

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

www.ramsey.gov.im

12th May, 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, **18th May, 2022**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

2. Minutes for Adoption:

page(s): 1 – 19

- Minutes of Board Meeting held on 20th April, 2022.
- Minutes of Annual Board Meeting held on 3rd May, 2022.

3. Matters arising not included within the Agenda.

4. Matters for Information:

page(s): 20 - 23

- Action Tracker – May, 2022.
- Tracker - 2022/23 Budget Approved Projects

5. Finance and General Purposes:

page(s): 24 - 35

- Town Clerk's Report(s):
 - Cronk Elfin Area MUA Wayleave
 - "Good Stuff" Street Furniture
- Deputy Town Clerk's Report(s):
 - Authorised Officers
 - Street Traders' Licence – The Hutch
- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Quarterly Financial Return

6. Works and Development:

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- Town Clerk's Report(s):
 - Fynoderee Change to Licensed Opening Hours
- Deputy Town Clerk's Report(s):
 - Advertising Banner
- Technical Services Manager's Report(s):
 - Planning Applications
 - Appendix
- Technical Assistant's Report(s):
 - Additional Refuse Collections TT Period
 - Ramsey Association Football Club Campsite

7. Housing and Property:

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

8. Parks and Leisure:

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- Deputy Town Clerk's Report(s):
 - Shelter Art

9. Notice(s) of Motion:

page(s): 54 - 56

- Dated 5th May, 2022, standing in the name of Mr. J. McGuinness
 - Shelter Art

8. Any other Business:

page(s):

(by permission of Chairman

- 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, 20th April, 2022, at 7.00 p.m.

Present: Mr. A. J. Oldham, Ms L. L. Craine, Messrs' A. R. Beighton, R. D. Cowell, Revd Canon N. D. Greenwood, J. McGuinness, L. Parker, L. I. Singer and W. G. Young.

Apologies: Messrs' G. S. Court and S. R. Kelly.

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

(2021/22:397) Minutes:

Resolved: That the Minutes of the Board Meeting held on 16th March, and the Special Meeting held on 24th March, 2022, be confirmed and signed by the Chairman.

(2021/22:398) Matters Arising:

Mr. Singer referred to Clause 391, 16th March, 2022, (Ramsey Marina Development) and queried if any further correspondence had been received. The Town Clerk advised that, other than a phone call in acknowledgement of his communication that any further correspondence from Mr. Bromley-Martin will be reported to the Commission and considered in public, nothing further had been received.

Matters for Information:

(2021/22:399) Action Tracker April, 2022:

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

Ramsey South Promenade Changing Huts – in response to a query from Ms Craine the Deputy Town Clerk advised that he has spoken with the Director of Harbours; RNLI; a meeting with bathers will be arranged and further interested parties will be identified.

(2021/22:400) Action Tracker Budget Approved Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 13th April, 2022, subject to the following:-

Mooragh Car Park / Poyll Dooey Car Park – Mr. McGuinness queried how works had been completed prior to Petition approval. The Town Clerk advised that it had been exuberance on his part but he did not envisage any problems with the application for borrowing powers.

Finance and General Purposes:

(2021/22:401) Town Clerk's Report – Annual Meeting 2022:

Resolved: To note the Town Clerk's report dated 1st April, 2022, advising of the date of the Commissioners' Annual Meeting on 3rd May, 2022, and for which a draft agenda was provided.

Members were reminded that it had been agreed in August 2021, that the same representative serve on the Neighbourhood Policing Team and the Traffic Management Liaison Group and the agenda will be amended accordingly.

Mr. Williams referred to membership of the Isle of Man Municipal Association and proposed that the Commission do not have representatives on this Association as, whilst the meetings are on occasions informative, such meetings dilute inter-action with members of the House of Keys, et al. Mr. McGuinness seconded the proposal citing that the Association never achieve anything and membership is of no value.

Mr. Singer suggested that membership was beneficial and it offers a further arena where questions can be asked.

The proposal was put to the vote and carried by 7 votes to 3 – Ms. Craine and Messrs. Singer and Young voting against.

(2021/22:402) Town Clerk's Report – Consultation Northern Swimming Pool (Amendment) Order 2022:

Discussion ensued concerning the Town Clerk's report dated 4th April, 2022, concerning the proposed amendment to the Swimming Pool Order. Members were reminded that an increase in the contribution from authorities comprising membership of the Pool Board to 6p had been deferred for one year and thereafter it is proposed to introduce phased increased to bring the contribution by 2045/46 to 8p.

It was noted that the product of a 1p rate is approximate £7,000; £35,000 is received in total from the Parishes of which Ramsey pays approximately £17,000 by way of 2 ½ p rate contributions.

(2021/22:402) Town Clerk's Report – Consultation Northern Swimming Pool (Amendment) Order 2022 Continued:

Mr. Singer proposed that the new rate contribution be set at 4p, this was seconded by Mr. Young. Mr. Cowell queried if was possible. Mr. McGuinness said the amendment Order is set, but the Commission could suggest it as part of the consultation process. Mr. Oldham queried if a 4p contribution was sufficient and was informed that rate contributions did not meet funds needed.

Mr. Singer pointed out wording in Clause 5(3) or the proposed order that “a rated levied... shall not exceed 6p in the pound”

Mr. McGuinness pointed out wording in Clause 5(5) that the Swimming Pool Board may... request constituent authorities at any time .. to make a payment in addition...” and recommended that the Commission be wary of this

Mr. Parker emphasised the importance of the pool for physical and mental health but suggested funding needs to be centralised through the Department of Education Sport and Children.

Member were reminded that if the Order goes through there is a legal obligation to act in accordance therewith.

A proposal was put by Ms Craine that the Commission do not support the Order and consider funding should be fully by the DESC. This was seconded by Mr. Young and carried by 8 votes to 2. Messrs. Revd Canon Greenwood and Singer voting against.

Mr. Singer referred to his proposal concerning a 4p rate contribution and was advised that Ms Craine's proposal was effectively an amendment and carried as it was put to the vote first.

(2021/22:403) Town Clerk's Report – Elections (Keys and Local Authorities) Local Authorities Regulations:

Members considered the Town Clerk's report dated 1st April, 2022, concerning the above titled Regulations which the Department propose to introduce in terms of the Elections (Keys and Local Authorities) Act 2020, and for which an Appointed Day Order is awaited.

Mr. Singer suggested that the election process is weak and need to be fair and seen to be seen as being fair. He also suggested area of weakness as being

- Checking process for Postal Votes
- Checking process for ballot papers ordered and received at Polling Stations
- Selection of Election Staff by Returning Officers
- Length of Appointment of Deputy Returning Officers – that it should be for not more than 2 years.

**(2021/22:403) Town Clerk's Report – Elections (Keys and Local Authorities)
Local Authorities Regulations:**

Mr. Singer was advised that Polling or Counting Agents would be able to witness processes and that the Returning Officer is the Chief Secretary at the Cabinet Office. Mr. McGuinness commented that the process needs to be more forward thinking with regard to electronic voting, etc., and this need to be considered now.

It was agreed that the comments included within the Town Clerk's report and the above comments be referred to the Cabinet Office.

(2021/22:404) Finance Officer's General Report:

Resolved: To note and approved the Finance Officer's general report dated 12th April, 2022, subject to the following:

Accounts - Mr. Oldham queried the payments to "Play Solutions" and "Worldpay" and was informed that these were for playground maintenance and bank card services respectively. Mr. Singer queried the use of Kirby Park Garden Centre and asked if town-based suppliers are used. Members were informed that town-based suppliers were used where possible, then Island based and then UK depending upon what was being purchased and trying to ensure the best possible price.

Mr. McGuinness suggested that it might be prudent to have a definitive Purchasing Policy.

(2021/22:405) Technical Assistant's Report – Advertising Boards and Street Furniture:

Resolved: To note the Technical Assistant's report dated 12th April, 2022, advising of applications submitted by Studio Umami to place advertising boards and street furniture on the public highway adjacent to their business premises.

It was noted that comments, etc., should be received on or before 5.00 p.m. on 10th May, 2022.

Members were informed that a neighbouring business had already had a similar application approved. Ms Craine welcomed use of the pavements to enhance businesses and Mr. Cowell commented on the need to support local businesses.

Works and Development:

(2021/22:406) Town Clerk's Report – Consultation Highway Maintenance Charter:

Mr. Williams declared an interest due to employment with the Department.

Members considered the Town Clerk's report dated 11th April, 2022, advising of the initial version of the Highway Maintenance Charter which the Department of Infrastructure propose to introduce in terms of "The Island Plan – Building a Secure Vibrant and Sustainable Future for our Island.

The Town Clerk asked if members had any additional points to add to the recommended comments included within the report. Mr. Singer referred to the current practice of the Department in carrying out inadequate repairs, particularly for pot holes, which are not cost effective nor do such repairs last.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Parker and agreed that the comments, with the addition of that referred to by Mr. Singer be conveyed to the Department. Mr. Williams did not vote.

(2021/22:407) Technical Services Manager's Report - Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 13th April, 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:-

REF NO: 3966
P.A. NO.: 22/00266/C
PROPOSED: Proposed temporary change of use of land for 12 months to increase display area, including erection of enclosure fencing
NOTES: P.A. - Change of Use
SITE: **Land to the east of Co-op, Albert Road, Ramsey.**

This application was brought to the attention of the Board because of previous requests to use it as car parking. It was agreed to make no objection to the application.

REF NO: 3967
P.A. NO.: 22/00275/B
PROPOSED: External insulation and render system with external aperture alterations and internal alterations
NOTES: P.A. in Detail
SITE: **The Warehouse, 15, Mona Street, Ramsey.**

This application was brought to the attention of the Board because of its location in a Conservation Area. It was agreed to make no objection to the application.

(2021/22:407) Technical Services Manager's Report - Planning Applications Continued:

The two applications were discussed in tandem.

REF NO: 3968
P.A. NO.: 22/00306/B
PROPOSED: Creation of an outside seating area with associated landscaping
NOTES: P.A. in Detail
SITE: **Land south of MER Stop, Parsonage Road, Ramsey**

It was noted that the land is owned by the Department of Infrastructure. Concern was expressed that works had been commenced in that land has been dug out. It was noted there is to be a 7.00 p.m. curfew for the use of the land during the Winter and 10.00 p.m. in Summer. Concern was expressed about dangers in crossing the road when carrying / consuming alcohol and that the site overlooked nearby properties.

A proposal was put by Mr. Singer, seconded by Mr. Young that the Commission object wholly to the application. An amendment was put by Mr. Beighton seconded by Mr. Cowell that the Commission submit an observation with regard to the curfew time. The amendment was put to the vote and failed by 8 votes to 2, Messrs. Beighton and Cowell voting in favour.

