

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

www.ramsey.gov.im

11th August, 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, **17th August, 2022**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

- 1. Apologies for Absence:** Mr. S. R. Kelly
- 2. Minutes for Adoption:** page(s): 1 – 15
 - Minutes of Board Meeting held on 20th July, 2022.
 - Special Meeting 10th August, 2022. (To be tabled)
- 3. Matters arising not included within the Agenda.**
- 4. Matters for Information:** page(s): 16 - 19
 - Action Tracker – August, 2022.
 - Tracker - 2022/23 Budget Approved Projects
- 5. Chairman's Report:** page(s): 20
 - Memorial Bench Unveiling
 - Mannin Art Group Exhibition
 - Fill-a-Fish Initiative Launch
- 6. Finance and General Purposes:** page(s): 21 -33
 - Town Clerk's Report(s):
 - Proactive Publication Releases – Consultation
 - Ramsey Rowing Club Old River Road Yard
 - Youth Justice Inquiry
 - Deputy Town Clerk's Report(s):
 - Consultation on Regulations made under the Liquor Licensing and Public Entertainments Act 2021
 - Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates

- 7. Works and Development:** page(s): 33(a– h)
- Town Clerk’s Report(s): 34 - 38
 - Area Plan for the North and West
 - Proposed Zebra Crossing Market Place
 - Technical Services Manager’s Report(s):
 - Planning Applications
 - Appendix
- 8. Parks and Leisure:** page(s): 39 - 45
- Town Clerk’s Report(s):
 - Life Rings
 - Riding in Mooragh Park
 - Sprintfest Review
 - Deputy Town Clerk’s Report(s):
 - BMX Track
 - Technical Services Manager’s Report(s):
 - Planning Applications
 - Appendix
- 9. Housing and Property:** page(s): 46 - 53
- Housing and Property Manager’s Report(s):
 - Housing Performance and Statistics 2022/23
- 10. Public Correspondence:** page(s): 54
- Bi-Centennial Celebrations St. Paul’s Church (FGP)
 - Ramsey Tram Station (PL)
- 9. Any other Business:** page(s): 55
- (by permission of Chairman
- Matters Raised by the Public
 - ❖ None received
 - Representative Report(s):
 - ❖ Northern Local Authorities Swimming Pool Board



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 July, 2022, at 7.00 p.m.

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

Miss L. L. Craine attended remotely.

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

Mr. Singer asked if an item, concerning horses on the Mooragh Promenade Footpath, in private could be brought into the public sector and was advised by the Chairman that this would be permitted if members were agreeable.

(2022/23:076) Minutes:

Resolved: That the Minutes of the Board Meeting held on 15th June, 2022, be confirmed and signed by the Chairman, subject to the following:-

- Page 7 Clause 55 Sundry Matters:- the date "2013" referring to the TT Consultation was corrected to read "2023".
- Page 9 – Clause 60 Policy Committee – Household Refuse Collection – Mr. Singer requested the word "that" appearing in the second bullet-point of this clause be changed to the word "had".
- Page 11 Clause 62 – Register of Ruinous Buildings Bleak House – Mr. McGuinness indicated that the proposal recorded in the second paragraph on that page 11 was his and not that of Mr. Young.

(2022/23:077) Matters Arising:

Miss Craine asked if there was any report of the meeting held by the Department of Enterprise? Members were informed that it is understood that 5 or 6 businesses attended; that the Department is willing to meeting with the Chamber of Commerce and hold further drop-in sessions. It is also understood that the Department was happy with the level of attendance.

Matters for Information:

(2022/23:078) Action Tracker July, 2022:

Resolved: To note the “Action Tracker” to 14th July, 2022, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Planning Enforcement Gladstone Park – in response to a query from Mr. Singer the Town Clerk informed members that he had heard nothing recently but he would make further enquiry from the Planning Enforcement Officer.

Bicycle Shelters – the Town Clerk advised members that planning approval has been granted for the bicycle shelters.

Ramsey South Promenade Changing Huts –Mr. Court referred to initial discussion with the Department of Infrastructure. The Deputy Town Clerk confirmed that following the meeting further discussions would require to be had with interested parties and some new discussions commenced.

(2022/23:079) Action Tracker Budget Approved Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 14th July, 2022, subject to the following:-

Refuse Collection Vehicle and Fleet Vehicle Overhaul - The Town Clerk informed members that the Department of Infrastructure has received Treasury approval for the Commissioners’ petitions. Formal confirmation of the approvals from the Department has not yet been received.

(2022/23:080) Chairman’s Report – July 2022:

Resolved: To note the Chairman’s Report , Chairman, dated 16th July, 2022.

Finance and General Purposes:

(2022/23:081) Finance Officer’s General Report:

Resolved: To note and approved the Finance Officer’s general report dated 13th July, 2022, subject to the following:-

Mr. Singer asked what goods had been purchased from “Clad Safety” and “Top to Toe” and was informed that these companies had provided PPE, primarily clothing.

Mr. Singer also referred to the use of Manx Telecom services and asked if the Commission tendered for such services. Members were informed that it is understood that the existing contract is nearing its termination date and enquiry would be made about the possibility of tendering from Manx Telecom et al.

Works and Development:

(2022/23:082) Town Clerk's Report – Area Plan for the North and West:

Members considered the Town Clerk's Report dated 12th July, 2022, advising of receipt of the consultation for the North and West Area Plan and suggesting responses to various sections of the report. The Town Clerk reminded members that the presentation about the Area plan is on display in the Atrium with officers in attendance until 23rd July, 2022, 2.00 p.m. The Town Clerk indicated that his report outlined some issues he had identified with the plan and of particular concern was that it was a short-term plan.

Mr. Williams agreed broadly with the content of the report and suggested that the Board go away and digest the comments. Mr. Singer asked if the matter would be discussed again as he wished to present a motion.

A proposal was made by Mr. McGuinness that the Commission have a separate meeting to discuss the matter and be mindful of a previous response on this matter. Mr. McGuinness included that consideration of the TT Consultation be held at the same meeting. Mr. Parker seconded the proposal.

Resolved: That a special meeting be arranged to discuss the Area Plan. Miss Craine's vote could not be determined at the time the vote was taken.

It was agreed that the previous response referred to be conveyed to members.

(2022/23:083) Technical Services Manager's Report – Car Park Surfacing:

Members considered the Technical Services Manager's report dated 14th July, 2022, concerning the concerns raised about the condition of the car park surface.

Resolved: That following a proposal by Mr. Kelly seconded by Mr. Beighton and agreed that the contractor's offer to meet with the Commission to address their concerns be accepted. Mr. McGuinness voted against. Miss Craine's vote could not be determined at the time of voting.

Members were reminded that the quotation accepted had been done so as part of the budget / rates estimate process. The Technical Services Manager was instructed to see if any other schemes using the same materials had encountered any problems.

(2022/23:084) Town Clerk's Report – “Fill a Fish”:

Members considered the Town Clerk's Report dated 11th July, 2022, advising of “Fill a Fish” recycling project. Concern was expressed that the Commission had no suitable bins to facilitate the waste plastic and that the process could be labour intensive. Mr. Kelly proposed that the Commission further investigate the initiative to determine its feasibility.

The Town Clerk advised that since preparation of his report he had been advised that a site in the vicinity of the BMX track has been identified for the preferred location. Members felt that they should be allowed to choose the site and if appropriate move the “fish” around at different times of the year.

Mr. Oldham proposed a site by the Swimming Pool, which was seconded by Mr. Singer. Mr. Kelly suggested a site on the Queen's Promenade in the vicinity of the Lifeboat House. Mr. Williams suggested inviting the public via social media to indicate a preferred location.

Mr. McGuinness queried the logistics of emptying the “fish”; recycling its content and ensuring the vicinity can be kept litter free during inclement weather. The Town Clerk advised that the Commission does not have a recycling route and emptying the tray would prove burdensome.

A proposal was put by Mr. Cowell, seconded by Mr. Parker that the Commission accept the fish but decide themselves where to place it. The proposal was carried by 10 votes to 1, Mr. McGuinness voting against. Miss Craine's vote could not be determined at the time of voting.

(2022/23:085) Deputy Town Clerk's Report – Isle of Man Anti-Cancer Association Roadshow:

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed by 10 votes to 1, that the request detailed within the Deputy Town Clerk's Report dated 11th July, 2022, made by the Isle of Man Anti-Cancer Association to site a Cancer Awareness vehicle on Station Road Car Park on 6th September, 2022, be approved. Miss Craine's vote could not be determined at the time of voting.

(2022/23:086) Technical Services Manager's Report - Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 14th July, 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:-

(2022/23:086) Technical Services Manager's Report - Planning Applications continued:

REF NO: 4001
P.A. NO.: 22/00639/B
PROPOSED: Erection of new four storey apartment building (class 3.4) with ground floor retail space (class 1.1).
NOTES: P.A. in Detail
SITE: **22 & 24, Parliament Street and 6, West Quay, Ramsey.**

Resolved: That following a proposal by Mr. Williams seconded by Mr. Cowell and agreed by 11 votes to 1, Mr. Young voting against that the Commission indicate their support of the proposals.

REF NO: 4002
P.A. NO.: 22/00679/B
PROPOSED: Combined approval in principle and full approval for a residential development seeking planning permission for the erection of 66 dwelling houses and 12 flats, site access, Spine Road through the site, drainage, car parking and associated landscaping (Phase 1). Outline planning permission for development of up to 127 new residential units in the form of dwelling houses and flats, flexible commercial space, a new public house and new retail space with all matters reserved save for access.
NOTES: Approval in Principle and P.A. in Detail
SITE: **Land at Poyll Dooley Fields and Part Fields 134271, 134253, 134270, 134272, 131273, 131276, 132274 and 134274, Ramsey.**

Members raised various queries with regard to the application including the bin emptying facilities and parking spaces. Members did however recognise the need to work with the developers to achieve the best development for this site.

