	63,825	0	63,825
Sub Total	£439,586	£112,132	£327,454	£551,355	£123,415	£427,940

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	2,014	0	2,014	2,100	0	2,100
Car Parks	13,174	24,951	(11,777)	14,450	16,480	(2,030)
Refuse Removal	655,724	123,439	532,285	777,473	104,000	673,473
Civic Amenity contribution	225,680	0	225,680	225,685	0	225,685
Sewers & Pumps	78,394	78,394	0	104,500	104,500	0
Street lighting & maint.	85,788	0	85,788	79,000	0	79,000
Decorative maint.	10,928	0	10,928	11,150	0	11,150
Decorative lighting new items	3,693	0	3,693	9,050	0	9,050
Local Services	119,913	0	119,913	92,700	0	92,700
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£1,195,308	£226,784	£968,524	£1,316,108	£224,980	£1,091,128

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Events & Attractions	52,200	15,421	36,779	55,950	4,000	51,950
Parks & Gardens	162,959	103	162,856	253,391	600	252,791
Games Concessions	1,884	1,000	884	12,000	0	12,000
Public Library	107,210	7,064	100,146	140,395	8,000	132,395
Sub Total	£324,253	£23,588	£300,665	£461,736	£12,600	£449,136

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	27,088	0	27,088	67,050	0	67,050
Office Expenses	812,620	87,404	725,216	977,386	88,250	889,136
Sundry Expenses	8,958	0	8,958	12,100	0	12,100
Miscellaneous	15,259	40,982	(25,723)	31,850	24,500	7,350
Swimming Pool	16,795	0	16,795	17,000	0	17,000
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	(30)	0	(30)	4,000	0	4,000
Sub Total	£882,690	£128,386	£754,304	£1,111,386	£112,750	£998,636

TOTAL	£6,140,501	£4,128,020	£2,122,613	£ 7,884,351	£ 4,969,194	£ 2,915,157
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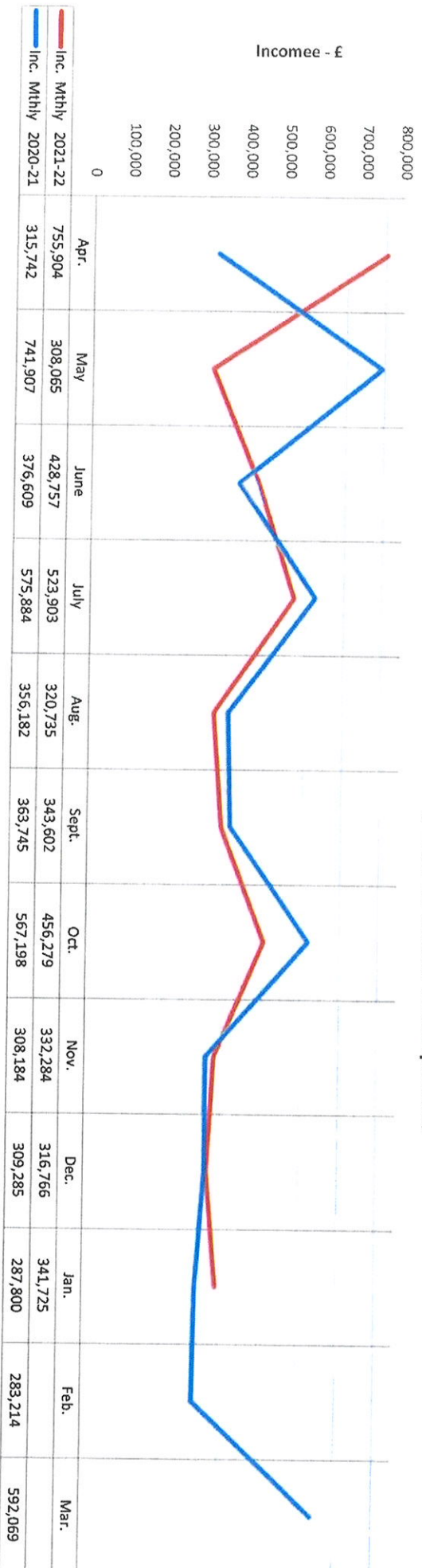
Town rates	£ -	£ 2,515,060	(£2,515,060)	£ -	£ 2,776,672	(£2,776,672)
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RAMSEY TOWN COMMISSIONERS