The original proposal was put which also failed by 7 votes to 3, Messrs. Oldam, Singer and Young voting in favour. No comments will therefore be made on this application.

REF NO: 3969
P.A. NO.: 22/00307/B
PROPOSED: Variation of condition 2 of PA 19/01440/B to change permitted hours of operation
NOTES: P.A. - Variation
SITE: **Fynoderce Distillery, Parsonage Road, Ramsey**

Members were advised that there were 7 objections to the application to vary the hours of operation and to noise levels.

It was suggested that that the company had agreed to specific hours and terms of operation which they now appear to be being varied. Having the premises trading from 8.00 a.m. until 12.30 a.m. the following day was considered unneighbourly.

Mr. Cowell felt that it was a matter for planning enforcement if conditions have been breached. Mr. McGuinness asked if the Licensing Court had considered the application. The Deputy Town Clerk advised not that he was aware but it would have to go before the Court and the Police will comment on safety and licensing.

(2021/22:407) Technical Services Manager's Report - Planning Applications Continued:

A proposal was put by Mr. McGuinness seconded by Ms Craine that the Commission object to the proposed hours of operation. This was carried by 8 votes to 2 Messrs. Beighton and Cowell voting against.

REF NO: 3973
P.A. NO.: 22/00370/B
PROPOSED: Alterations, erection of extension and installation of a flue
NOTES: P.A. in Detail
SITE: **4, Ormly Grove, Ramsey**

Mr. Singer queried if any objections had been submitted in respect of this application and was told that none had been of which the Commission was aware.

REF NO: 3977
P.A. NO.: 22/00407/B
PROPOSED: Erection of a marquee over existing outside seating area
NOTES: P.A. in Detail
SITE: **Boathouse Café, Mooragh Promenade, Ramsey**

Members were reminded that the proposals also included provision of decking. Ms Craine queried the terms of the lease with regard to the ultimate removal of the decking should the lease be terminated. The Deputy Town Clerk undertook to check the lease agreement and make the tenants aware that they will be required to remove the decking.

Appendix:

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

Parks and Leisure Property:

(2021/22:408) Deputy Town Clerk's Jubilee Events Funding:

Resolved: To note the Deputy Town Clerk's report dated 11th April, 2022, advising of details of the funding available for events celebrating Platinum Jubilee and for which applications will be submitted for appropriate events.

Members were reminded that the closing date for submissions for grant aid is 31st May, 2022.

(2021/22:409) Deputy Town Clerk's – Shelter Art:

Resolved: To note the Deputy Town Clerk's report dated 11th April, 2022, advising of completion of the third shelter on the Mooragh Promenade kindly sponsored by Mr. Juan McGuinness and Mr. Chris Glaister.

Ms Craine appealed for anyone interested in either sponsoring or painting a shelter to come forward.

Any Other Business:

(2021/22:410) Sundry Matters:

Hearing Loop System – Mr. Young again raised the question of the provision of a hearing loop system, to assist those with hearing impairment. The Town Clerk advised that he would further investigate the matter but explained that it is proving difficult to find a suitable system and one that is compatible with the “live-streaming” equipment.

Horses Mooragh Promenade – Mr. Singer referred to horses being ridden on and therefore “fouling” the Mooragh Promenade “walkway”. He asked if the matter could be publicised and suitable signage put up. The Town Clerk undertook to determine if the promenade is classified as a footpath and whether or not horses were permitted to ride along it.

Deckchairs Courthouse – Mr. McGuinness asked if the deckchairs at the Courthouse could again be put out as a matter of routine. He commented that he had no objection to them remaining out over the weekends.

Public Transport Timetables – Mr. McGuinness asked if the Department of Infrastructure could again be requested to promote and improve the late bus service between Ramsey and Peel.

Public Grants – Mr. McGuinness queried if the Commission listed any public grants available, especially to any struggling businesses. The Town Clerk advised that he and the Deputy Town Clerk will organise a meeting with the Department of Enterprise to determine what is available and whether things can be expanded. Mr. Cowell referred to his membership of a Forum pertinent to bring awareness of this matter to others and asked to be included.

Promenade Distance Markers – Mr. McGuinness advised that the distance markers were now in place on the Mooragh Promenade.

CA Site – Mr. Cowell referred to items removed from the CA Site and be re-sold for profit in the Town and asked what could be done about the situation. It was suggested that ultra-violet markings be used to identify items and public awareness be given to prevent or deter this practice.

Members were informed that there were no legal restrictions in what was done with items taken from the site. It was felt that such action would be very hard to “police” and items being removed saved the CA Site Board from having to pay for ultimate disposal.

(2021/22:411) Northern Local Authorities Swimming Pool Board:

Mr. McGuinness gave a verbal report of a recent meeting of the Swimming Pool Board in that he felt a positive meeting had been held with the Department of Education, Sport and Children who will underwrite the pool funding for the current year and will commence a review of regional swimming pools. He also reported that meetings with the Department and Treasury are pending.

The Chairman thanked the public and media for attending and closed the public session at 8.28 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.

(2021/22:412) Minutes:

Resolved: To note, for record purposes, that no minutes from the Board meeting held on 16th March, nor the Special Meeting held on 24th March, 2022, were recorded in private.

Matters for Information:

(2021/22:413) Ramsey Quayside:

Resolved: To note the report of a meeting held with the officers from Department of Infrastructure, representatives from Chamber of Commerce and Manx Fish Producers and the Commissioners held on 6th April, 2022. Members were informed that the Chamber felt they had been listened to and it was felt that it was a positive meeting. Concerns were still raised about parking spaces. Mr. Young maintained that all members of the Commission should be in attendance.

It was noted that a further meeting will be held on 9th May and that all proposals will be presented to the Commission for ultimate discussion.

(2021/22:414) Housing Committee:

Resolved: That following a proposal by Mr. Williams, seconded by Ms Craine and agreed to note and formally adopt the minutes of the inquorate meeting of the Housing Committee held on 12th April, 2022, subject to the following:

Mr. Singer referred to the meeting again being inquorate and queried if members could be deputised. It was hoped that membership to be decided at the Commission's Annual Meeting should resolve this problem.

(2021/22:414) Housing Committee Continued:

Clause 116f) Correspondence – it was proposed by Mr. Young seconded by Mr. Parker and carried by 9 votes to 1, to decline the request contained within the Clause. Mr. Beighton voted against.

Clause 116g) Correspondence Mutual Exchange – Mr. Singer queried policy on mutual tenancy exchanges and was advised that these were routine subject to the usual checks being made prior to the approval concerning arrears, anti-social behaviour, condition of property, etc.

Clause 120a) Residency Discretion – members expressed concern at perceived weakness in the discretionary proposals. The Town Clerk undertook to circulate the Guidance Document to members.

Clause 120b) Homes for Ukraine Scheme – members noted the Housing and Property Manager’s report advising of the response from the Department for the “Isle of Man Homes for Ukraine Scheme” advising that such scheme debars public sector housing being used.

(2021/22:415) On-Going Matters “Action Tracker” :

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

- **Close Woirrey** – the Town Clerk confirmed that the Commissioners’ offer to purchase the former Albert Road School site had not been accepted and the Close Woirrey redevelopment would now be revisited as a lone site.
- **Ramsey Courthouse** – the Deputy Town Clerk informed members that he would update the relevant party on the next stages required to progress the matter.
- **Cycle Shelters** – the Town Clerk informed members that the Department of Infrastructure were no longer able to proceed with the installation of Cycle Shelters – it was proposed by Mr. McGuinness seconded by Ms Craine and agreed that the Town Clerk submit the necessary planning applications and report further on the costs involved in the installations.

(2021/22:416) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:

Resolved: To note the “Register of Ruinous Property ..” to 13th April, 2022, , subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

- **10/11 West Quay** – the owners have applied for a demolition order.
- **Britannia Hotel** – a meeting is to be held with the owners on 21st April.
- **The Holly Grove Mount** – Members were informed that issues had arisen and the premises have required to be boarded-up.

(2021/22:416) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings Continued:

- *5, College Street* – a Time and Place Meeting / Notice will be progressed after a possible sale is completed.
- *Seymour House* – advice is awaited from our Advocates on how best to proceed.
- *4 and 5 Hespera Terrace*
- *3, Cowell's Terrace*

Finance and General Purposes:

(2021/22:417) Town Clerk's Report – Code of Practice on Disciplinary and Grievance Procedures:

Resolved: To note the Town Clerk's report dated 11th April, 2022, advising of the consultation being progressed by the Manx Industrial Relations Service on the Code of Practice on Disciplinary and Grievance Procedures.

Mr. McGuinness informed members that the procedures were primarily concerning equality and commended that the Code of Practice when finalised comprise part of the Commission's existing policy.

(2021/22:418) Town Clerk's Report – Sale of Old Railway Line:

Members considered the Town Clerk's report dated 30th March 2022, concerning the possibility of the transfer of ownership of the former railway line from Poyll Dooley Road to Gardeners Lane to the Department of Infrastructure who have control of use of the area. Members were reminded that there are a few ongoing issues with some abutting properties the majority of owners having ignored correspondence from the Commissioners.

Proposed by Mr. McGuinness seconded by Mr. Singer that the Commission progress the sale, at nominal consideration, to the Department. The proposal was carried by 7 votes to 2 Messrs. Beighton and Cowell voting against. Mr. Williams declared an interest due to his employment with the Department and did not vote on this section of the Clause. One property owner is in the process of purchasing a strip of land from the Commissioners.

A further proposal was put by Mr. McGuinness seconded by Mr. Cowell and carried by 6 votes to 4 that the property owners who have encroached upon the verges be afforded the opportunity to purchase the land. Ms Craine and Messrs Oldham, Parker and Williams voted against.

(2021/22:419) Finance Officer's Report:

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

Aged Debtors – in response to queries raised the Finance Officer confirmed that some of the debts had been paid since preparation of the appendix; one debt was owing because of a change in company procedure; and one was subject to an insurance claim by a third party.

Works and Development:

(2021/22:420) Town Clerk's Report – Ramsey Tram Station:

Members considered the Town Clerk's report dated 12th April, 2022, concerning the desire of the Department of Infrastructure to do something to enhance Ramsey Tram Station. Mr. Singer referred to proposals concerning the establishment of a "transport hub" which also included the site of the Ramey Bus Station. Members were reminded that the Commission had supported the principals but not the submitted proposals at that time.

Resolved: To engage with the Department and Members of the House of Keys for Ramsey to progress a possible scheme. In the meantime the Town Clerk was requested to ask the Department if the existing Tram Station and its environs could be tidied.

Canon Greenwood withdrew from the meeting at this point (9.45 p.m.)

(2021/22:421) Town Clerk's Report – Quay Harbour Toilets:

Members considered the Town Clerk's report concerning the alleged lack of public conveniences in the town since closure of those at "Shoprite". Members noted that "Portaloos" were being hired for TT fortnight and it has been suggested that Department of Infrastructure's toilets on the quayside, which it is understood can be accessed by a "key card" issued by the Department be opened to the general public.