It was proposed by Mr. Beighton seconded by Mr. Kelly that a special meeting be held with the developer. The proposal was carried by 11 votes to 1, Miss Craine voting against.

REF NO: 4003
P.A. NO.: 22/00686/A
PROPOSED: Approval in principle for the erection of a dwelling addressing means of access and parking
NOTES: Approval in Principle
SITE: **Land adjacent to 40, Greenlands Avenue, Ramsey.**

(2022/23:086) Technical Services Manager's Report - Planning Applications continued:

Members queried if any objections had been submitted with regard to the application and were informed that it is understood 1 objection had been made by an adjoining property owner who considered the proposals over-intensive.

It was proposed by Mr. Kelly, seconded by Mr. Cowell that the Commission object to the application as they consider a detached property would better suit the location. The proposal was carried by 7 votes to 5 Messrs. Beighton, Court, McGuinness, Parker and Williams voting against.

(2022/23:087) Public Correspondence:

Resolved: To note those items of Public Correspondence at 11th July, 2022, brought to members' attention as hereunder and subject to any included comments:

- Swimming Pool Order – Mr. McGuinness informed members that the Order had been passed in Tynwald by 31 votes to 2. He expressed concern at the vote because of the number of local authorities understood to have submitted objections to the Order and also expressed concern about the inclusion of “discretionary powers” granted to the Swimming Pool Boards.
- Bus Vannin Ramsey Peel Service – Mr. McGuinness asked that the Commission liaise with Bus Vannin and obtain leaflets to promote this bus service and attempt to get Bus Vannin to also promote the service; he suggested the poor service is the cause of the service being under-used.
- Waste Recycling Meeting – the Town Clerk advised members that he got the impression that it is possible that they would like local authorities to take over recycling.

(2022/23:088) Deputy Town Clerk's Report – Mooragh Promenade Footpath:

Members considered the Deputy Town Clerk's report dated 12th July, 2022, concerning use of the Mooragh Promenade footpath by horses, following his discussions with the Department of Infrastructure. It was noted that as the area is a footpath it is illegal for horses and cycles to be using it although it is used by cyclists, as well as pedestrians, at the moment.

Mr. Singer did not wish to change the status for cyclists. Mr. McGuinness was conscious of the need to expand the Mooragh Estate as free open space and did not want to see no cyclists utilising the footpath but was happy to proceed with “shared use” or “keep things as they are” and commented that whilst horse faeces was unpleasant fouling by horses was a rare occurrence.

Mr. Singer queried if the Commission were going to get signs, but stated he was accepting of bicycles.

(2022/23:088) Deputy Town Clerk's Report – Mooragh Promenade Footpath:

The Deputy Town Clerk advised that if signs were decided upon they need to be for all illegal users and incidents of fouling by horses should be brought to the attention of the police.

Members were in general concurrence with the comments made by Mr. McGuinness

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowell and agreed by 10 votes to 1, to maintain the status quo in respect of this footpath.

Mr. Singer voted against, and Mr. Williams did not vote, having declared an interest.

Any Other Business:

(2022/23:089) Sundry Matters Raised by Members:

089a) Working as a Team – Mr. Kelly advised that he had been stopped by residents concerning the lack of “team work” by members of the Commission. He again emphasised the need for members to work together to make Ramsey a better place.

089b) “Dress Code” – Mr. Kelly again advised that he had been asked why members no longer followed a “dress code”?

Mr. Singer referred to an unwritten-code whereby members wore less casual clothing; the Chairman wore the Chain of Office and would be the last person to attend the Board Meeting at which time members would stand as a token of respect. He also asked, “how is the Commission not working together”?

The Chairman commented that even if members do not agree they should accept the Board's decisions.

089c) Hospital Access – Mr. Young queried how people could access the Cottage Hospital during the recent cycle races which had road closures in the vicinity of the hospital. The Deputy Town Clerk informed members that the organisers have authority to allow vehicles on closed roads in emergency situations, and that the footpaths were open at all times of the road closures.

089d) Buffalo Bowling – Mr. Young suggested that the bowling facilities were not open enough. Enquiry would be made from the company.

089e) Minutes – Miss Craine started to query the accuracy of the minutes and in so doing suggested they be sent to members in advance of the Board papers.

The Chairman stopped discussion at this point, as it was more appropriate to discuss the matter in private.

(2022/23:089) Sundry Matters Raised by Members Continued:

089e) Bay Swim – Mr. Young referred to the Bay Swim held for many years. Mr. Oldham suggested that insurance costs had made running the event prohibitive. Members were informed that it is understood the event, which has not been held for very many years, used to be organised by Ramseian Swimming Club with assistance from the Commission.

It was agreed that the Lead Member discuss the matter with the Deputy Town Clerk.

089f) TT Consultation – Mr. Parker implored business owners and individuals to respond to the TT Consultation as the proposed changes to the schedule of racing would have drastic consequences on the Sprint Days and other TT associated events with resulting loss of business in the town. Mr. Parker also suggested that the new boat arrangements should be trialled before any permanent changes are made to the travel schedules. Mr. Young expressed concern that Sunday Racing would result in the loss of the enjoyment of “Mad Sunday”.

089g) Ramsey in Bloom – Mr. Court took the opportunity to thank the entrants, sponsors, judges and all staff involved with the very successful 2022 Ramsey in Bloom competition.

089h) Goal Posts Coronation Park – Mr. Court referred to goal posts in the Coronation Park and was informed that there had been no budgetary inclusion for this matter. The Technical Services Manager was requested to provide an update on this matter.

(2022/23:090) Sundry Matters Brought to Members’ Attention:

090a) Members’ Interests – the Town Clerk took the opportunity to again remind members of the need to submit their Declarations of Interest by the end of July so that the information can be included on the Commission’s website as agreed. Members were reminded that the declaration could reflect no areas to declare but were advised that a “No Return Submitted” would be recorded if no declaration is received.

090b) Vaccination Bus – the Town Clerk informed members that permission has been given to the Ramsey Group Practice Centre to site a “Vaccination Bus” in the Commissioners’ Town Hall car park on 11th August 2022, to facilitate a convenient location for vaccinations to be given.

(2022/23:091) Representative Report – Northern Local Authorities Swimming Pool Board:

Mr. McGuinness verbally reported that, as Chairman of the Swimming Pool Board, he had attended a valuable 4-hour meeting with a Swimming Pool External Reviewer and was sure the reviewer’s report would reflect favourably on Ramsey’s pool.

The Chairman thanked the public and media for attending and closed the public session at 8.20 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.

(2022/23:092) Minutes:

Resolved: That the Minutes of the Special Board Meetings held on 22nd June, and 11th July, 2022, be approved and signed by the Chairman.

Matters for Information:

(2022/23:093) Housing Committee:

Resolved: To note the minutes of the meeting of the Housing Committee held on 12th July, 2022, subject to the following:-

Clause 14b) The Lead Member clarified the clause to reflect that a former tenant had left the property.

Clause 19b) Shared Housing Waiting List – Mr. McGuinness asked if the list could be split to reflect applicants for the respective areas, i.e. “All Island”; “All North” or just “Ramsey”.

(2022/23:094) On-Going Matters “Action Tracker” :

Resolved: To note the “Action Tracker” to 14th July, 2022, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Abated Sums Section 13 Agreements – Members were informed that costs previously reported for the provision of play equipment had increased by approximately £12,000. Member queried if additional lottery funding could be applied for and was advised that this was unlikely unless a new scheme could be identified; and lottery funding could not be used to pay for labour costs. The Housing and Property Manager advised that he is looking at further options.

Kerbside Recycling – the Town Clerk sought and was granted authority to undertake preparatory and investigatory work including identifying options and obtaining budgetary approvals. Miss Craine informed members that 2 members of Douglas Corporation had indicated a willingness to make a presentation to the Board about recycling. Members agreed in principle to the meeting the matter to be discussed with the Town Clerk.

(2022/23:094) On-Going Matters “Action Tracker” Continued:

Toilet Art – the Deputy Town Clerk referred to this matter included in the Public Action Tracker and informed members that the opportunity has arisen to include some internal art work in keeping with the Commission’s preferred theme and for which funding might be able to be found.

Members were agreeable to the principle noting that if the interior art work progresses it may be necessary to close the public conveniences. Mr. Parker reminded members that public conveniences were available at the Bowling Alley during school holidays.

Albert Road Site – reference was made to the redevelopment of the site of the former Albert Road School – members were informed that approval has yet to be received for acquisition of the site, although it is understood that funding has been identified within the Government’s budgets for 2022/23 to enable a scheme to be commenced. It was noted that difficulty is being experienced in finding suitably qualified Structural Engineers.

(2022/23:095) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:

Resolved: To note the “Register of Ruinous Property ..” to 14th July, 2022, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Bleak House – Members were informed that legal advice was still awaited. Miss Craine was reminded of the settlement figure agreed by the Board last month; such sum has not been received until discussions with our Advocates and the Coroner are concluded.

The Holly Grove Mount – Members were reminded that previous correspondence from the owner of this property had been made via a third party.

5, College Street – members were informed that it is understood that the sale of the property is complete and works will be commenced during the week commencing 25th July.

Members were informed, in response to a query as to progress made by Mr. Singer, that it is understood that the company listed at the end of the “register” had attended the meeting with the Department of Enterprise to determine if any grants could be made available to them to undertake works to their property.