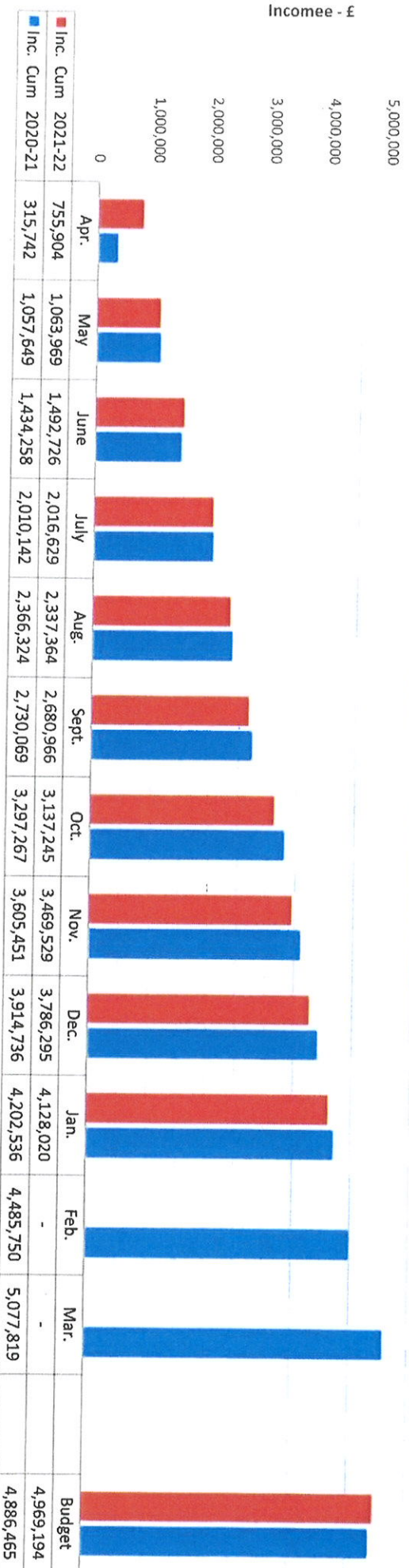
SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2022