It was agreed to ask the Department to facilitate this arrangement.

A proposal by Ms Craine that the Commission erect directional signs did not receive a seconder.

Housing and Property:

(2021/22:422) Deputy Town Clerk's Report – Fancy a Coffee Lakeside Centre:

Members considered the Deputy Town Clerk's report dated 11th April, 2022, conveying the request made by Fancy a Coffee Ltd., to repaint the hut at the Lakeside Centre from which Gelato style products will be sold.

A conditional approval put by Mr. Singer did not receive a seconder. A simple approval was moved by Mr. McGuinness and was seconded by Mr. Beighton.

Further discussion ensued following which it was agreed that to inform the Company that the Commission would wish to see the sale of gelato products being offered more regularly than suggested by the Company.

It was proposed by Mr. McGuinness seconded by Mr. Cowell and agreed to suspend Standing orders to allow the meeting to continue to its conclusion.

(2021/22:423) Housing and Property Manager's Report – Cronk Elfin Refurbishment Update:

Resolved: To note the Housing and Property Manager's report dated 12th April, 2022, updating members on the progress of the Cronk Elfin refurbishment project.

Mr. Oldham declared an interest due to residence at Cronk Elfin.

(2021/22:424) Housing and Property Manager's Report – Provision of Inclusive Play Equipment – Mooragh Park:

Members considered the Housing and Property Manager's report dated 5th April, 2022, concerning a proposal to provide inclusive play equipment at the Mooragh Park, utilising Section 13 Agreement commuted sums, grant aid and lottery funding.

Resolved: That following a proposal by Mr. McGuinness, seconded by Ms Craine and agreed to progress the scheme accepting the quotation provided by Wicksteed Leisure Group.

It was noted that approximately £4,000 will remain available within Section 13 agreements and the Housing and Property Manager was authorised to discuss with Wicksteed if any additional play equipment could be acquired for this sum.

Matters of Establishment:

(2021/22:392) Minutes Meeting of Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 11th April, 2022, subject to the following:-

NCAS Site Local Agreement – the Town Clerk's report was noted, including that wage costs would be recoverable in part from the local authorities comprising the NCAS Board, the Commissioners being required to meet part.

Menopause Policy – Mr. Singer queried if a suitably interest general practitioner could be identified should this be necessary, but members felt the resources listed with Appendix 1 sufficient guidance. Ms Craine request was agreed to publicise the policy on the Commission's website / Facebook page, not least as a public relations exercise.

The meeting closed at 10.15 p.m. giving a time of 3 ½ hours 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 Tuesday, 3rd May, 2022, at 7.00 p.m.

Present Ms L. L. Craine and Messrs. A. R. Beighton (remotely) G. S. Court, R. D. Cowell, Revd Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, A. J. Oldham, L. Parker, L. I. Singer, F. B. R. Williams and W. G. Young.

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

(2022/23001) Election of Chairman

The Town Clerk occupied the Chair and received three Nominations

Mr. Oldham	Proposed by Mr. Singer; seconded by Mr. Young
Mr. McGuinness	Proposed by Ms Craine seconded by Mr. Parker
Mr. Williams	Proposed by Mr. Cowell, seconded by Mr. Kelly

Two ballots were taken which resulted in equality of voting, 4 votes each, on both occasions. Mr. Beighton voted by text message on each occasion, his voting preferences being recorded by the Deputy Town Clerk after verification.

In accordance with Standing Orders Fresh Nominations were sought, resulting in the same nominees being put forward.

A fresh ballot was conducted which resulted in 5 votes being received for Mr. Williams, 4 for Mr. McGuinness and 3 for Mr. Oldham. Mr. Williams accepted the position and thanked the members for the honour again bestowed on him.

Mr. Oldham, as retiring Chairman, presented Mr. Williams with the chain of office. Mr. Williams then occupied the Chair.

(2022/23002) Election of Deputy Chairman

Nominations for Deputy Chairman were received-

Mr. Cowell	Proposed by Mr. Beighton, seconded by Mr. Kelly
Mr. Oldham	Proposed by Mr. Young, seconded by Mr. Singer
Mr. Court	Proposed by Mr. Parker, seconded by Ms Craine
Mr. McGuinness	Proposed by Ms Craine – nomination declined.

A ballot was conducted which resulted in 5 votes being received for Mr. Court, 4 for Mr. Cowell and 3 for Mr. Oldham.

Mr. Court accepted the position and was duly declared elected Deputy Chairman.

(2022/23003) Election of Lead Members

Finance, General Purposes and Establishment

Mr. Cowell	Proposed by Mr. Kelly, seconded by Mr. Oldham
Mr. McGuinness	Proposed by Mr. Court seconded by Mr. Parker

A ballot was taken which resulted in Mr. McGuinness being elected by 7 votes to 5. Mr. McGuinness accepted the appointment and was duly declared elected.

Works and Development

Mr. Kelly	Proposed by Mr. Cowell seconded by Mr. Parker
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No other nominations were received and Mr. Kelly accepted the appointment and was duly declared elected.

Housing and Property

Mr. Young	Proposed by Mr. Oldham, no seconder received.
Ms Craine	Proposed by Mr. Singer seconded by Mr. Parker
Mr. Beighton	Proposed by Mr. Kelly no seconder received.
Mr. Oldham	Proposed by Mr. Young seconded by Mr. Kelly
Mr. Parker	Proposed by Mr. McGuinness seconded by Mr. Court

A ballot was conducted which resulted in 6 votes being received for Mr. Parker, 4, votes for Mr. Oldham and 2 votes for Ms Craine.

Mr. Parker accepted the appointment and was duly declared elected.

Parks and Leisure

Ms Craine	Proposed by Mr. Kelly no seconder received
Mr. Court	Proposed by Mr. Singer seconded by Mr. Parker
Mr. Oldham	Proposed by Mr. Young seconded by Mr. Kelly

A ballot was taken which resulted in equality of votes. A second ballot resulted in Mr. Court being elected by 7 votes to 5.

Mr. Court accepted the appointment and was duly declared elected.

The Policy Committee, comprising the 4 Lead Members is now constituted for the forthcoming municipal year.

(2022/23004) Election of Deputy Lead Members

Finance, General Purposes and Establishment

Mr. Parker	Proposed by Mr. McGuinness seconded by Mr. Court
Mr. Cowell	Proposed by Mr. Oldham seconded by Mr. Kelly

A ballot was taken which resulted in Mr. Parker being elected by 7 votes to 5. Mr. Parker accepted the appointment and was duly declared elected.

The Establishment Committee, comprising the Lead Member for Finance and General Purposes, the Chairman and the Deputy Lead Member for Finance and General Purposes is now constituted for the forthcoming municipal year.

Works and Development

Mr. Oldham	Proposed by Mr. Singer seconded by Mr. Cowell
Mr. Beighton	Proposed by Mr. Parker seconded by Ms Craine

A ballot was taken which resulted in Mr. Oldham being elected by 6 votes to 5, one ballot paper being spoilt. Mr. Oldham accepted the appointment and was duly declared elected.

Housing and Property

Ms. Craine	Proposed by Mr. McGuinness seconded by Mr. Singer
Mr. Young	Proposed by Mr. Oldham seconded by Mr. Cowell

A ballot was taken which resulted in Ms. Craine being elected by 7 votes to 5. Ms. Craine accepted the appointment and was duly declared elected.

Parks and Leisure

Ms. Craine	Proposed by Mr. Court seconded by Mr. McGuinness
Mr. Beighton	Proposed by Mr. Kelly seconded by Mr. Cowell
Mr. Oldham	Proposed by Mr. Parker seconded by Mr. Young

A ballot was taken which resulted in equality of votes. A second ballot resulted in Ms Craine and Mr. Oldham each receiving 5 votes and Mr. Beighton 2 votes.

In accordance with Standing Orders Mr. Beighton dropped out from a third ballot which resulted in Mr. Oldham being elected by 7 votes to 5. Mr. Oldham accepted the appointment and was duly declared elected.

(2022/23005) Housing Committee 2 appointments

Mr. Young	Proposed by Ms Craine seconded by Mr. Oldham
Mr. Cowell	Proposed by Mr. Kelly seconded by Canon Greenwood
Mr. Beighton	Proposed by Mr. Parker seconded by Mr. Cowell
Mr. Court	Proposed by Mr. McGuinness seconded by Mr. Parker
Mr. Singer	Proposed by Mr. Oldham - Nomination declined.

A ballot resulted in Mr. Young receiving 9 votes, Mr. Cowell 4, Mr. Beighton 4, and Mr. Court 6. Mr. Young and Mr. Court accepted the appointment and were duly declared elected. There was one spoilt paper.

The Housing Committee, comprising the Lead Member and Deputy Lead Member for Housing and Property and the above two elected members is now constituted for the forthcoming municipal year.

(2022/23006) Combination Authorities

***Representative on Ramsey and Northern Districts Housing Committee
Three-year term to 30th April, 2025***

Mr. Parker Proposed by Mr. Singer seconded by Mr. McGuinness

Mr. Parker accepted the appointment and was duly declared elected.

***Representative on Northern Local Authorities Swimming Pool Board
Three-year term to 30th April, 2025***

Mr. McGuinness Proposed by Mr. Court seconded by Ms Craine

Mr. McGuinness accepted the appointment and was duly declared elected.

***Representative on the Northern Civic Amenity Site Committee
Two-year term to 31st March, 2023***

Mr. Cowell was elected in August, 2022 and continues in post.

Mr. Oldham queried if the term could be adjusted to keep in line with the other combination authorities and was advised that the term of appointment was as determined by the Agreement by which the Committee is constituted.

(2022/23007) Other Appointments

Representative to serve on the Manx Wildlife Trust

Ms. Craine Proposed by Mr. Court seconded by Mr. Singer

Canon Greenwood Proposed by Mr. Oldham - Nomination declined

Ms. Craine accepted the nomination and was duly declared elected.

Representative to serve on the Northern Chamber of Commerce

Mr. Cowell	Proposed by Mr. Singer seconded by Mr. Kelly
Mr. Beighton	Proposed by Ms Craine seconded by Mr. Williams
Mr. McGuinness	Proposed by Mr. Court seconded by Mr. Young

A ballot was taken which resulted in Mr. Cowell receiving 5 votes, Mr. Beighton 1 vote and Mr. McGuinness 6 votes.

Mr. McGuinness accepted the nomination and was duly declared elected.

Representative to serve on the Northern Neighbourhood Policing Team Level One Group and the Northern Traffic Management Liaison Group

Mr. Kelly	Proposed by Mr. McGuinness seconded by Ms Craine
Mr. Oldham	Proposed by Mr. Parker - Nomination declined

Mr. Kelly accepted the nomination and was duly declared elected.