Mr. Kelly referred to the Central Hotel, which is a Registered Building, and expressed concern that the registration could affect any ultimate sale of the premises and its condition will further decline. Mr. Kelly indicated he will be looking into getting the premises deregistered.

Finance and General Purposes:

(2022/23:096) Town Clerk's Report – Isle of Man Newspapers – Business Club:

Members considered the Town Clerk's report dated 11th July, 2022, advising of the Isle of Man Newspapers' Business Club's advertising packages. Members were unsure what value could be achieved and agreed the Commission needed to have a Marketing plan in place before any advertising packages are agreed.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Cowell and agreed that no advertising package with Isle of Man Newspapers be entered into at the present time. Miss Craine's vote could not be determined at the time of voting.

Mr. Parker suggested that increasing the rental costs for Town Hall users might give an increased revenue to support advertising costs but was advised that local charitable events could already be advertised on the "What's On Page" at no cost.

Mr. Oldham withdrew from the meeting during consideration of the following Clause.

(2022/23:097) Deputy Town Clerk's Report – Ramsey Courthouse – Ramsey Community Hub:

Members considered the Deputy Town Clerk's report dated 12th July, 2022, presented subsequent to the Special Meeting, the minutes of which were recorded in private because of commercial sensitivity, and to which was appended a further copy of his report presented to the May 2022 Board Meeting [Clause 033 referred].

Members discussed the works required to be done prior to any official lease being entered into, which had been identified as being relatively minor, with the exception of the boiler. Discussion ensued as to the duration of and measurables to be included in a lease agreement and Members also considered a letter from an existing user of the Courthouse.

It was agreed that there were expectations concerning the operation that needed to be agreed prior to the execution of a formal lease.

Lease – it was proposed by Mr. Cowell, seconded by Mr. Williams and agreed by 6 votes to 4 that a lease be entered into. Messrs. Beighton, Court, McGuinness and Parker voted against – Miss Craine was "off-line at the time of voting. [Mr. Oldham was not in the room].

(2022/23:097) Deputy Town Clerk's Report – Ramsey Courthouse – Ramsey Community Hub:

Discussion ensued on whether or not to allow a rent-free period and the duration of the lease and whether or not to include break periods within the lease.

Mr. Singer proposed 2-year break periods which was seconded by Mr. Young. Miss Craine suggested ½ yearly break periods. Mr. Cowell further suggested a 6 year lease the first two of which could be rent free with quarterly reviews.

A further proposal was put by Mr. McGuinness, seconded by Mr. Beighton that the Commission commit to a 1 or 2 year rent free trial period of operation, excluding measurables but including an option to extend / renew.

Mr. Young suggested that the Courthouse be sold. Miss Craine queried any benefit to be gained from a rent-free period which she felt could encourage procrastination on the part of the Community Hub. Miss Craine also suggested the Hub redesign their "logo".

Mr. McGuinness amended his proposal to reflect a 2-year lease at which point Mr. Singer withdrew his proposal.

The proposal that a 2-year lease be granted was carried.

Mr. McGuinness further proposed, and Mr. Williams seconded that the Commission agree to the principles detailed within the Deputy Town Clerk's report dated 10th May, 2022, subject to the following:-

- The Commission will be responsible for the boiler.
- The Hub will be responsible for internal maintenance.
- Persons staging events at the outside area of the Courthouse will be permitted to use internal areas and vice versa.
- The Commission will be permitted use of the Courthouse when required.

Mr. Oldham returned to the meeting at this stage.

(2022/23:098) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's general report dated 13th July, 2022, subject to the following:-

Rent Arrears – Members were informed that the tenant listed at No. 24 in the details of rent arrears had not met the agreed payment plan and advocates are progressing recovery of the debt. The Housing and Property Manager suggested that action through the Small Claims Court could be commenced sooner.

(2022/23:098) Finance Officer's General Report Continued:

Treasury and HSBC Bank Borrowing Facility Agreement - Members noted the Finance Officer's detailed appendix to his report concerning the Agreement – it was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that the Commission enter into the Amendment and Restatement Agreement and the Loan Facility Agreement, which updates the current borrowing .

Works and Development:

(2022/23:099) Technical Services Manager's Report – Waste Recycling Conference:

Members considered the Technical Services Manager's report dated 13th July, 2022, advising of the Waste Recycling Conference to be held at the NEC in Birmingham later this year. A proposal was put by Mr. Williams, seconded by Miss Craine that the Commission agree to the principle of attendance.

An amendment was put by Mr. McGuinness that the matter be referred to the Establishment for decision when costs are known. Mr. Singer asked if we needed 1 or 2 attendees and queried if the attendee(s) would report back to the Commission in writing.

Mr. Cowell seconded Mr. McGuinness's amendment which was put to the vote and carried by 11 votes to 1, Mr. Parker voting against.

Mr. Singer asked that the matter be added to the "Action Tracker".

Housing and Property:

The Town Clerk withdrew from the meeting during discussion of the following clause explaining that a family member had expressed interest in acquiring the Albert Street Flats.

(2022/23:100) Housing and Property Manager's Report – Albert Street Flats:

Members considered the Housing and Property Manager's report dated 12th July, 2022, advising that the property comprising Albert Street flats have been placed with a local estate agent for sale on the open market.

The report includes details of 2 offers received to date. Members were informed that further offers had also been received since preparation of the Housing and Property Manager's report.

Resolved: That following a proposal by Mr. McGuinness, seconded by Miss Craine and agreed that no offer be accepted until such time as vacant possession can be given.

The Town Clerk returned to the meeting.

(2022/23:101) Housing and Property Manager's Report – Cronk Elfin Refurbishment Update:

Resolved: To note the Housing and Property Manager's report dated 11th July, 2022, updating members on the progress of the Cronk Elfin refurbishment project.

Members were informed that the contractor is struggling to obtaining building materials and the chimney cappings are causing problems.

It was proposed by Mr. Williams, seconded by Mr. McGuinness and agreed to suspend Standing Orders to allow the meeting to be continued to its conclusion.

(2022/23:102) Housing and Property Manager's Report – Shoprite Toilets:

Members considered the Housing and Property Manager's report dated 12th July, 2022, concerning the provision of public conveniences in the vicinity of those no longer in use abutting Shoprite supermarket.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed this matter be deferred to a special meeting of the Commission, accepting that other matters will be discussed at the same meeting.

Any Other Business:

(2022/23:103) Minutes:

Miss Craine proposed that minutes be written up within 7 days of a meeting and then distributed to members for review and approval.

Mr. McGuinness proposed an amendment to exclude a 7-day limit but to email minutes to members earlier.

Concern was expressed that this action could cause additional pressure on staff and affect workloads. Members were informed that the action to email out was not problematic but of concern was the possibility of getting numerous differing responses.

Mr. McGuinness's amendment was seconded by Miss Craine and put to the vote. It failed by 8 votes to 4, Miss Craine and Messrs. Court, McGuinness and Williams.

Mr. Singer took the opportunity to refer to the service to the Commission by Mrs. Chrystal over many years and proposed that Commission record their appreciation. The proposal was seconded by Mr. Oldham and carried by 11 votes to 1, Mr. McGuinness voting against.

(2022/23:104) Advertising Picnic in the Park:

Reference was made to costs of additional advertising provided by a member for the “Picnic in the Park Event”. That member stated that such advertising had been undertaken on their own volition. Members queried if an advertising budget should be included.

Members were reminded by the Deputy Town Clerk that legitimately approved expenses incurred by members could be reimbursed.

Matters of Establishment:

(2022/23:105) Meetings Establishment Committee:

Resolved; To note and approve the Minutes of meetings of the Establishment Committee held on 13th June, and 11th July, 2022, subject to the following:-

Mr. Beighton queried the FOI request and was advised by the Deputy Town Clerk that details were usually published on the Commission’s website when the matter was completed.

Mr. Kelly queried if “The Bradford Factor” has been set up with regard to staff absences. The Town Clerk advised that Covid absences had been a factor but that it has now been established that Covid absences should not be included.

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 - 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, 30/5/22. The developer is to mark out the land after TT. Contacted 8/7/22, and 28/7/22, no response.	FGP	Aug-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. End date changed to November 2022 (30/5/22). This is to reflect the summer testing required.	Await test results. South Prom to be considered and officers are to engage with stake holders.	PL	Jun-22	SB	Nov-22	
	Mooragh promenade shelter public art.	4th and 5th shelters are currently being painted.	A web page to be set up to showcase the 5 shelters.	PL	Jul-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.	Planning contracted 21/7/22 re planning enforcement re SMS trading, they had not but will take enforcement action.	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. Draft Order has been prepared. Meet with Lezayre and Garff and prepare for the inquiry.	Lezayre and Garff have been contacted and awaiting meeting dates to be confirmed.	FGP	Aug-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. Special Board meeting took place 22 June when the Brewery presented ideas and plans for the buildings.	Continue discussions with the Brewery concerning their intentions with the building.	WD	Jul-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. TC chased 30/5/22 and 3/8/22, DEFA have confirmed no progress.	WD	Aug-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 other pole locations in Ramsey from Manx Telecom. The role out continues until June 2024. Awaiting DOI approval for the wayleave associated with the poles on Burcham Avenue Close.	FGP	Jul-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.Rear of Town Hall £1820,Station Road Car Park £1670. Planning Approval granted. NOTE Cost to purchase the shelters is £7,000 each which the DOI have paid.	Confirm if board wish to invest the £3,490 to construct the shelter bases.	WD	Aug-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. Physical work to create playground yet to start.	FGP	Aug-22	TRKC	Aug-22	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
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. Drain survey to take place, awaiting special camera. In contact with stone mason about refreshing the names.	WD	Jun-18	BW	Cleaning Apr 22 Repairs 23/24	
Mar-22	Jubilee celebration	Two events are planned, Sunday 24 th July Platinum Picnic in the Park and August Bank Holiday weekend Royal Ramsey Rocks on the quay. A grant application for £5,000 to support these events was submitted in May and has been approved.	Planning for Royal Ramsey Rocks Sunday 28th August.	PL	Aug-22	SB	Aug-22	
Apr-22	Ramsey South Prom changing huts	Location for hut agreed with the DOI (as this area is all highway) and RNL. Officers have now consulted with DOI, RNL, MSCC and representatives of swimmers/beach users.	Commercial stakeholders being consulted. Report to be prepared for September meeting.	PL	Jul-22	SB	Dec-22	
May-22	Bus services	DTC wrote to Bus Vannin 21/4/22 regarding TT bus service and evening bus services towards the west. TC wrote to the new DOI Minister June 22. Reply received from Bus Vannin reported to Board.		FGP	Jul-22	SB	Jun-22	
Jul-22	Ramsey bags for life	52 out of 100 bags sold	Competition?		Aug-22	SB	Jul-22	
Jul-22	Mooragh Park shelter public art.	Expressions of interest currently open (until 5th Sept).	Publish reminder of the deadline for expressions of interest.	PL	Aug-22	SB	Jun-23	