Appendix 2

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



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

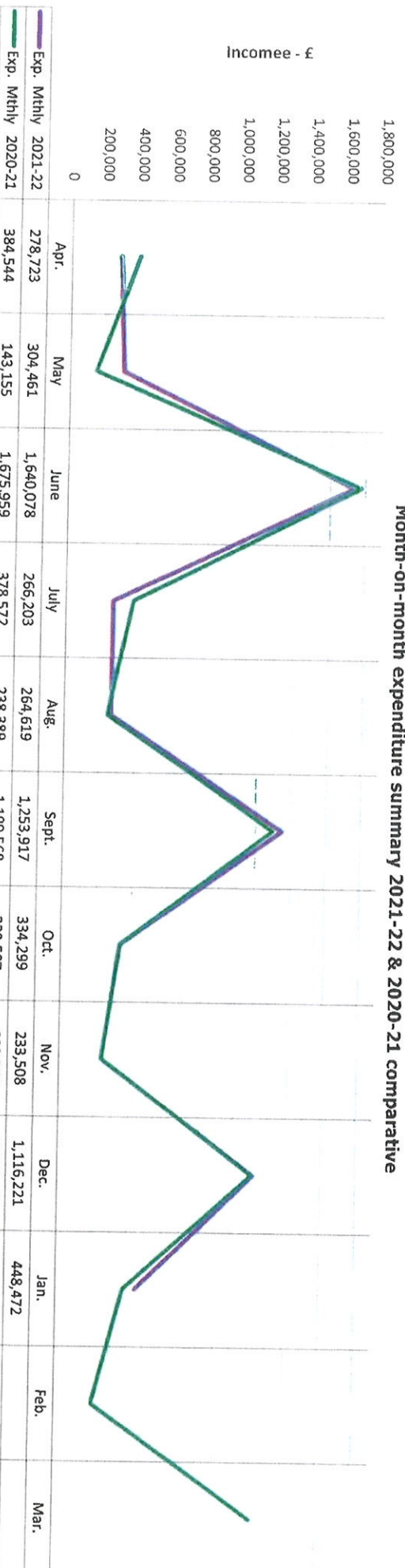


RAMSEY TOWN COMMISSIONERS

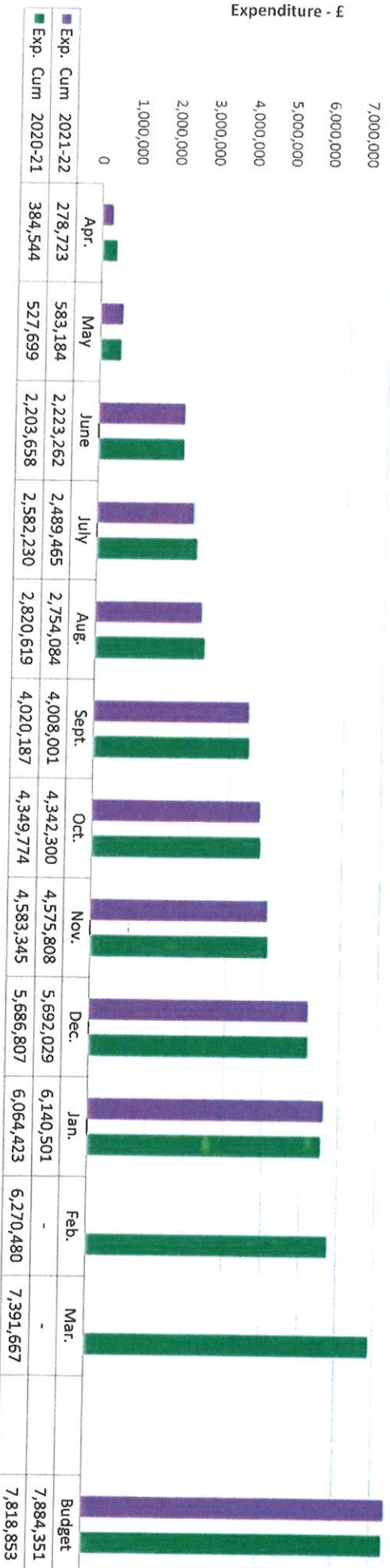
SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2022