The Chairman thanked members of the public for attending and closed the meeting at 8.10 p.m. giving a time for computation of attendance allowance of 1 ½ hours.

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 Twoaie	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 meet the developer on 11/3/22. He agreed to mark out the parking spaces and prepare the hand over of the site. TC chased 5/4/22 and 11/5/22.	FGP	May-22	TRKC	May-22	
	Ramsey North Prom changing huts	Awaiting water quality standard to be confirmed. DEFA will be testing for 20 weeks throughout the summer.	Await test results. South Prom to be considered and officers are to engage with stake holders.	PL	Mar-22	SB	May-22	
	Mooragh promenade shelter public art.	The 3rd shelter is complete. Artist and funding found for 4th shelter and works to start end of May. RGS art department are planning on starting after TT (following exams).	A web page to be set up to showcase the works. Report on 4th shelter to May 2022.	PL	May-22	SB	Jul-22	
	Toilet Art	Arts Council and artist have committed to do the works last 2 weeks of August.	Artist to confirm if they require RTC to clean and prep surface.	PL	Mar-22	SB	Dec-22	
	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. No update.	WD	Apr-22	TRKC	Mar-22	
	Boundary Extension (Commission to make application for revision of Town Boundary under S6 Local Government Act 1985).	Petition for a Public Inquiry went to March 2022 Tynwald. Tynwald agreed the Inquiry could be held.	The DOI are to organise the Inquiry. DOI contacted on 11/5/22, they are working on the paper work and additional maps (copies of which have been requested).	FGP	May-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
	Empty Pubs	Concern regarding vacant properties and potential for deterioration in condition. DTC has engaged with the Property Manager at the Brewery. Meeting with the Brewery and their architects took place 22/4/22.	Organise Special Board meeting so that the Brewery can outline their plans (MC to organise meeting).	WD	May-22	SB	Sep-22	
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. Emailed requesting an update 6/4/22. Response received from the Assistant Registered building officer 19/4/20- no progress.	WD	Apr-22	TRKC	Apr-21	
	Fibre Broadband (request for easement for service poles)	Meeting with Manx Telecom took place on 23/2/22. A plan showing the role out plan was tabled at the meeting. The details information on where poles are to be situated is still to be developed and presented. It is envisaged that there will be 285 houses that require poles in Ramsey. Fibre Broadband will not be complete in Ramsey until June 2024.	Awaiting details of poles and pole locations in Ramsey from Manx Telecom. The role out continues until June 2024.	FGP	Mar-22	TRKC	Mar 22 target completion date changed to Dec 22	
Nov-21	Bicycle Shelters (3 planned for Ramsey)	Shelters on Island but DOI do not have the funds for installation. TC submitted planning applications 29/4/22.	Cost per base to be confirmed.	WD	May-22	BW	Apr-22	
Dec-21	Adoption of land at Auldryn Walk, Ramsey	Petition approved by DOI Feb 2022, playground received planning approval 25/2/22.	Legal transfer to take place. The playground will be started June 2022. The land transfer will take place following completion of the playground.	FGP	Apr-22	TRKC	Aug-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 - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
Mar-22	Jubilee celebration	Officers and Lead member for Parks and leisure have met and it is proposed that an event take place on the weekend of 16th July. A grant scheme was launched 30/3/22 80% of the costs of a event up to £5,000 are available to local authorities.	Form of event to be confirmed. DTC to submit grant application before end of May.	PL	May-22	SB	Jul-22	
Apr-22	Ramsey South Prom changing huts	Initial conversation with Harbours and representatives from the swimmers have been held.	Further discussions to be held.	PL	May-22	SB	Dec-22	
May-22	Government grants	TC and DTC have met with DfE to investigate grants available to RTC and the businesses in Ramsey.	Drop in session set for the afternoon and evening of 16th June. Location Ramsey Court House. This is to be promoted at the Chamber of Commerce.	FGP	May-22	SB	Jun-22	
May-22	Bus services	DTC wrote to Bus Vannin 21/4/22 regarding TT bus service and evening bus services towards the west. TT information has been provided and will be published.	Bus Vannin to provide info on the western bus service. DTC has chased 6/5/22. Invite the Director of Public Transport to Ramsey.	FGP	May-22	SB	Jun-22	

No.	Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
1	Mar-22	RCV replacement	Details of weighing system to be sorted before order can be placed as this impacts the build. There is a 32week lead time. There is a new quote for wagon, and the total package is approx. £200K.	Define weighing system and place order.	WD	May-22	BW	Feb-23	
2	Mar-22	Fleet Vehicle Overhaul	2 vehicles are on order first one due week commencing 18/4/22 and the second May 22	Pick up first vehicle.	WD	May-22	BW	Dec-22	
3	Mar-22	Station Road Car Park re surface	Almost complete area outside front of store yet to be completed (likely to be done after TT).	Loan application in and awaiting approval	WD	May-22	BW	Apr-22	
4	Mar-22	Mooragh Park re surface	Complete	Loan application in and awaiting approval	WD	May-22	BW	Apr-22	
5	Mar-22	Poyll Dooley Car park re surface	Complete	Loan application in and awaiting approval	WD	May-22	BW	Apr-22	
6	Mar-22	Street Lights NDT	Quotation requested from the MUA	Continue to chase MUA (BW chasing fortnightly)	WD	May-22	BW	Mar-23	
7	Mar-22	Street Lights replacement heads	Quotation requested from the MUA	Continue to chase MUA (BW chasing fortnightly)	WD	May-22	BW	Mar-23	
8	Mar-22	Street Lights Lezayre Road	Quotation requested from the MUA	Continue to chase MUA (BW chasing fortnightly)	WD	May-22	BW	Mar-23	
9	Mar-22	Street Lights upgrades	Quotation requested from the MUA	Continue to chase MUA (BW chasing fortnightly)	WD	May-22	BW	Mar-23	
10	Mar-22	Street Lights New Street Lights	Quotation requested from the MUA	Continue to chase MUA (BW chasing fortnightly)	WD	May-22	BW	Mar-23	
11	Mar-22	Wheellie Bins		Order to be placed May/June	WD	May-22	BW	Sep-22	
12	Mar-22	Litter Bins	Order placed delivery due May 2022	Loan application in and awaiting approval	WD	May-22	BW	Jun-22	
13	Mar-22	Bin Weigh upgrade	In discussions with VMS about the system.	Conclude discussion and place order.	WD	May-22	BW		
14	Mar-22	Seasonal Staffing	Re advertised due to lack of response. Closing date 20/5/22		FGP	May-22	SB		
15	Mar-22	Decorative Lighting	Awaiting prices.	There is only one supplier confirm pricing and report to the Board.	WD	May-22	BW		
16	Mar-22	Coronation Park Toilets	Works being developed but requires planning due to proposed changes to the roof.		HP	May-22	BW	Sep-22	
17	Mar-22	Mooragh Park CCTV	Complete	Remove from list June 22	HP	May-22	RK	May-22	
18	Mar-22	Library Cabinet	Estates and housing have measured up and purchased materials.	Cabinet to be constructed.	HP	May-22	BW	Sep-22	
19	Feb-22	Live Streaming	Complete	Remove from list June 22	TC	May-22	BW	May-22	

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CRONK ELFIN AREA - MEA WAYLEAVE
MAY, 2022, PUBLIC**

Mr. Chairman and Members,

Manx Utilities have requested that the Commission grant a wayleave for the purpose of laying, maintaining and servicing electricity cables under land in the Commissioners' ownership at Cronk Elfin, Ramsey.

The fee payable by the Authority would be nominal, 25p, and the Authority would be require to make good any land disturbed in any works involved.

The granting of a way leave requires the approval of the Department of Local Government and the Environment under section 25 of the Local Government Act 1985.

Recommendation: that the way leave be granted subject to the approval of the Department of Infrastructure under section 25 of the Local Government Act 1985.

T. R. K. Cowin

Town Clerk & Chief Executive

29th April, 2022.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
GOOD STUFF STREET FURNITURE
MAY, 2022 – PUBLIC**

Mr. Chairman and Members,

The restaurant Good Stuff applied for a Highway Licence for street furniture. The application was unsuccessful as the proposal did not meet with the requirements laid down in the "Policy on Applications for a Highway Licence".

The Community Warden visited the property and there are two issues with their street furniture that do not comply with the policy. There are 2 metal and wooden benches that do not give an unobstructed width of 1500mm on the pavement (they give only 1400mm). The second issue is that A boards are being placed that are on the build out in the pavement in front of the neighbouring property.

The Town Clerk and Deputy Town Clerk met with Mr. A. Hardy on 6th May, 2022, following an email exchange in relation to these issues. Mr. Hardy was passionate about his business and the need to advertise and draw custom into the business. He explained the difficulties that the last 2 years had presented and that he employs 16 staff in Ramsey. He stated that the A boards added significantly to the takings of the business and that at times when the A board was not out that takings were substantially down.

For the benches it was agreed that Mr Hardy would cut the windowsill to provide 1500mm clearance on the pavement.

Two options were proposed for the A boards, that being that a suitable panel be added to the end of the bench, to advertise the business and that an A board that complies with the policy be procured. Mr Hardy stated that neither of these options would give sufficient space for the message needed draw people to his establishment. A further tentative option was discussed and that was if one of the new litter bins is to be placed in that vicinity that there may be the opportunity to advertise on the side of the bin.

Mr Hardy made a counter proposal and that was that a table and chairs with high quality screening could be placed on the pavement build out in place of the A board to attract attention to the business. The issue would however remain that this is in front of a neighbouring property (which is currently empty).

In the interim Mr Hardy would like approval for the A board to remain in its current position. This would be contrary to the extant policy.

Recommendation: for discussion.

11th May 2022.

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

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
AUTHORISED OFFICERS
MAY 2022 –PUBLIC**

Mr. Chairman and Members,

The enforcement of the Town Byelaws, Amenity Byelaws, Housing Byelaws, Dog Byelaws, Road Traffic Act and the provisions of the Litter Act can be undertaken by “Authorised Officers” of the Commission. In addition, enforcement can be undertaken by contracted personnel under the Town Warden contract when authorised by the Board.