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.	Awaiting petition approval (verbal approval received)	WD	Aug-22	BW	Feb-23	
2	Mar-22	Fleet Vehicle Overhaul	Both delivered	Awaiting petition approval (verbal approval received)	WD	Jun-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).	Complete works	WD	Jun-22	BW	Apr-22	
4	Mar-22	Mooragh Park re surface	Complete	Await bedding in period finishing.	WD	Jun-22	BW	Apr-22	
6	Mar-22	Street Lights NDT	Quotation received. Awaiting loan petition approval.	Continue to chase DOI	WD	Jun-22	BW	Mar-23	
7	Mar-22	Street Lights replacement heads	Quotation received. Awaiting loan petition approval.	Continue to chase DOI	WD	Jun-22	BW	Mar-23	
8	Mar-22	Street Lights Lezayre Road	Quotation received. Awaiting loan petition approval.	Continue to chase DOI	WD	Jun-22	BW	Mar-23	
9	Mar-22	Street Lights upgrades	Quotation received. Awaiting loan petition approval.	Continue to chase DOI	WD	Jun-22	BW	Mar-23	
10	Mar-22	Street Lights New Street Lights	Quotation received. Awaiting loan petition approval.	Continue to chase DOI	WD	Jun-22	BW	Mar-23	
11	Mar-22	Wheele Bins	Complete		WD	Jun-22	BW	Sep-22	
13	Mar-22	Bin Weigh upgrade	In discussions with VWS about the system.	Awaiting petition approval	WD	Jun-22	BW	Feb-23	
15	Mar-22	Decorative Lighting	Grant application submitted.	Await grant application	WD	Jun-22	BW	Oct-22	
16	Mar-22	Coronation Park Toilets	Works being developed but requires planning due to proposed changes to the roof.		HP	Jun-22	RK	Sep-22	
17	Mar-22	Library Cabinet	Estates and housing have measured up and purchased materials.	Complete	HP	Aug-22	RK	Sep-22	

There were originally 19 projects, once complete and shown complete for a month they are removed

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
AUGUST 2022 - PUBLIC**

Fellow Members,

Memorial Bench Unveiling

I was pleased to attend the unveiling of a memorial bench in the Royal British Legion gardens of the Mooragh Park and greet His Excellency alongside members of the RBL. I surprised and glad to learn that the memorial bench was for a gentleman that was not a resident of the Island but had spent a great deal of time visiting the Island and was particularly fond of Ramsey. I think it shows how privileged we are to have such a park in the heart of Ramsey that people feel so strongly about it as to have their loved one's memories preserved there.

Mannin Art Group Exhibition

I attended the opening evening of the Mannin Art Group Exhibition. It is excellent to see the work of local artists which the group has helped to teach and provided a space for them to practice. There was a vast array of mediums and pieces on display and I was pleased to see how quickly they were being bought on the night.

Fill-a-Fish Initiative Launch

The unveiling of the recently discussed Fill-a-fish was held at the Government House. It was a well-attended event and gave me the opportunity to discuss the emptying of the sculpture with other local authorities (as this was an area of concern when it was discussed). The design of each fish was decided by a competition and I would like to congratulate Imogen Crennell on winning the competition and having her work embodied for the use in Ramsey as "The Rockstar Fish" and I hope this will be well utilised and seen for many years to come.

10th August, 2022.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PROACTIVE PUBLICATION RELEASES - CONSULTATION
AUGUST, 2022, PUBLIC**

Mr. Chairman and Members,

Views have been sought by the Cabinet Office on the Proactive Publication Releases: Code of Practice for Public Sector Bodies in the Isle of Man, responses to which are sought on or before 9th September, 2022.

I have studied the consultation and indicate below the items that currently apply to the Commission:-

<p>Which of the following do you currently publicise and update regularly?</p> <p><input type="checkbox"/> Organisation chart</p> <p><input type="checkbox"/> Minutes and agendas of board meetings</p> <p><input type="checkbox"/> Accounts and/or financial information</p> <p><input type="checkbox"/> Expenses</p> <p><input type="checkbox"/> Other (please specify)</p> <p>Other:</p> <div style="border: 1px solid black; height: 40px; width: 330px;"></div>	<p>Response:</p> <p>Minute and Agendas of board meetings Accounts and/or Financial Information Expenses Other: Ramsey Town Commissioners live stream the monthly public Board Meetings. This provides transparency in the decision-making process. The Capital Projects for the year are listed as are all active projects in the meetings' minutes. Detailed monthly accounts are also available in the meeting report that is prepared for the monthly board meeting and they are available publicly on the website. Ramsey Town Commissioners also provide detailed information on members' interests, policies and members attendances.</p>
<p>After reading the draft Code of Practice, which of the following do you believe you could publicise and update regularly?</p> <p><input type="checkbox"/> Organisation chart</p> <p><input type="checkbox"/> Minutes and agendas of board meetings</p> <p><input type="checkbox"/> Accounts and/or financial information</p> <p><input type="checkbox"/> Expenses</p> <p><input type="checkbox"/> Other (please specify)</p> <p>Other:</p> <div style="border: 1px solid black; height: 40px; width: 315px;"></div>	<p>Response:</p> <p>Organisation Chart</p>

Town Clerk's Report – Proactive Publication Releases – Consultation
August 2022 – Public Continued:

<p>To what extent to you agree with the following statements?</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 20%; text-align: center;">Disagree</th> <th style="width: 20%; text-align: center;">Neither agree nor disagree</th> <th style="width: 20%; text-align: center;">Agree</th> </tr> </thead> <tbody> <tr> <td>We will strive to make more information publicly available</td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>The draft Code of Practice will support us to make more information publicly available</td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> <tr> <td>The draft Code of Practice will assist us to reduce the number of Freedom of Information requests that we receive</td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> <td style="text-align: center;"><input type="radio"/></td> </tr> </tbody> </table> <p>If you disagree with 'We will strive to make more information publicly available', please explain why</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		Disagree	Neither agree nor disagree	Agree	We will strive to make more information publicly available	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	The draft Code of Practice will support us to make more information publicly available	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	The draft Code of Practice will assist us to reduce the number of Freedom of Information requests that we receive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<p>Response:</p> <p>Agree</p> <p>Disagree</p> <p>Disagree</p> <p>-----</p>
	Disagree	Neither agree nor disagree	Agree														
We will strive to make more information publicly available	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>														
The draft Code of Practice will support us to make more information publicly available	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>														
The draft Code of Practice will assist us to reduce the number of Freedom of Information requests that we receive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>														
<p>If you disagree with 'The draft Code of Practice will support us to make more information publicly available', please explain why</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p>If you disagree with 'The draft Code of Practice will assist us to reduce the number of Freedom of Information requests that we receive, please explain why</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Response:</p> <p>Ramsey Town Commissioners are open and want to provide information to the public. The Draft Code of Practice is a “handy,” but it is not driving the RTC, RTC are driving themselves.</p> <p>The FOI requests received in many cases have information that is publicly available. The applicant in then sign posted to the information. There is a clear structure on the web site. A FOI request tends to be borne out of frustration and the quickest and easiest solution is to submit a FOI request.</p>																
<p>What further support do you anticipate you may need to increase the amount and variety of information which is released to the public proactively?</p> <p><input type="checkbox"/> Increased staffing resources to manage and prepare information for public release</p> <p><input type="checkbox"/> Support and guidance to increase/establish online presence</p> <p><input type="checkbox"/> Further GDPR training</p> <p><input type="checkbox"/> Other (please specify)</p> <p>Other:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p>Response:</p> <p>Support and guidance to increase/establish online presence</p>																

**Town Clerk's Report – Proactive Publication Releases – Consultation
August 2022 – Public Continued:**

<p>What else would you like to see included in the draft Code of Practice?</p> <div style="border: 1px solid black; height: 80px; margin: 10px 0;"></div> <p>Do you have any other comments which you wish to make in relation to this topic?</p> <div style="border: 1px solid black; height: 40px; margin: 10px 0;"></div>	<p>Response:</p> <p>Some best practice examples, which show what can and should be achieved so that our organization can benchmark ourselves against them.</p> <p>-----</p>
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Recommendation: for discussion allowing that members' if they so wish may also respond personally to the consultation.

T. R. K. Cowin
Town Clerk & Chief Executive

4th August, 2022.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RAMSEY ROWING CLUB - OLD RIVER ROAD YARD
AUGUST, 2022, - PUBLIC**

Mr. Chairman and Members,

Ramsey Rowing Club currently rent space on Old River Road yard for the storage of their boats in two shipping containers.