Appendix 2

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



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

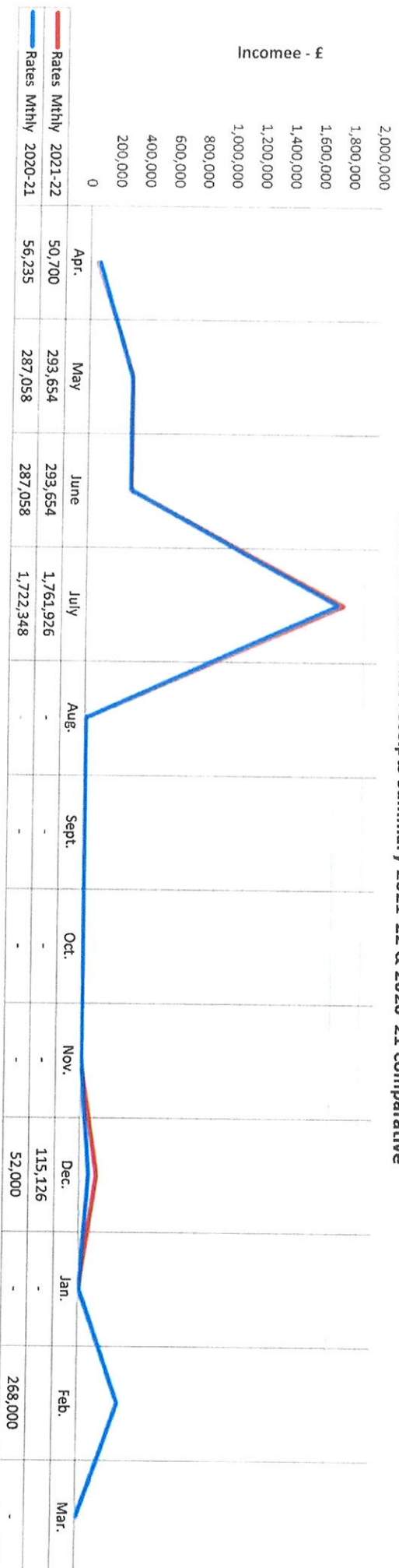


RAMSEY TOWN COMMISSIONERS

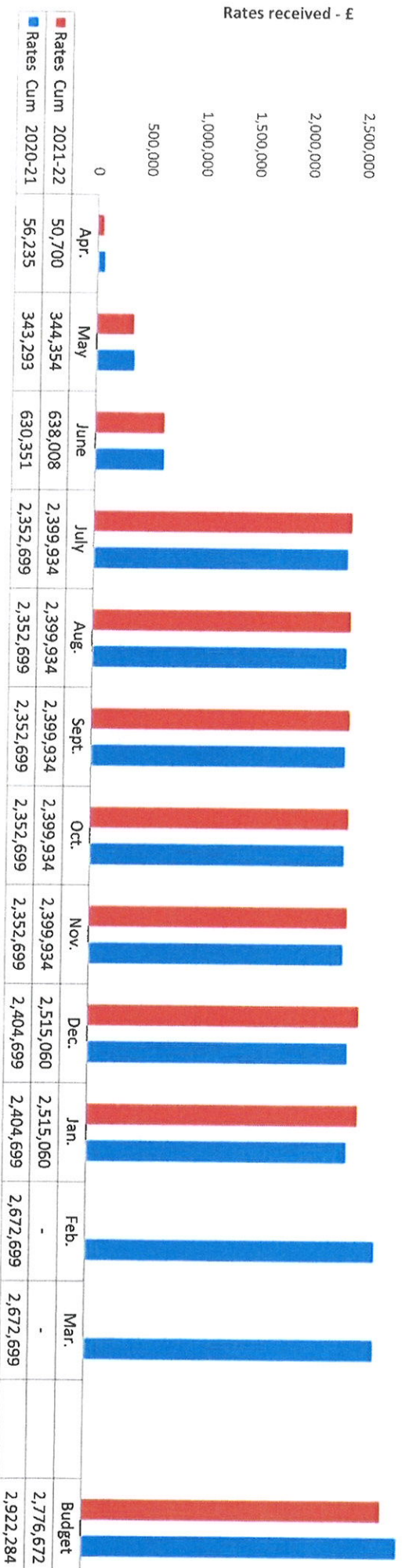
SUMMARY OF INCOME & EXPENDITURE TO 31 JANUARY 2022

Appendix 2

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



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



RAMSEY TOWN COMMISSIONERS
QUARTERLY FINANCIAL INFORMATION RETURN 2021-22

Appendix 3

	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £
General Revenue				
Rates Collected (by Treasury)	638,008	1,761,926	115,126	-
Salaries' Cost	231,071	247,923	240,969	-
Heat and Light	4,308	567	6,644	-
Members' Attendance Allowance	968	2,629	1,132	-
Legal Fees	1,032	-	1,210	-
Capital Loan Payments	825,298	814,089	813,484	-
Insurance Costs (net of Housing ins. costs)	-	51,187	-	-
Computer Expenses	7,951	4,539	5,185	-
Refuse Collection Costs	167,697	170,482	102,731	-
Parks Glens (Total Costs)	74,143	89,204	43,840	-

Housing

Rents received	850,953	842,590	823,930	-
Rates paid*	494,268	-	-	-
Repairs and Maintenance	130,387	157,364	191,539	-

*Annual rates paid in first quarter

Capital

Capital Projects	Loans received in period	-	-	-	-
Capital Projects	Social housing developments	17,810	1,740	-	-