The current “Authorised Officers” are

The Town Clerk
The Deputy Town Clerk/Town Centre Manager
The Technical Services Manager
The Technical Assistant
Town Warden

We are seeking to update the list of “Authorised Officers” to take account of the fact that the Town Warden is also known as a Community Warden. The revised list of Authorised Officers would be:

The Town Clerk
The Deputy Town Clerk/Town Centre Manager
The Technical Services Manager
The Technical Assistant
Town Warden
Community Warden

Recommendation: to update the list of Authorised Officers to allow enforcement of the Town Byelaws, Amenity Byelaws, Housing Byelaws, Dog Byelaws, Road Traffic Act and the Litter Act

H. S. Bevan
Deputy Town Clerk

5th May 2022

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
STREET TRADERS' LICENCE – THE HUTCH
MAY 2022 – PUBLIC**

Mr. Chairman and Members,

At meeting of the Commission on 16th March 2022 it was resolved, following a request from the owner of “The Hutch”, to issue a street traders’ licence for them to trade using a bicycle during the TT Festival and MGP. The areas of operation would be around the Central Hotel, Top 2 Toe and Albert Square.

The owner of company has contacted officers to advise that they have now acquired a tuk-tuk and have asked if this can be used during the TT Festival and MGP in the areas highlighted above.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

9th May 2022

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
MAY 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 April 2022 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30th April 2022 – Appendix 2.
3. Quarterly financial information for the quarter ended 31st March 2022 as submitted to the Department of Infrastructure on 25th April 2022 – Appendix 3.

Accounts

Accounts of £594,910.82 were paid via the General Revenue Account and accounts of £43,333.50 were paid via the Northern Civic Amenity Site Account in April 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 2022-23 Income and Expenditure from 1st April to 30th April 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 2022-23 Income and Expenditure figures and graphs, and they are:

Cronk Elfin refurbishment – prof. fees, materials & works	£52,419.
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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 fourth quarter of 2021-22 (to 31st March 2022) was submitted on 25th April 2022 - attached as Appendix 3.

Recommendation : To be noted.

11th May 2022.

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 30 April 2022

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	196,304.23
Various	Car parks & Mooragh re-surfacing	98,618.20
N. Civic Amenity Site	Qtr. 1 running cost contribution	64,728.00
IOM Govt.	Waste disposal at EFW plant	61,747.63
Various	Housing - Cronk Elfin refurbishment programme	60,820.13
Various	Housing property repairs, maint. & safety checks	25,700.88
Various	Legal & professional fees - non-housing	14,340.00
Ellan Vannin Fuels Ltd.	Fuel & heating oil	13,206.53
Various	Commission property repairs, maint. & safety checks	11,040.77
Manx Utilities	Electricity supply	11,010.85
Manx Utilities	Street lighting - maintenance contract & repairs	7,739.64
Various	Vehicle maintenance, repairs & licences	5,800.78
Various	Office expenses - post, printing, stationery etc.	4,551.53
Various	IT costs	2,968.34
Various	Refuse materials & equipment	2,408.94
Various	Legal & professional fees - housing	2,083.06
Various	Contract cleaning	2,013.26
Various	Park materials	1,975.92
Manx Telecom	Phones	1,911.11
Banks	Bank & debit card charges	1,236.87
Various	Media costs	945.84
Account transfers	Rent refunds and R & N DHC rents collected by card	928.56
RTC	Petty cash	600.00
Various	Library books & materials	586.37
Various	Machinery repair & servicing	457.13
Various	Gift vouchers	155.00
Mr A R Beighton	Attendance Allowance	150.00
Mr J McGuinness	Attendance Allowance	150.00
Mr W G Young	Attendance Allowance	150.00
Ms L L Craine	Attendance Allowance	142.50
Mr R D Cowell	Attendance Allowance	120.00
Mr F B R Williams	Attendance Allowance	120.00
Mr A J Oldham	Attendance Allowance	93.75
Rev Canon Greenwood	Attendance Allowance	75.00
Mr L I Singer	Attendance Allowance	30.00
		594,910.82
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	10,226.57
RTC	Administration	7,000.00
IOM Govt.	Site rent - qtr. 1	6,096.00
Various	Recycling charges	6,026.73
Island Drainage & Groundworks Ltd.	Waste skip haulage	4,611.60
Various	Site maintenance	4,107.85
Various	Plant & machinery maintenance	2,547.66
Ellan Vannin Fuels Ltd.	Fuel	1,548.01
Various	Agency contract labour	995.07
Manx Telecom	Telephones	79.39
Worldpay (UK) Ltd.	Debit card reader charge	72.19
Bank	Charges	22.43
		43,333.50

Ramsey Town Commissioners

Suppliers utilised during April 2022

Appendix 1

AB Photography Ltd.	IOM	J P Corry (formerly Jewsons)	IOM
Argon Business Systems Ltd.	IOM	Karolina Pawlowska	IOM
Argon Office Systems Ltd.	IOM	Kate Summerville Studio	IOM
Askews & Holts Library Services Ltd.	UK	Keenan Construction Services Ltd.	IOM
Autosparks Ltd.	IOM	K & R Parts Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Legg Surfacing Ltd.	IOM
Ball Colegrave Ltd.	UK	Mac's Builders Merchants Ltd.	IOM
Brew & Corkill Ltd.	IOM	Magnet IOM Ltd.	IOM
Brian Walmsley 1988 Ltd.	IOM	Maintenance Free Building Products Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Cameron Hall Services Ltd.	IOM	Manx Independent Carriers Ltd.	IOM
CE Richmond Ltd.	IOM	Manx Telecom Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Manx Utilities	IOM
Colas IOM Ltd.	IOM	Marksman Locksmith	IOM
Copy-Cat Ltd.	IOM	Modus Architects Ltd.	IOM
Crowe IOM Audit LLC	IOM	Monarch Roofing Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	North Point Plastics Ltd.	IOM
Egan Reid Stationery Co. Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Paul Wheeler Ltd.	IOM
EPL Ltd.	IOM	Phoenix Windows Ltd.	IOM
Erin Bike Hut Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Farmers Combine Ltd.	IOM	PSM Lines	IOM
Feltons Ironmongers	IOM	Quadient UK Ltd.	UK
Furnitureland	IOM	Ramsey Automotive Centre Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
Gough Electrical Ltd.	IOM	Ramsey Skips	IOM
Haldane Fisher (IOM) Ltd.	IOM	Recruitment Works Ltd.	IOM
Hersham Electrical Engineers Ltd.	IOM	2 Clean	IOM
Investec Asset Finance Ltd.	IOM	The Garage Door & Gate Automation Co.	IOM
IOM Government	IOM	Top-2-Toe Ltd.	IOM
IOM Newspapers Ltd.	IOM	W.D.S. Ltd.	IOM
IOM Post Office	IOM	W. F. Howes Ltd.	UK
Island Drainage & Groundworks Ltd.	IOM	Whittaker Trading Ltd.	IOM
JAC Distribution Ltd.	IOM	Worldpay (UK) Ltd.	UK
J Clawson Ltd.	IOM		

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2022 - Appendix 2

	2022-23 to date			Estimate for 2022-23		
Social Housing	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	41,454	490,163	(448,709)	4,246,834	4,337,145	(90,311)
Cl. Woirrey/ Cl. y C Ghlass	0	0	0	270	0	270
Brookfield Court	1,790	8	1,782	19,795	13,450	6,345
Close ny Mooragh	4,377	0	4,377	35,225	32,050	3,175
Sub Total	£47,621	£490,171	(£442,550)	£ 4,302,124	£ 4,382,645	£ (80,521)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	2,269	15,634	(13,365)	220,300	22,160	198,140
Workshops	6,349	0	6,349	72,810	0	72,810
Public Conveniences	3,611	0	3,611	58,890	0	58,890
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	874	875	(1)	10,955	4,000	6,955
Mansail Lease	47	1,375	(1,328)	4,510	10,430	(5,920)
Lakeside Centre	0	0	0	6,220	11,630	(5,410)
Parklands Day Nursery	0	0	0	2,605	18,610	(16,005)
Bowling Alley	0	0	0	1,760	15,000	(13,240)
Non-Lease Properties	0	0	0	5,395	0	5,395
Prom Shelters, etc	3,636	0	3,636	14,315	0	14,315
Private Property Repairs	7	0	7	10,500	0	10,500
CCTV town centre	0	0	0	1,134	0	1,134
Apprentices	346	1,234	(888)	0	0	0
R.N.D.H.C.	522	0	522	35,610	39,171	(3,561)
Park assets	3,462	0	3,462	62,215	0	62,215
Sub Total	£35,923	£19,118	£16,805	£522,019	£121,001	£401,018

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	10	0	10	1,955	0	1,955
Car Parks	41,715	16,505	25,210	22,689	25,505	(2,816)
Refuse Removal	74,634	23,949	50,685	828,295	100,000	728,295
Civic Amenity contribution	53,940	0	53,940	215,758	0	215,758
Sewers & Pumps	0	0	0	104,500	104,500	0
Street lighting & maint.	15,380	0	15,380	111,356	0	111,356
Decorative maint.	0	0	0	16,830	0	16,830
Decorative lighting new items	0	0	0	25,000	0	25,000
Local Services	8,869	0	8,869	134,342	0	134,342
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£194,548	£40,454	£154,094	£1,460,725	£230,005	£1,230,720

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Events & Attractions	2,712	2,600	112	76,865	24,375	52,490
Parks & Gardens	11,794	11	11,783	238,267	600	237,667
Games Concessions	0	0	0	2,030	0	2,030
Public Library	8,941	449	8,492	142,140	8,700	133,440
Sub Total	£23,447	£3,060	£20,387	£459,302	£33,675	£425,627

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	11,978	0	11,978	99,700	0	99,700
Office Expenses	79,748	8,283	71,465	1,016,210	94,530	921,680
Sundry Expenses	1,334	0	1,334	11,330	0	11,330
Miscellaneous	2,756	4,474	(1,718)	37,480	24,600	12,880
Swimming Pool	0	0	0	44,020	0	44,020
Town Band	0	0	0	2,000	0	2,000
Town Centre Management	0	0	0	1,300	0	1,300
Sub Total	£95,816	£12,757	£83,059	£1,212,040	£119,130	£1,092,910