The lease is coming up for renewal in July 2023 the Rowing Club want to start negotiations to extend this lease.

They fitted a lockable door to the area. They are interested in now painting the containers themselves and they wonder if a suitable mural design, similar to that used for the shelters along the Promenade would be acceptable to the Commissioners.

They are approaching us early to ensure that any negotiations can take place in a timely manner.

Recommendation: for discussion.

T. R. K. Cowin
Town Clerk & Chief Executive

3rd August, 2022.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
YOUTH JUSTICE INQUIRY
AUGUST, 2022, PUBLIC**

Mr. Chairman and Members,

The Clerk of Tynwald has written concerning a Standing Committee of Tynwald that is undertaking an inquiry into youth justice. The Commissioners have been invited to make a written submission to this matter by 14th September 2022.

The Committee are interested on views on the following issues:

1. the structure and effectiveness of the Island's youth justice system
2. the extent of youth crime in the Island and the availability of data on youth justice
3. principles of youth justice
4. inter-agency working, including the reasons for the success and collapse of the previous Youth Justice Team and prospects for a new, statutory Youth Justice Board
5. the quality and value for money of the Island's youth justice services, especially those at Cronk Sollysh and the prison.

The Committee would also be prepared to consider further themes which you may wish to suggest.

As there is very little or no direct link between the Island's Youth Justice System and Ramsey Town Commissioner it is recommended that the Town Clerk write to the Clerk of Tynwald and respectfully decline to make comment.

Ramsey Town Commissioners may well have a view about youth and youth services but the area of interest for the inquiry is specific and limited.

Recommendation: for discussion.

T. R. K. Cowin
Town Clerk & Chief Executive

8th August, 2022.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
AUGUST 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 July 2022 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31st July 2022 – Appendix 2.

Accounts

Accounts of £482,397.24 were paid via the General Revenue Account and accounts of £22,622.61 were paid via the Northern Civic Amenity Site Account in July 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 31st July 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	£ 226,650.00
Station Road car park re-surfacing	£ 48,711.00
New vehicles	£ 54,964.00
New litter bins	£ 103,614.00

Recommendation: To be noted.

Rates

During July 2022 a £1,913,796 payment from the Treasury was received being the third instalment of rate income for the 2022-23 financial year (for comparison £1,761,926 was received in July 2021).

At 31st July the total 2022-23 rate income receipts was £2,551,728 (2021-22 £2,349,234). Further rates income is expected in December and March.

Treasury has also supplied a 2nd Supplemental Rating List for 2022-23 which indicates some slight changes in the gross and rateable values for the Town as follows :

	Gross	Rateable
	£	£
Existing list	849,628	735,868
Valuations to be added	2,577	2,060
Valuations to be cancelled	<u>(945)</u>	<u>(756)</u>
Revised list	<u>851,260</u>	<u>737,172</u>

Recommendation: To be noted.

10th August 2022

N.Q. Cannell, FCCA
Finance Officer.

Ramsey Town Commissioners

Accounts paid to the 31 July 2022

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	187,890.28
Various	Housing - Cronk Elfin refurbishment programme	79,422.42
NCAS	Site running cost contribution - quarter 2	64,728.00
Various	Housing property repairs, maint. & safety checks	25,308.81
Various	Commission property repairs, maint. & safety checks	20,812.76
Manx Utilities	Street lighting	18,553.56
Manx Utilities	Electricity supply	17,227.10
Various	Wheelie bin purchases	11,964.00
Ellan Vannin Fuels Ltd.	Fuel & heating oil	9,826.34
Various	Legal & professional fees - housing	9,493.56
Banks	Loan interest payments	7,372.27
Various	Town events	4,758.00
Various	Office expenses - post, printing, stationery etc.	3,992.56
Various	Staff training	3,566.00
Various	Vehicle maintenance, repairs & licences	3,061.55
Various	IT costs	2,311.00
Various	Contract cleaning	2,000.00
Account transfers	Rent refunds and R & N DHC rents collected by card	1,633.05
Various	Library books, materials & IT licences	1,498.65
Banks	Bank & debit card charges	1,335.57
Manx Telecom	Phones	1,304.42
Various	Refuse materials & equipment	1,171.00
Various	Security & safety	823.68
Various	Media advertising costs	539.46
RTC	Petty cash	506.60
Various	Park materials	336.60
Mr J McGuinness	Attendance Allowance	127.50
Ms L L Craine	Attendance Allowance	108.75
Mr R D Cowell	Attendance Allowance	105.00
Mr A J Oldham	Attendance Allowance	105.00
Mr W G Young	Attendance Allowance	116.25
Mr A R Beighton	Attendance Allowance	101.25
Mr L I Singer	Attendance Allowance	101.25
Mr F B R Williams	Attendance Allowance	101.25
Rev Canon Greenwood	Attendance Allowance	93.75
		482,397.24
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	9,893.05
Various	Recycling charges	8,141.52
Mann Waste Recycling Ltd.	Waste skip haulage	3,534.00
Various	Contract labour	801.16
Worldpay (UK) Ltd.	Debit card reader charge	96.81
Manx Telecom	Telephones	85.06
Various	Site maintenance	50.50
Bank	Charges	20.51
		22,622.61

Ramsey Town Commissioners

Suppliers utilised during July 2022

Appendix 1

AMT Sports Ltd.	UK	Magnet IOM Ltd.	IOM
Argon Business Systems Ltd.	IOM	Mann Waste Recycling Ltd.	IOM
Argon Office Systems Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Manx Sharp Blades Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Manx Telecom Ltd.	IOM
Brew & Corkill Ltd.	IOM	Manx Utilities	IOM
Bridge Bookshop Ltd.	IOM	Martin & Watson Ltd.	IOM
Brunel Engraving Company Ltd.	UK	MC2 Consulting Ltd.	IOM
Cameron Hall (Services) Ltd.	IOM	Modus Architects Ltd.	IOM
CE Richmond Ltd.	IOM	Motivation Driving School	IOM
City Electrical Factors IOM Ltd.	IOM	Neil Elder	IOM
Clad Safety Ltd.	UK	North Point Plastics Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Colas IOM Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Paul Wheeler Ltd.	IOM
D Q Advocates Ltd.	IOM	PBSL Group Ltd.	UK
D Q Bairstow Windows & Glazing Ltd.	IOM	Phoenix Windows Ltd.	IOM
Easy Mix Concrete Ltd.	IOM	Promenade Shirts & Embroidery Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
EPL Ltd.	IOM	Ramsey Skips	IOM
Event Lighting Services Ltd.	IOM	Recruitment Works Ltd.	IOM
Evolution Accounting Ltd.	IOM	Safe Fence Ltd.	UK
Feltons Ironmongers	IOM	Safety Management Services IOM Ltd.	IOM
Gellings Removals	IOM	Screwfix Direct Ltd.	UK
G4S Secure Solutions (IOM) Ltd.	IOM	Signrite IOM Ltd.	IOM
Glasdon UK Ltd.	UK	Simon Nickson	IOM
Gough Electrical Ltd.	IOM	Southern Belles	IOM
Haldane Fisher (IOM) Ltd.	IOM	Specialist Coatings Ltd.	IOM
Hello Little People	IOM	SSI Schaefer Ltd.	UK
Investec Asset Finance Ltd.	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
IOM Government	IOM	Swales Electrical Ltd. & Hoistline	IOM
IOM Newspapers Ltd.	IOM	Switched-on Entertainment & Events Ltd.	IOM
IOM Post Office	IOM	2 Clean	IOM
J Clawson Ltd.	IOM	Top-2-Toe Ltd.	IOM
JDW Engineering Ltd.	IOM	Ulverscroft Ltd.	UK
J P Corry (formerly Jewsons)	IOM	W.D.S. Ltd.	IOM
Legg Surfacing Ltd.	IOM	W.F. Howes Ltd.	UK
Linzi's Glitter Tattoos	IOM	Worldpay (UK) Ltd.	UK
Mac's Builders Merchants Ltd.	IOM	Workwear Express Ltd.	UK
		Wurth UK Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 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	1,477,520	1,923,638	(446,118)	4,246,834	4,337,145	(90,311)
Cl. Wolirrey/ Cl. y C Ghlass	65	0	65	270	0	270
Brookfield Court	4,805	3,873	932	19,795	13,450	6,345
Close ny Mooragh	14,915	8,251	6,664	35,225	32,050	3,175
Sub Total	£1,497,305	£1,935,762	(£438,457)	£4,302,124	£4,382,645	(£80,521)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	58,649	17,947	40,702	220,300	22,160	198,140
Workshops	37,087	0	37,087	72,810	0	72,810
Public Conveniences	17,091	0	17,091	58,890	0	58,890
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	5,309	2,175	3,134	10,955	4,000	6,955
Mansall Lease	3,827	6,187	(2,360)	4,510	10,430	(5,920)
Lakeside Centre	1,763	4,153	(2,390)	6,220	11,630	(5,410)
Parklands Day Nursery	700	9,561	(8,861)	2,605	18,610	(16,005)
Bowling Alley	0	3,750	(3,750)	1,760	15,000	(13,240)
Non-Lease Properties	1,486	0	1,486	5,395	0	5,395
Prom shelters, benches, signs	11,663	0	11,663	14,315	0	14,315
Private Property Repairs	265	0	265	10,500	0	10,500
CCTV town centre	0	0	0	1,134	0	1,134
Apprentices	5,888	1,234	4,654	0	0	0
R.N.D.H.C.	4,759	2,286	2,473	35,610	39,171	(3,561)
Park assets	(466)	0	(466)	62,215	0	62,215
Sub Total	£162,821	£47,293	£115,528	£522,019	£121,001	£401,018