Balances at Bank

General Revenue	646,758	1,820,098	1,282,580	-
Unapplied Capital Receipts	116,264	117,264	118,144	-

Reserve bank accounts

Housing Maintenance Reserve	131,604	77,158	77,038	-
Heating Maintenance Reserve	10,919	10,919	10,799	-

Other Income

Grant Assistance	-	991	7,348	-
Hire of buildings	17,443	3,118	5,675	-

<p style="text-align: center;">RAMSEY TOWN COMMISSIONERS TECHNICAL SERVICES MANAGER'S REPORT PLANNING APPLICATIONS – FEBRUARY, 2022</p>
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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:	3928	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/01122/B</u>	
PROPOSED:	Creation of fenced children's playground with play equipment	
NOTES:	P.A. in Detail	
SITE:	Public Open Space, Auldyn Meadow Drive, Auldyn Meadow, Ramsey	

REF NO:	3944	<u>AMENDED DESCRIPTION</u>
P.A. NO.:	<u>21/01465/B</u>	
PROPOSED:	Creation of public open public space	
NOTES:	P.A. in Detail	
SITE:	Phase 2, Royal Park, Ramsey	

REF NO:	3945	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/01505/B</u>	
PROPOSED:	Creation of 1st floor extension above existing garage and creation of single storey rear extension and extension of driveway and access	
NOTES:	P.A. in Detail	
SITE:	12, Auldyn Walk, Ramsey	

REF NO:	3952
P.A. NO.	22/00070/B
PROPOSED:	Alterations and erection of an extension with integral garage
NOTES:	P.A. in Detail
SITE:	Europa, Grove Mount, Ramsey

TSM's Report - Planning Applications – February, 2022 – Public Continued

REF NO: 3953
P.A. NO.: 21/01569/B
PROPOSED: Erection of a care home and day care centre with associated parking and both hard and soft landscaping
NOTES: P.A. in Detail
SITE: **Cooil-Ny-Marrey, Waterloo Road, Ramsey**

REF NO: 3954
P.A. NO. 22/00052/B
PROPOSED: Alterations, erection of extension and cretion of a gable window
NOTES: P.A. in Detail
SITE: **5, Rheast Mooar Close, Ramsey**

REF NO: 3955
P.A. NO. 21/01574/B
PROPOSED: Widening of an existing vehicular access
NOTES: P.A. in Detail
SITE: **Garlenda, 23, Fairway Drive, Ramsey**

REF NO: 3956
P.A. NO. 22/00100/B
PROPOSED: Erection of a rear extension
NOTES: P.A. in Detail
SITE: **81, Lezayre Park, Ramsey**

REF NO: 3957
P.A. NO. 22/00113/B
PROPOSED: Erection of Dormer style dwelling with associated works
NOTES: P.A. in Detail
SITE: **7, Riverbank Road, Ramsey.**

REF NO: 3958
P.A. NO. 22/00122/B
PROPOSED: Erection of extension to Northwest elevation
NOTES: P.A. in Detail
SITE: **6, Rheast Mooar Close, Ramsey**

B. Wallace
Technical Services Manager

7th February, 2022.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
HOUSING PERFORMANCE AND STATISTICS 2021/22
FEBRUARY 2022 - PUBLIC**

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2021/22 - for Quarter Three 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

4th February 2022.



Housing Performance and Statistics

2021/2022 – Q3

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	78	87	-		There are 62 applicants on the one-bedroom waiting list, 21 on the two-bedroom list and 4 on the three-bedroom list.
B	Total number of transfer waiting list applicants	16	17	18	19	-		Number on list at end of each quarter.
C	Number of housing waiting list allocations	31	12	6	10	-		Number of applicants from the housing waiting list that have been allocated a property within quarter.
D	Number of transfer list allocations	8	2	3	1	-		Property transfers adversely affect the voids list and incur re-let costs.
E	Number of new Lodgers in RTC properties	3	2	2	1	-		New approved paying lodgers during the period. There are currently 7 paying lodgers in total.
F	Number of terminated tenancies	21	10	5	14	-		Tenants surrendering their tenancies. No possessions taken within this period. Tenants transferring to Mayfield Apartments will affect Q3.
G	Number of applicants withdrawn from the housing waiting list	16	3	1	2	-		Applicants voluntarily withdrawing their applications or removed from the list following a review.