TOTAL	£397,355	£565,560	(£149,087)	£ 7,956,210	£ 4,886,456	£ 3,069,754
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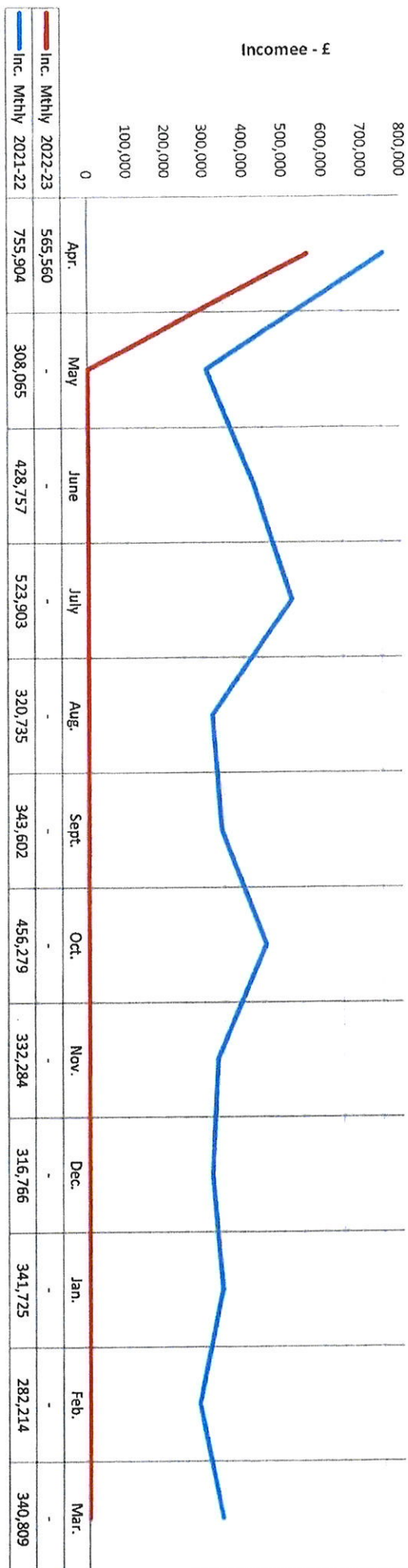
Town rates	£ -	£ 197,406	(£197,406)	£ -	£ 3,013,336	(£3,013,336)
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RAMSEY TOWN COMMISSIONERS

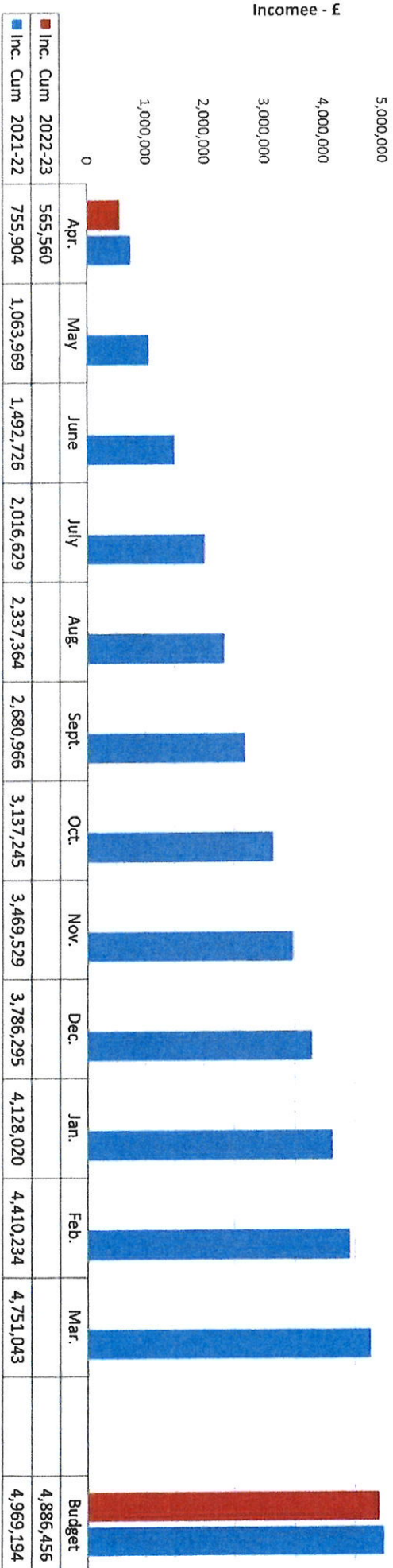
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2022

Appendix 2

Ramsey Town Commissioners
Month-on-month income summary 2022-23 & 2021-22 comparative



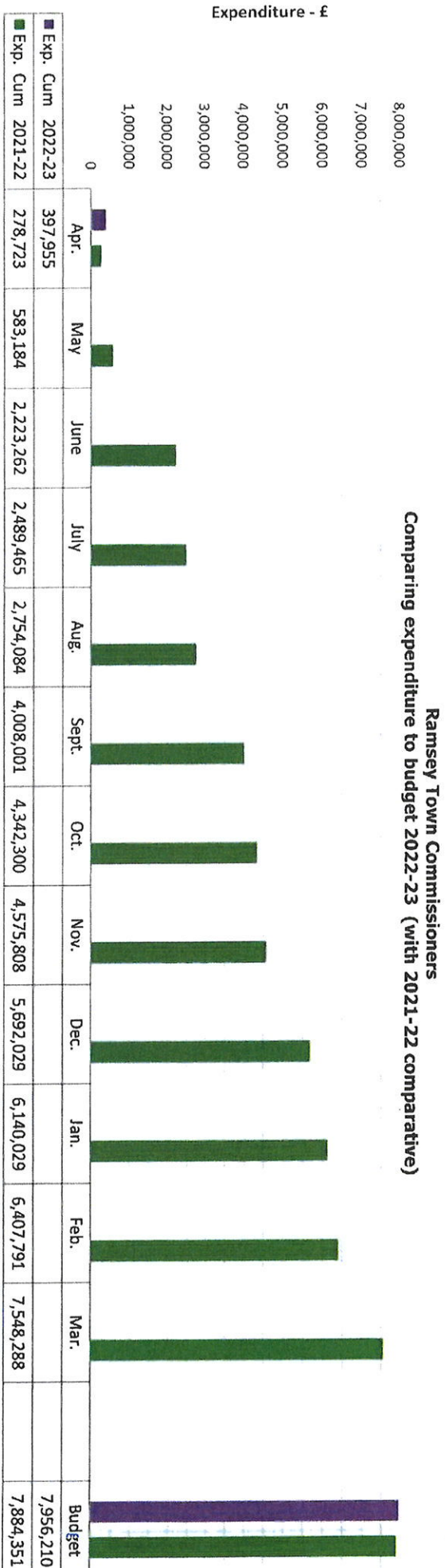
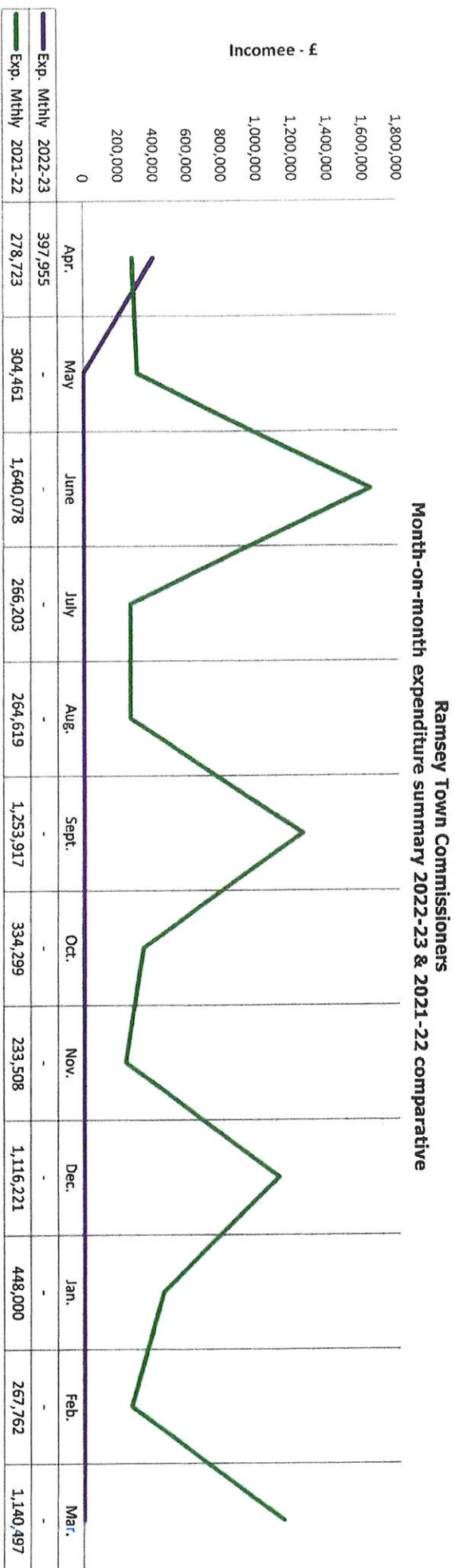
Ramsey Town Commissioners
Comparing income to budget 2022-23 (with 2021-22 comparative)



RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2022

Appendix 2

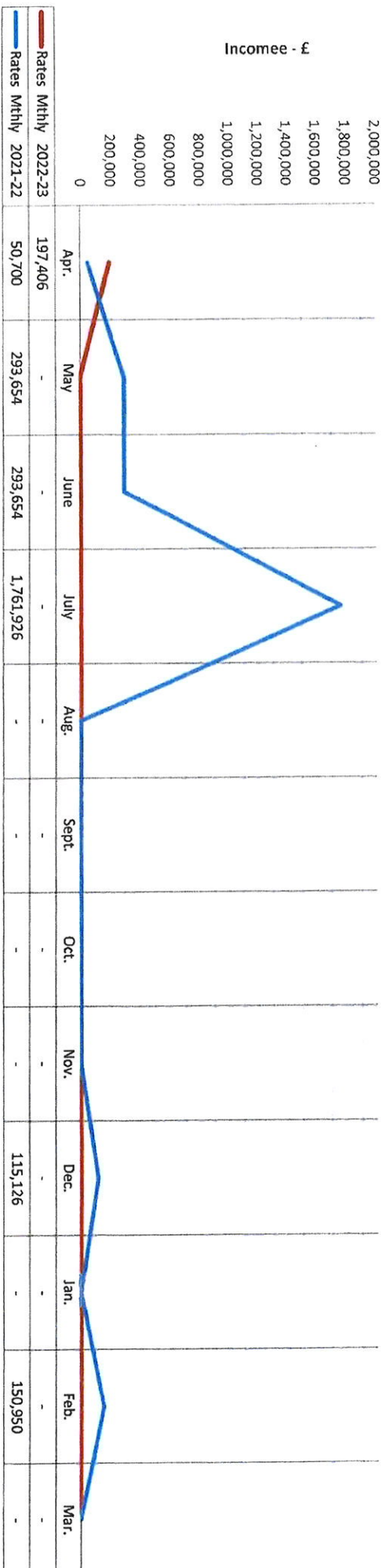


RAMSEY TOWN COMMISSIONERS

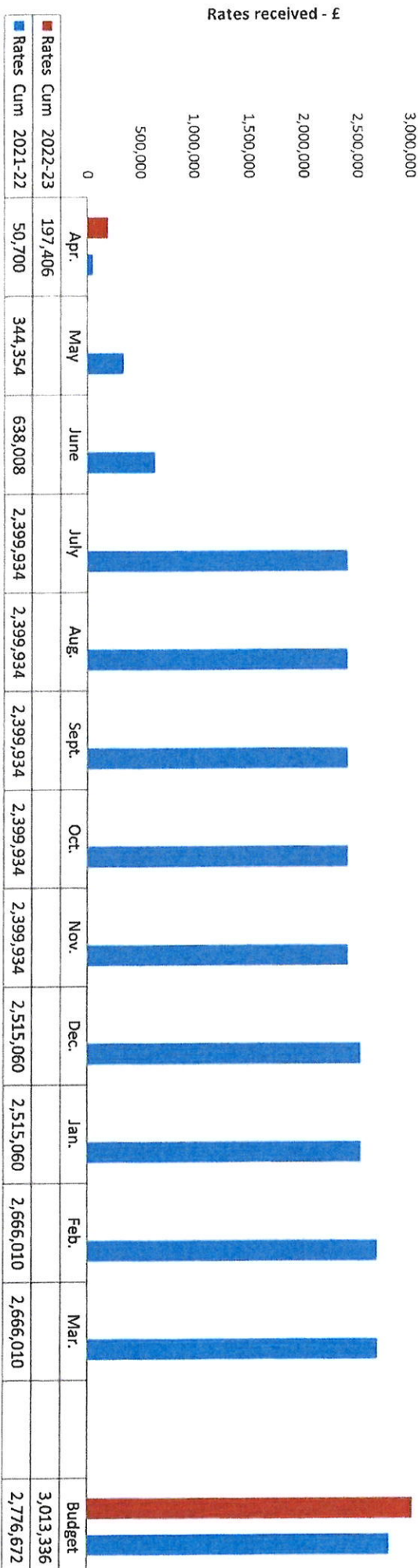
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2022