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	3,247	0	3,247	1,955	0	1,955
Car Parks	5,623	19,505	(13,882)	22,689	25,505	(2,816)
Refuse Removal	189,383	23,949	165,434	828,295	100,000	728,295
Civic Amenity contribution	107,880	0	107,880	215,758	0	215,758
Sewers & Pumps	26,112	26,112	0	104,500	104,500	0
Street lighting & maint.	41,683	0	41,683	111,356	0	111,356
Decorative maint.	1,428	0	1,428	16,830	0	16,830
Decorative lighting new Items	0	0	0	25,000	0	25,000
Local Services	47,508	0	47,508	134,342	0	134,342
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£422,864	£69,566	£353,298	£1,460,725	£230,005	£1,230,720

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Events & Attractions	33,791	15,675	18,116	76,865	24,375	52,490
Parks & Gardens	66,522	12	66,510	238,267	600	237,667
Games Concessions	80	0	80	2,030	0	2,030
Public Library	45,202	2,128	43,074	142,140	8,700	133,440
Sub Total	£145,595	£17,815	£127,780	£459,302	£33,675	£425,627

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	15,812	0	15,812	99,700	0	99,700
Office Expenses	315,175	10,761	304,414	1,016,210	94,530	921,680
Sundry Expenses	4,015	0	4,015	11,330	0	11,330
Miscellaneous	11,567	14,148	(2,581)	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	639	212	427	1,300	0	1,300
Sub Total	£347,208	£25,121	£322,087	£1,212,040	£119,130	£1,092,910

TOTAL	£2,575,793	£2,095,557	£480,236	£7,956,210	£4,886,456	£3,069,754
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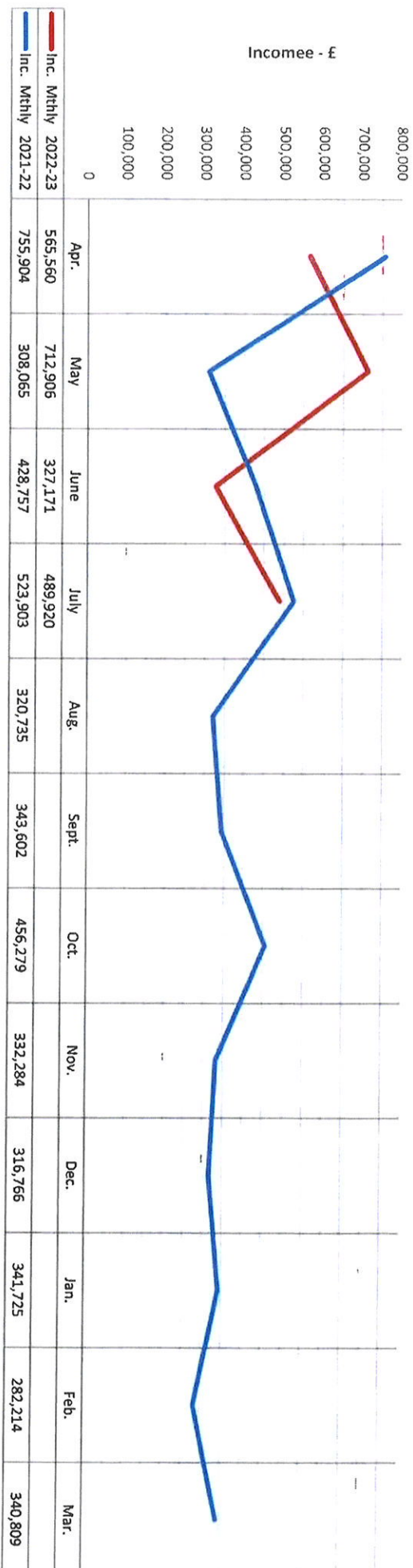
Town rates	£ -	£ 2,749,134	£ (2,749,134)	£ -	£ -	£ 3,013,336
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RAMSEY TOWN COMMISSIONERS

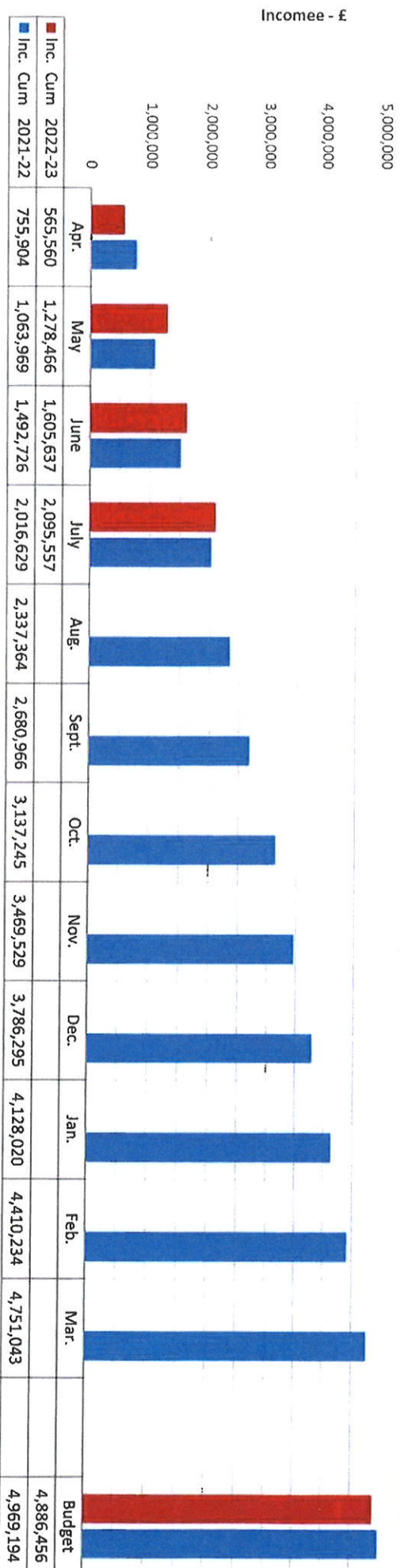
SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2022

Appendix 2

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



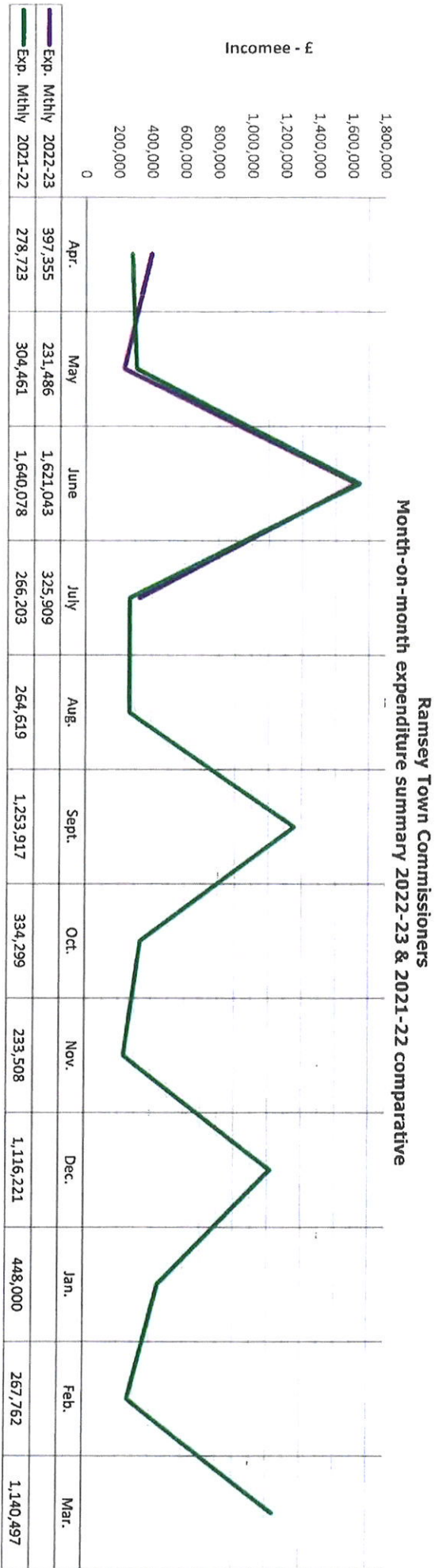
Ramsey Town Commissioners
Comparing income to budget 2022-23 (with 2021-22 comparative)



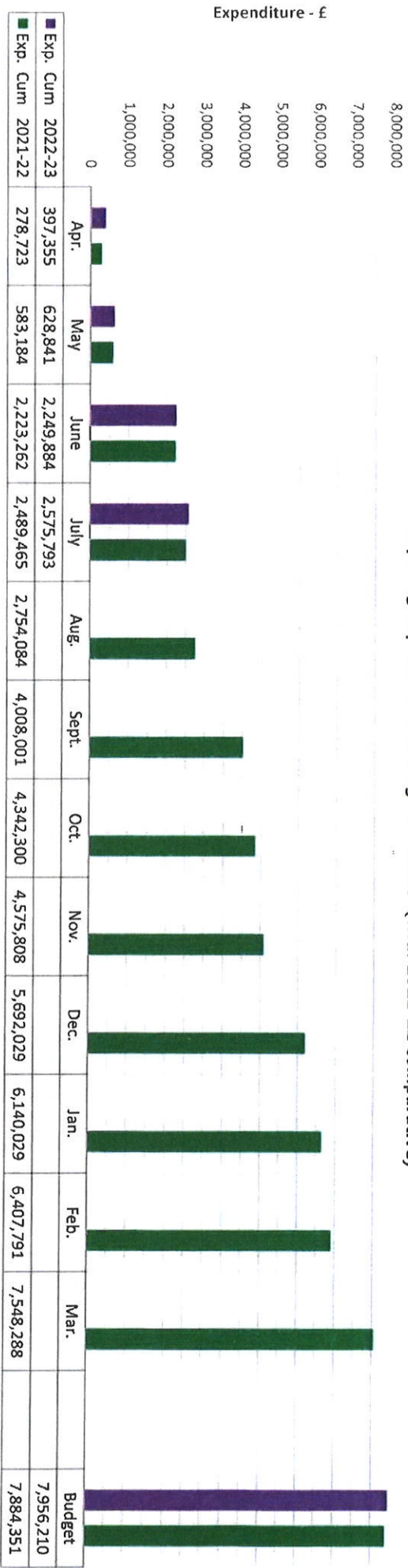
RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2022