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	311	325	-		Reported property repairs.
B	Percentage of responsive repairs completed on time	95%	96%	95%	95%	%		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	9	11	-		Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	77%	60%	93%	95%	%		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%	120 25%	245 51%	360 75%	%		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 and amounts spent on maintenance budget	£755,235 93%	£133,293 18%	£158,240 21%	£180,877 24%	£ %		The annual maintenance allowance equates to 25.1% of the overall rental income.
G	Total number of out of hours emergency repairs carried out	189	82	29	48	-		Only emergency calls and repairs that are the responsibility of the Landlord are reacted to with an action.

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%	£66,365 2%	£64,791 2%	£72,306 3%	%		The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	- -%	-	-	-	-		Although Covid-19 has slowed down inspections rates, Housing Officers have visited almost all properties since commencing in 2017/18.
C	Percentage of rent paid by cash, debit card including by telephone, cheque and Standing Order	37%	36%	36%	35%	%		Cash 29%, cheque 4%, debit card 38% and Standing Order 29%.
D	Percentage of rent paid by direct debit	48%	48%	48%	48%	%		
E	Percentage of rent paid direct by the DHSC	15%	16%	16%	17%	%		
F	Housing newsletters issued	1	0	0	0	-		Issues normally distributed every March and September.

4	Capital Projects	Notes
A	Cronk Elfin External Refurbishment of 50 properties	Tender Action Stage (13) is complete. The petition to borrow the funds has been submitted to the Department/ Treasury and has been approved. Work will commence on site early March 2022 with the site set up/storage of materials beginning in early February 2022.
B	Close Woirrey Re-development	The design development stage is complete, and the building regulations and planning approvals are in place. A further update report is due to be presented to the Board.
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 37 properties on 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 Caarijs	Air sourced heat pumps have been installed in 18 out of the 22 properties in Close Caarijs. 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

F	Replacement PVCu windows to 16 dwellings Gladstone Avenue & 10 dwellings Vernon Road	Business Case approved by the DOI and the Commission will be commencing the tender process in early 2022.
G	Refurbishment of Footpaths & Landscaping - Vernon Road	Business Case approved by the DOI and the Commission will be commencing the tender process in early 2022.
5	Large Revenue Projects	Notes
A	External 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 spring/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.
C	Roofline, external decoration and fence and footpath improvements at Close Caarijys	This work will be carried out in-house and funded from the Housing Maintenance Allowance/Housing Maintenance Reserve Fund during the 2021/22, 2022/23 and 2023/24 financial years.

6	Strategic Plan	Notes
A	To work with the Department of Infrastructure (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).	On 12 July 2021 the Commission entered into a 2-year pilot scheme agreement to take on the management of 12 of the DOI's properties at Lambhill, Bride. There have been no known issues to date.
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 being 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 inspections have been reduced during the Covid-19 pandemic, they have continued for end of tenancies, transfers and where there are any general concerns.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
SAND RACING 10TH APRIL 2022
FEBRUARY 2022 – PUBLIC**

Mr. Chairman and Members,

Sam Bottomley, Event Secretary of Manx Grass and Sand Racing Club, has submitted a request to hold a sand racing event on the South Beach on Sunday 10th April 2022.

The event has been run successfully in previous years and has been supported by and raised funds for the RNLI. Previous events have been well attended.

The exact timing of the event is still to be determined. The organiser will liaise with other stakeholders.

Members are asked to consider if they would be supportive of this event and grant permission to hold this event on South Beach on Sunday 10th April 2022.

Recommendation: allow Manx Grass and Sand Racing Club to stage sand racing on 10th April 2022.

H S Bevan
Deputy Town Clerk

5th February 2022