Appendix 2

Ramsey Town Commissioners
Month-on-month rate receipts summary 2022-23 & 2021-22 comparative



Ramsey Town Commissioners
Town rates received 2022-23 (with 2021-22 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	150,950
Salaries' Cost	231,071	247,923	240,969	236,053
Heat and Light	4,308	567	6,644	8,961
Members' Attendance Allowance	968	2,629	1,132	805
Legal Fees	1,032	-	1,210	-
Capital Loan Payments	825,298	814,089	813,484	815,596
Insurance Costs (net of Housing ins. costs)	-	51,187	-	-
Computer Expenses	7,951	4,539	5,185	17,641
Refuse Collection Costs	167,697	170,482	102,731	145,224
Parks Glens (Total Costs)	74,143	89,204	43,840	42,890

Housing

Rents received	850,953	842,590	823,930	847,298
Rates paid*	(494,268)	-	-	-
Repairs and Maintenance	130,387	157,364	191,539	260,252

*Annual rates paid in first quarter

Capital

Capital Projects	Loans received in period	-	-	-	105,000
Capital Projects	Social housing developments	17,810	1,740	-	185,800

Balances at Bank

General Revenue	646,758	1,820,098	1,282,580	532,394
Unapplied Capital Receipts	116,264	117,264	118,144	68,144

Reserve bank accounts

Housing Maintenance Reserve	131,604	77,158	77,038	51,038
Heating Maintenance Reserve	10,919	10,919	10,799	38,855

Other Income

Grant Assistance	-	991	7,348	4,156
Hire of buildings	17,443	3,118	5,675	4,269

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
FYNODEREE CHANGE TO LICENSED OPENING HOURS
MAY, 2022 – PUBLIC**

Mr. Chairman and Members,

At the April Board meeting the Fynoderee Planning Applications were discussed and it was decided to oppose the change to the opening hours of the Fynoderee bar. At the meeting it was confirmed by the Deputy Town Clerk that a licencing application for the change to the hours had not been submitted.

The Licencing application was advertised in the newspaper at the end of April. As the objections to the Licencing application were required to be submitted by 5th May the Town Clerk emailed the Commissioners with and recommended that an objection to the change to the licencing application be submitted that mirrored the objection submitted to the planning authority in relation to opening hours. This was done on 3rd May.

When an objection is received by the Licensing Court the usual procedure is for the matter to be adjourned to be heard at a later date, when more time can be set aside to fully consider the application and objection.

The Deputy Town Clerk will attend the Licensing Court on 12th May at 10.00 a.m. to object to the Licencing Application. The application will then be deferred (hopefully until after the board meeting on 18th May).

Having the changes ready for TT week is important to Fynoderee. However, the applications for planning and licencing should have been submitted at an earlier time to ensure that there was sufficient time for the planning and licencing process. For example, the Sprint Fest Licence application was heard in March to ensure that there was sufficient time for the licencing process and any hic cups or objections ahead of TT.

Fynoderee have amended their hours to lesson planning or licencing concerns.

Their current hours are:-

Monday to Thursday 8.00am to 10.00pm
Friday and Saturday 8.00am to Midnight
Sunday 10am to 6.30pm

The hours proposed in the planning application and licence application were

Monday to Saturday 9.00 to 12.30pm
Sunday 10.00am to 12.30pm

What they have conceded to is:

Sunday to Thursday 8.00am to 11.00pm
Friday and Saturday 8.00am to Midnight (**this is as per their current licence**)
New Year's Eve 8.00 to 1am.

**Town Clerk's Report – Fynoderee Change to Licensed Opening Hours
May, 2022 – Public Continued**

Fynoderee employ approximately 20 people in Ramsey. The business and the bar have developed in a different way to perhaps envisaged when the distillery and bar were set up at the start of the pandemic.

The bar is located on the edge of the town centre and is in close proximity to a number of flats and house.

The new proposal in terms of opening hours needs to be discussed and a decision made upon the hours so that the appropriate steps can be taken to either support the change to hours or to continue with the objection to the newly proposed opening hours.

Standing Orders will require to be suspended to allow the matter to be considered.

Recommendation: For discussion.

11th May 2022.

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

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
ADVERTISING BANNER
MAY 2022 –PUBLIC**

Mr. Chairman and Members,

The proprietor of Harbour Views Bistro has contacted officers to seek approval to display an advertising banner on the Commission fencing at the car park on Parsonage Road during the TT period.

The company wishes to display a 6ft x 2ft banner drawing attention to their business to visitors to the Ramsey.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

11th May 2022

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – MAY, 2022**

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: 3934 **AMENDED PLANS/ADDITIONAL INFO**
P.A. NO.: 21/01223/REM
PROPOSED: Reserved matters application in association with PA 20/01401/A for the erection of a 3 storey dwelling and associated access
NOTES: Reserved Matters
SITE: **Land to the rear of 6, Summerland, Ramsey**

REF NO: 3968 **AMENDED PLANS/ADDITIONAL INFO**
P.A. NO.: 22/00306/B
PROPOSED: Creation of an outside seating area with associated landscaping
NOTES: P.A. in Detail
SITE: **Land south of MER Stop, Parsonage Road, Ramsey**

REF NO: 3980 **AMENDED PLANS/ADDITIONAL INFO**
P.A. NO.: 22/00433/A
PROPOSED: Approval in principal for the erection of a detached single storey dwelling
NOTES: Approval in Principle
SITE: **Plot 18, West of Watersmeet, Riverbank Road, Ramsey**

REF NO: 3981
P.A. NO.: 22/00432/B
PROPOSED: Erection of a single storey garage and living accommodation extension to replace existing garage/workshop
NOTES: P.A. in Detail
SITE: **Greenbanks, Mount Auldyn, Ramsey**

REF NO: 3982
P.A. NO.: 22/00444/B
PROPOSED: Erection of 2 detached dwellings with integral garages
NOTES: P.A. in Detail
SITE: **Land adjacent to St Olaves, Jurby Road, Ramsey**

REF NO: 3983
P.A. NO.: 22/00455/B
PROPOSED: Conversion from shop (Class 1.1) to food and drink (Class 1.3) involving the installation of a rear flue and reinstatement of rear double doors
NOTES: P.A. in Detail
SITE: **Unit 10, St Paul's Square, Ramsey**

REF NO: 3984
P.A. NO.: 22/00498/B
PROPOSED: Replacement roof
NOTES: P.A. in Detail
SITE: **2, Belmont Villas, Jurby Road, Ramsey**

REF NO: 3985
P.A. NO.: 22/00504/B
PROPOSED: Erection of a quadruple garage and storage building
NOTES: P.A. in Detail
SITE: **Lower Milntown Farm, Lezayre Road, Ramsey**

REF NO: 3986
P.A. NO.: 22/00507/B
PROPOSED: Replacement door at main entrance to property
NOTES: P.A. in Detail
SITE: **10, Water Street, Ramsey**

REF NO: 3987
P.A. NO.: 22/00519/C
PROPOSED: Change of use of first floor to a gaming lounge
NOTES: P.A. - Change of Use
SITE: **Unit 2, Concorde House, Westbourne Road, Ramsey**

REF NO: 3988
P.A. NO.: 22/00521/B
PROPOSED: Erection of a rear conservatory
NOTES: P.A. in Detail
SITE: **26, Claughbane Drive, Ramsey**

REF NO: 3989
P.A. NO.: 22/00523/B
PROPOSED: Creation of driveway and vehicular access
NOTES: P.A. in Detail
SITE: **3a, Coburg Road, Ramsey**

REF NO: 3990
P.A. NO.: 22/00583/B
PROPOSED: Conversion of building into a single dwelling with integral garage
NOTES: P.A. in Detail
SITE: **Former Bakery, Christian Street, Ramsey**

B. Wallace
Technical Services Manager

10th May, 2022.

R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – MAY, 2022

<i>P.A. No.</i>	<i>Proposed Work(s)</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>
20/01080/B R.T.C. 2808	Residential development of 138 dwellings with associated drainage, highway works and public open space	Land at Lower Milntown (Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289) and Strip of Land between Auldyn River & Auldyn Meadows, Off Lezayre Road, Lezayre & Ramsey	Meeting held: 21/10/20 Objection	04/05/22 Application REFUSED
<p>1. The development would result in unacceptable environmental impacts in relation to loss of trees and biodiversity (in particular in relation to identified protected birds), the location of the proposed access unacceptable impacts on the land to be preserved to the East of the site, the provisions for movements by pedestrians/public transport (especially school children) are considered to be inadequate and it has not been demonstrated that the area to be provided for formal open space and children's play area would be capable of being levelled and drained to be of sufficient quality for those purposes. It is therefore considered that the development is contrary to the following policies of the Isle of Man Strategic Plan (2016) - Strategic Policy 10, General Policy 2, Environment Policy 3, Environment Policy 4, Recreation Policy 3, Transport Policy 2 and Transport Policy 6. It is acknowledged that the site is allocated for development in the Isle of Man Development Plan 1982 Order, but the more recent census information and emerging evidence base for the Area Plan for the North & West suggests that there is no requirement for additional housing within Ramsey at this scale, further it is noted that the site is greenfield and there are objections from both Local Authorities. On balance, when taken together, it is considered that the detailed concerns about the site and more recent information outweigh the site allocation and as such the development should be refused.</p>				

**RAMSEY TOWN COMMISSIONERS
TECHNICAL ASSISTANT'S REPORT
ADDITIONAL REFUSE COLLECTIONS – TT PERIOD
MAY, 2022 - PUBLIC**

Mr. Chairman and Members,

I have received several requests from commercial operators in the Town for additional refuse collections over the TT Period. In previous years additional collections carried out over and above their normal collections during the TT and MGP period have not had the service charge applied.