Appendix 2



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

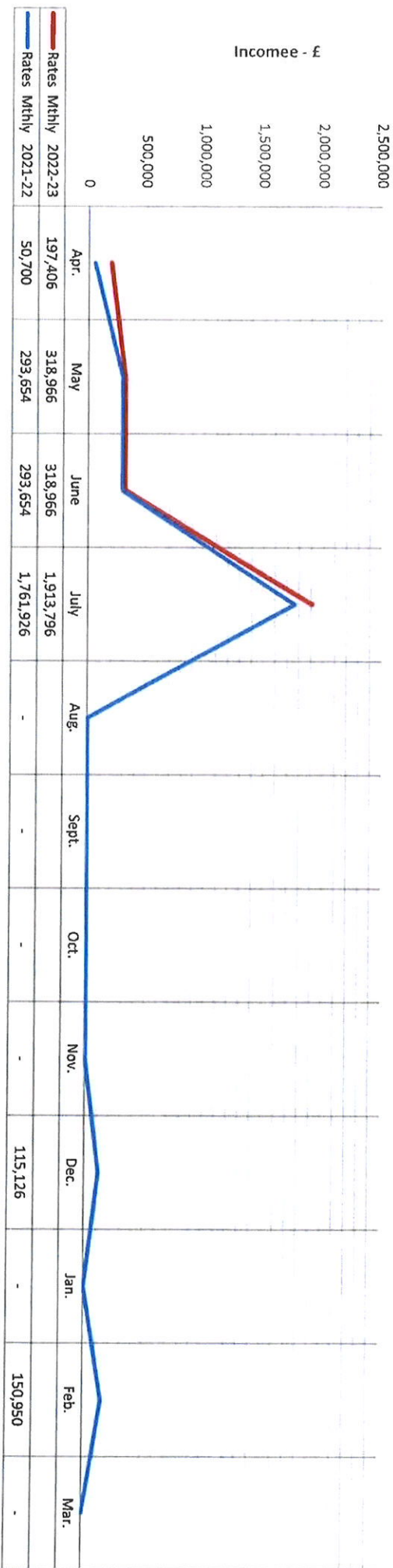


RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 JULY 2022

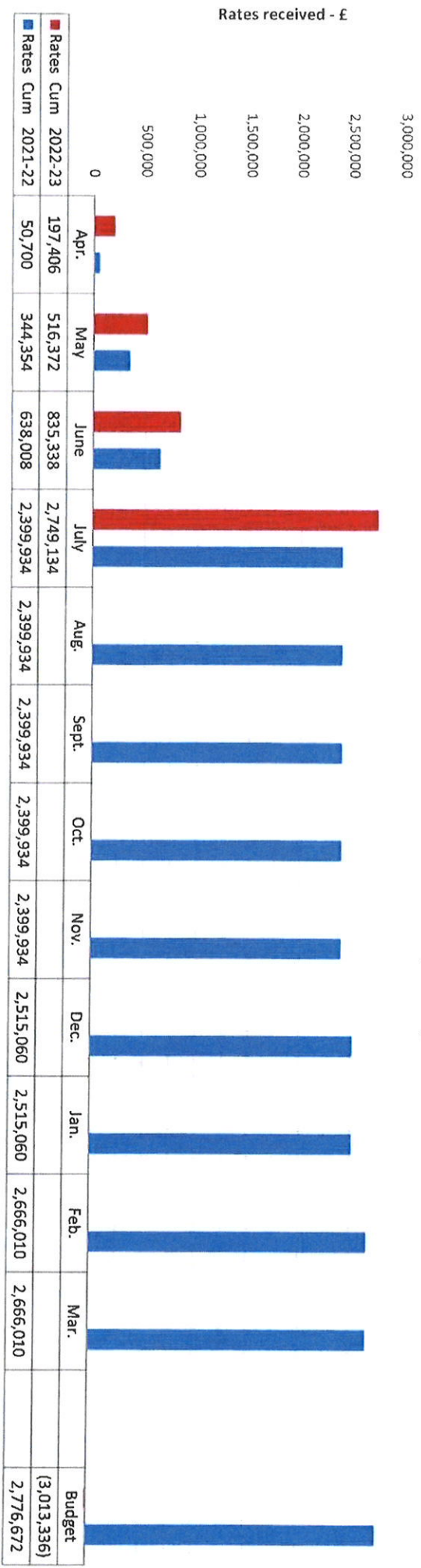
Appendix 2

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
DEPUTY TOWN CLERK'S REPORT
CONSULTATION ON REGULATIONS MADE UNDER THE LIQUOR
LICENSING AND PUBLIC ENTERTAINMENTS ACT 2021
AUGUST 2022 - PUBLIC**

Mr. Chairman and Members,

The Department of Home Affairs is undertaking public consultation on the proposed Regulations made under the Liquor Licensing and Public Entertainments Act 2021 (LLPE) and associated Codes of Practice.

These proposed Regulations, intended to come into operation by 1st November 2022, will meet a statutory commitment within section 12 of the Liquor Licensing and Public Entertainments Act 2021. The consultation ends on 4th September 2022. The full consultation document is enclosed [Members only] which gives an overview of the proposed regulations.

The Commission does not have any liquor licences. The Commission currently holds or applies for licences for singing, music and dancing at fixed locations (such as Ramsey Courthouse) or for specific events (such as Sprintfest). The Commission operates some events which are philanthropic in nature (such as Ramsey Rocks) and as such are exempt from requiring a license.

The enclosed proposed "Guidance for Charitable and Philanthropic Events exempted from the requirements of the Liquor Licensing and Public Entertainments Act 2021" [Members only] provides clarity on what events are exempt. Members may wish to consider whether they would wish to submit a consultation response to this aspect of the consultation:

"Do you have any comments in connection with the Guidance for Charitable and Philanthropic Events exempted from the requirements of the Liquor Licensing and Public Entertainments Act 2021?"

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

10th August 2022

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S ADDENDUM REPORT
AREA PLAN FOR THE NORTH AND WEST
JULY, 2022, SPECIAL BOARD MEETING**

Mr. Chairman and Members,

Further to my report presented to the meeting on 20th July, 2022, having considered the matter further I present the following Addendum Report.

The Draft Area Plan for the North and West has been provided via the Cabinet Office. A copy of the proposals has been on display at the Town Hall and leaflets have been provided to households. There will be presentation days at the Town Hall, Ramsey, On Wednesday, 20th July, 2022, between 9.30 a.m. until 7.00 p.m.; Thursday, 21st and Friday 22nd July, between 9.30 a.m. and 5.00 p.m. and on Saturday, 23rd July between 9.30 a.m. and 2.00 p.m.

There are a number of points of interest with the Draft Area Plan for the North and West, the points are:

1. The draft plan is to replace the Ramsey Area Plan 1998
2. The draft plan was started in 2019 and will be complete and implemented late 2023/early 2024.
3. It is planned that the Area Plan for the North and West will be replaced by a single All Island Plan in 2026.
4. There are no Strategic reserves proposed in this draft plan.
5. The process of creating a plan and particularly an All-Island Plan by 2026 will be extremely challenging in terms of timing.
6. The plan identifies only one substantial site for residential development close to Ramsey and that is the site in Lezayre close to the Sulby River that has recently been brought to planning for the development of 132 houses.
7. The Sulby Riverside site (which is currently the subject of a planning application) has had its designation changed from Light Industrial to Open Space.
8. The Vollan Fields and Lezayre Road / Gardeners Lane sites that are both development sites in the Ramsey Local Plan 1998 have now been excluded from this plan and are shown as white sites with no designation.
9. The main plan for Ramsey is to develop underutilized sites and to bring current old buildings back into use by renovation and regeneration. This is coupled to an increase in population density.
10. Carbon emissions are to be reduced whilst reusing old buildings.
11. Ramsey could become very unattractive to developers and development if there is not some mechanism of grant assistance to assist in the regeneration and re use of building whilst improving the carbon emissions that they produce.

12. A Comprehensive Treatment Area has been defined at “West Quay and Sulby River (this covers Station Road Car Park, Ramsey Bakery and the old Mart site). The Comprehensive Treatment Area is to create a master plan for the area for the development and improve the process for attracting development and acquiring planning consent for development. The Cabinet Office shall produce a feasibility study for this area within 12 months of adoption of the plan.

I set out below a draft response to the Consultation which is currently running and will close in September 2022.

Chapter 1 – An “Area” Approach to Plan Making

Strategic Reserve sites must be included now to ensure that there is not a gap or considerable delay in the plan

Comments:

Timing - The Plan is to be published in late 2023/Early 2024.

The Strategic Plan is due to end 31st March, 2026.

There is the intention to have an All-Area Plan in operation in 2026.

The Area plan for the North and West has no Strategic Reserve Sites this means that the timing for an All-Area Plan that spans the period to 2036 is not feasible.

Strategic Reserve Sites must be added at this stage to give any opportunity of an All-Area Plan for 2026 and a new Strategic Plan to be developed.