They still get charged for the weight of material they are disposing off.

During the rest of the year, if a trader requests an additional collection over and above their normal collections, they are charged a service charge.

Clarification is sought as to whether the Board wish to charge for the additional collections over the TT.

Recommended: For Discussion

G. Kelly (Miss)
Technical Assistant

10th May, 2022.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL ASSISTANT'S REPORT
RAMSEY ASSOCIATION FOOTBALL CLUB CAMPSITE
MAY, 2022 - PUBLIC**

Mr. Chairman and Members,

I have received a request from the Ramsey Association Football Club for the provision of 10 no. 240L wheeled refuse bins for use at the Ballacloan Stadium Campsite during the T.T. period.

The Ramsey Association Football Club are a registered charity so are exempt from "commercial" refuse charges however in The Collection and Disposal of Waste Regulations 1998, a collection charge may be made whilst the campsite is operational.

The Club's representative has requested three refuse collections over the TT Period.

This matter is brought to the Board for consideration as to whether a charge should be made for the collection of 10 no. refuse bins from the Campsite.

Recommended: For discussion.

G. Kelly (Miss)
Technical Assistant

10th May, 2022.

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

Mr. Chairman and Members,

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

10th May 2022.



Housing Performance and Statistics

2021/2022 – Q4

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	95	91	There are 64 applicants on the one-bedroom waiting list, 25 on the two-bedroom list and 2 on the three-bedroom list. There have been 9 new applicants added in the last quarter.
B	Total number of transfer waiting list applicants	16	17	18	19	17	18	Number on list at end of each quarter. The average is given per annum.
C	Number of housing waiting list allocations	31	12	6	10	5	33	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	3	9	Property transfers adversely affect the voids list and incur re-let costs.
E	Number of new Lodgers in RTC properties	3	2	2	1	4	9	New approved paying lodgers during the period. There are currently 10 paying lodgers in total.
F	Number of terminated tenancies	21	10	5	14	6	35	Tenants surrendering their tenancies. No possessions taken within this period. Tenants transferring to Mayfield Apartments affected Q3.
G	Number of applicants withdrawn from the housing waiting list	16	3	1	2	0	6	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	412	1322	Reported property repairs.
B	Percentage of responsive repairs completed on time	95%	96%	95%	95%	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	13	45	Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	77%	60%	93%	95%	100%	87%	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%	118 100%	483 100%	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%	£248,654 30%	£721,064 93%	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	32	191	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%	£65,971 2%	£67,358 2%	The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	- -%	-	-	-	-	61 11%	Although Covid-19 has slowed down inspections rates, Housing Officers have visited all properties since commencing in 2017/18. 61 visits in 2021/22.
C	Percentage of rent paid by cash, debit card including by telephone, cheque and Standing Order	37%	36%	36%	35%	36%	36%	Cash 32%, cheque 3%, debit card 36% and Standing Order 29%.
D	Percentage of rent paid by direct debit	48%	48%	48%	48%	48%	48%	
E	Percentage of rent paid direct by the DHSC	15%	16%	16%	17%	16%	16%	
F	Housing newsletters issued	1	0	0	0	1	1	Issues normally distributed every March and September.

57

HOUSING PERFORMANCE DATA

2021/2022

4	Capital Projects	Notes
A	Cronk Elfin External Refurbishment of 50 properties	The project commenced on site on the 21st February 2022 and is a 104-week contract. Works on site are progressing, with the site compound established, including welfare and material storage. The bathroom remedial works and the external refurbishment work are well under way.
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 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 Caariys	Air sourced heat pumps have been installed in 18 out of the 22 properties in Close Caariys. 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 2022.
G	Refurbishment of Footpaths & Landscaping - Vernon Road	Business Case approved by the DOI, and the Commission will be commencing the tender process in 2022.
5	Large Revenue Projects	
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 has recommenced.
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 Caariys	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.

HOUSING PERFORMANCE DATA

2021/2022

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
DEPUTY TOWN CLERK'S REPORT
SHELTER ART
MAY 2022 – PUBLIC**

Mr. Chairman and Members,

Work will commence on the fourth shelter during the week of 23rd May 2022.

The artist for this shelter is Ryan Morrison and it is being sponsored by Pop Investments.

Students from Ramsey Grammar School will be involved in decoration of the fifth shelter.

The first two shelters were completed in 2021 by artists Beth Louella and Adam Berry with support from the Isle of Man Arts Council. A third shelter was completed earlier this year by Karolina Pawlowska and Kate Summerville with local sponsorship.

Recommendation: for noting.

H. S. Bevan
Deputy Town Clerk

11th May 2022

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION – SHELTER ART
MAY 2022 - PUBLIC**

Mr. Chairman and Members:

The following matter was submitted by on 4th May, 2022, Mr. J. McGuinness, T.C., with the request that it be considered a Notice of Motion:

“Background - Shelter Project North Prom

The addition of artwork on the shelters on the North Promenade has been a successful venture which has brought media attention and local interest to the area.

With three shelters funded and painted, the commission has been seeking funding for one further shelter and have been attempting to undertake a project with Ramsey Grammar School for the painting of the final shelter by art students. One of the delaying points with the project is due to the size of the shelters the cost for sponsorship has been prohibitive to a number of private individuals who have reached out to me with offers of support.

Shelter Project – Phase Two

I propose that we embark upon a second phase of art installations on the 9 shelters in the Mooragh Park. There are 4 shelters on the eastern side of the lake, 1 to the north of the park, 1 by the crazy golf and 3 in the children’s play area. There is one to the south west of the lake however this shelter is pebble dashed and there I do not propose it be included in this project.

This art project would not seek to cover the whole shelter necessarily but instead be looking at 1-3 stand out paintings on the walls of the shelter, as this would be a much smaller project it would therefore provide greater opportunity for artists who didn’t feel capable of undertaking a whole shelter and in addition the costings would be reduced thereby being more affordable for private individuals and businesses to support the project financially. Flexibility can be available depending on the options provided by artists.

Theme

The themes for the original shelters on the North Prom included Ramsey, the Isle of Man and the Sea. The benefit of these broad categories bringing multiple interpretations and variety whilst also being linked.

I propose that the theme for the Mooragh Park Shelter Artworks be;
Ramsey or Manx
Leisure
Play

**Notice of Motion – Shelter Art
May, 2022 – Public Continued:**

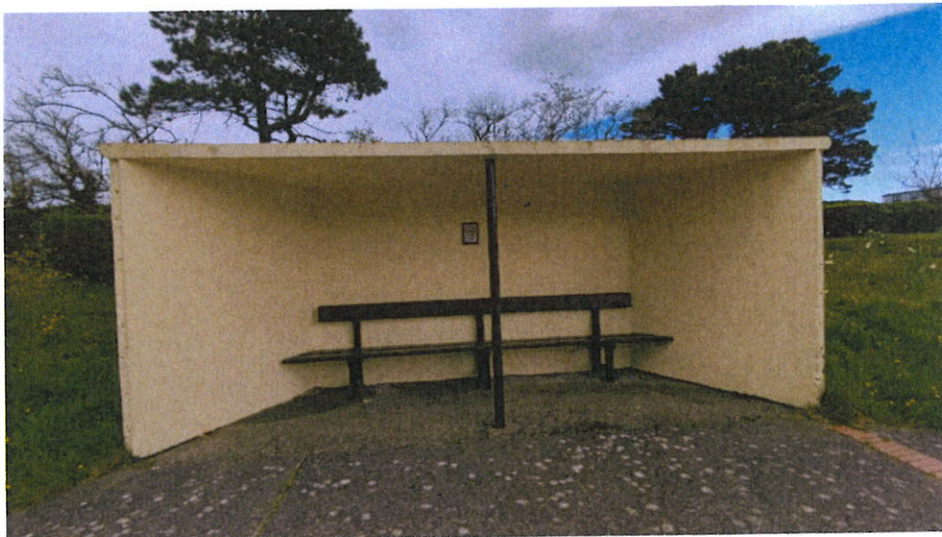
As I believe these aspects are intrinsic within the Mooragh Park and should reflect the positive influence the location has on the lives of everyone who visits and enjoys the surroundings.

Costings

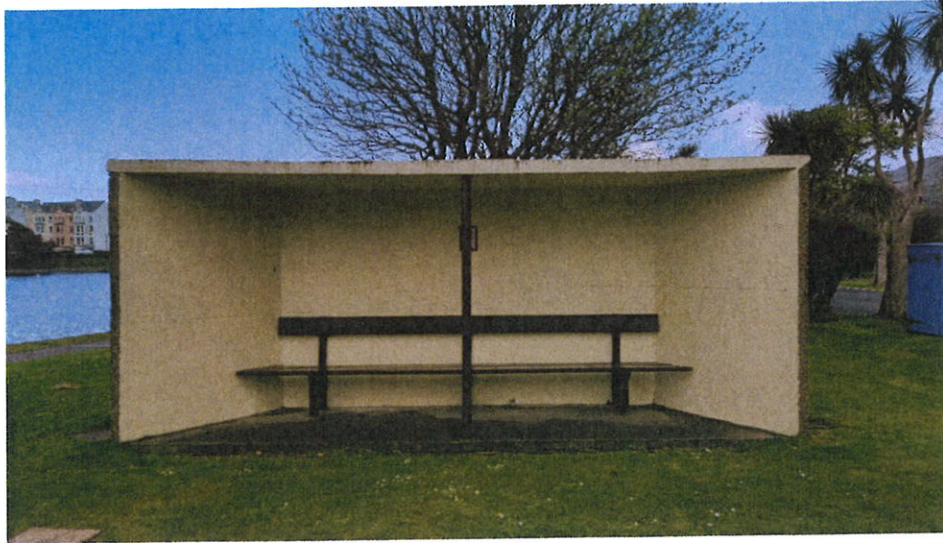
As with the North Prom Shelter Project I propose that the only costs incurred by RTC should be in preparation of the shelter ahead of an artist coming on site to allow the area to be painted on successfully.

Each artist would tender a design and quote associated with their completion of the project. These would be collated by RTC and a priority list chosen with final decision to be agreed between RTC and whichever sponsor comes forward with regards to artist, design and location of shelter.

I believe RTC should be the body to approach any central funding opportunities rather than individual artists (regeneration / arts council / Culture Vannin) to avoid projects being refused for having already been funded.”



**Notice of Motion – Shelter Art
May, 2022 – Public Continued:**



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

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

5th May, 2022.