As can be seen from this exercise starting in May 2019 and due to be completed late 2023/ early 2024 the process takes 4 / 5 years. Additionally, the last Ramsey Local Plan was from 1998. This plan will not be in place until 25 years have passed.

Chapter 2 – The Role of the Area Plan for the North and West

Comments:

The aim of the plans is good but as the plan will only be in operation from late 2023/Early 2024 and it will be replaced in 2026 with no Strategic Reserve Sites the plan will not fulfil its role as people will look back to the 1998 plan and forward to the All-Island Plan to try and bring sites forward for development. This is particularly true in Ramsey as the plan focuses on upping population density, infill of sites and development of the Town Centre / Brown field sites.

Chapter 3 – Climate Change and Sustainability:

Comments:

Achieving net carbon zero can only be achieved if the current housing stock is improved and sustainable transport is developed. How this is achieved in relation to the current housing stock is of particular interest. Reducing the requirement for people to travel and to live and work in the same place will be beneficial to Ramsey.

Chapter 4 – National Strategies relevant to the North and West:

Comments:

The recognition of traffic congestion in Parliament Square is good and Ramsey Town Commissioners welcome discussion and ultimately the improvement of the junction. Ramsey Town Commissioners are working with the Department of Infrastructure, Northern Chamber of Commerce and the Manx Fish Producers on the design of the Quay Flood Defences and reconstruction of the highway.

Active travel within Ramsey is feasible and desirable, however active travel initiatives need to be funded by Central Government.

Chapter 5 – A Spatial Vision for the North and West

Comments:

The vision recognizes the importance of people living and working in their community. How jobs and industry is attracted to and then sustained needs to be detailed if not in this document, then in a supporting document from the Department of Enterprise.

As per 5.2.7 identifies most housing focused on Ramsey in line with the current allocations in the Ramsey Local Plan there will be continued regeneration of Ramsey Town Centre, and employment opportunities will be focused on Ramsey Town Centre and Ballachrink.

5.3.3(5) identifies the use of centrally located sites which are vacant and under-used and in a poor state of repair

5.3.4(7) identifies decarbonization as a priority.

For this plan to work Ramsey needs help. Old buildings and brown field sites are the proposed development route, but both are far more expensive to develop than a greenfield site. Ramsey will require grants and assistance to promote development otherwise the aim of people living and working in the community will be too expensive and decarbonization of the Ramsey economy will not happen. This plan needs a Department of Enterprise Plan associated with the prioritization of regenerating unused and under used buildings and land.

Chapter 6 – Landscape and Appearance:

Comments:

None

Chapter 7 – Natural Environment:

Comments:

Ramsey is identified as a “Sustainable Development” area. The area does however need to be expanded to accommodate future growth. Having a plan that will only be in force for 2 years is not acceptable. It needs to be more forward thinking.

7.8 Marine Nature Reserves – Ramsey Bay is a Marine Nature Reserve and this must be recognized in any Marina Development Proposal in Ramsey Bay and as per 7.24.2. A Marina Development in Ramsey needs to take account of all relevant policies and be considered on its own merits.

7.21.2-5 Ramsey Town Commissioners welcome the opportunity to work with Central Government in the development of appropriate flood risk prevention.

Chapter 8 – Built Environment:

Comments:

8.3 Plan outcome 2a and 2b – Reducing unoccupied urban sites and increasing the use of refurbished buildings and upper floors coupled with 8.6 a high vacancy rate of 16% mean that help will be required to redevelop and refurbish the buildings in Ramsey. A comprehensive treatment area is good, but it needs to be backed by appropriate funding and it must not be done half-heartedly or in stages spanning many years as this could stifle development.

Urban Environment Recommendation 1 – It is critical that Ramsey Town Commissioners work together with all appropriate Departments of Government and the Manx Development Partnership.

Built Environment Proposal 3 – increasing population density / housing density make better use of the available land. Redevelopment of brown field existing sites and buildings and using upper floors is not “normal” on the Isle of Man and finance is required to support this plan.

One comment that is welcomed from 8.17.4 “New Development should not serve mimic existing development but be of its time.” – Ramsey does not need to be a mock Victorian Town!

Chapter 9 – Our Town and Village Centres:

Comments:

Retaining Existing Buildings and bringing buildings back into use is a theme repeated through the Ramey Town Centre proposals. Buildings will need to be knocked down and rebuilt to address flood risks and to achieve climate change targets at a reasonable cost. New development should look like new development and not simply hark back to former times. New buildings do need to be sympathetic to their location but also of their time and be of high-quality design.

How buildings are brought back into active use needs to be addressed and plans to support the process detailed.

Park and Ride facilities need to be developed but they can not all be in prime Town Centre locations.

Chapter 10 – Transport and Utilities:

Comments:

Plan Objective 3. Travel times and congestion levels in Ramsey remain at acceptable levels – Parliament Square needs to be addressed with changes to the junction and MOVA control of the signals.

Plan Objective 5. Telecom infrastructure needs to be integrated into the design phase. Currently Manx Telecom are looking to site poles in a number of locations for fibre broadband roll out. Ramsey Town Commissioners support this objective and the Telecom infrastructure should be designed and placed underground for new developments.

10.8.3 The fact that no fossil fuel heating systems can be installed after 1st January 2025 means that heating systems for redeveloped buildings will be costly and further drive up the cost of the renovation of these buildings.

10.11.4 No sites should be used specifically for solar panels. Solar panels should be installed on roofs prior to any other land being used or considered for them.

Utilities Proposal 10 An electricity interconnector at Balladoole is to be welcomed to balance any renewable energy generated on Island and to ensure power security for the North.

Waste Proposal 2.

The retention of Wright's Pit should only be as a strategic reserve.

Chapter 11 - Employment

Comments:

The visions of this plan are far reaching into the future. However, it is incomplete as it does not include strategic reserve sites. The plans need to be written for the next 10 – 20 years so that the content of the plan can be taken in its entirety and put into the proposed Island Plan – 11.1.7 sums this up!

As this part of the plan is only up to 2026 then the area of land identified for employment is also limiting at 1.99 ha. Future proofing Ramsey needs to be addressed as Ramsey is to be a place where people live and work. It needs to be low carbon and provide infrastructure to enable this. The plan needs to cover a longer period.

11.9 Future Economic Strategy – this needs to be in place with this plan so the objectives can be matched.

A New Economic Plan “Our Island, Our Future Isle of Man Economic Strategy 10 – 15 Years” has been issued in July 2022. This plan looks how to develop our economy for the future. One of the main themes of this plan is to increase the population to 100,000 and that the population growth should be in the 20 – 40 age brackets. New homes will be required to support this growth. This plan does not fit with this area plan for the North and West.

Chapter 12 – Tourism:

No Comments.

Chapter 13 – Open Space, Recreation, Education, Health and Community Facilities:

Comments:

Plan Objective 5 - Ramsey Town Commissioners welcome working with the Department of Infrastructure and others to ensure better links for walking and cycling are created within the town and in the countryside particularly the development of the old railway line into a national cycle path.

Plan Objective 7 – Safe routes to schools and good play facilities are supported by the Ramsey Town Commissioners.

Site LO 001 By the film studios on Jurby Road would substantially add to sports pitches provision in the North and would be beneficial.

Open Space Community Recommendation 2 - Ramsey Town Commissioners look forward to the right guidance for children's play equipment provision.

Chapter 14 – Residential (Housing):

Comments:

Site RR 009 land outside Ramsey south of the former railway line – this site has recently been through the planning process. Sites in North Ramsey or the Riverside site as identified in the Ramsey Local Plan 1998 may be more appropriate as they are closer to the town centre and meet more of the objectives of this plan.

With only 138 new properties available in the residential land development Ramsey is poorly served and the plan is too short sighted.

Do you have any comments on the contents the appendices?

Comments:

A new plan is welcomed as the current plan for Ramsey “Ramsey Local Plan Order 1998” is 24 years old and thinking about the environment, emissions, flooding, travel and active travel were very different / not considered at that time.

Having a plan with a 2-year lifespan is not appropriate as the process of creating or updating a plan takes a number of years and in this case as there are no strategic reserve sites. Does this mean there will have to be another call for sites as and when the Island Plan is developed?

For Ramsey particularly the focus is regeneration and re-use of buildings. This is less attractive than green field development and an economic package to support this type of development is required.

Maps:

Map 1a North – Constraints Environmental:

Comments:

The area of Ramsey that was previously zoned for light industrial use in the 1998 plan has now been given the designation of area of ecological interest. The fields and area previously designated appear on the face of it to be scrubs of little ecological value.

Map 1b North – Constraints Infrastructure:

Comments:

The work to protect South Ramsey from flooding (tidal and fluvial) is important and must be progressed.

The designation of Bowring Road, Andreass Road and Jurby Road in the Plan as District Roads should be revised to Primary Roads as this route is the main crossing of the Sulby River and a primary link to the North of the Island.

**Town Clerk's Addendum Report – Area Plan North and West -
July, 2022 - Special Board Meeting**

Map 2 North – Landscape Assessment Areas

No comment

Map 3 North

No comment

Map 4 Ramsey

Comments:

There seems to be a discrepancy between map 1a in relation to the extent of the development site off Gardeners Lane at Poyll Dooley.

The site adjacent to the old railway line has changed designation from the 1998 plan from Light Industrial to Public Open Space. The Vullan fields and sites at Lezayre Road / Gardeners Lane have been removed from the plan and now appear as “White Land”. Ramsey needs sites such as this to be included in the plan as they are close to the centre of Ramsey and meets many of the requirements of the plan.

Map 5 Ramsey Town Centre

Comments:

The Conservation Area is not shown. This has an impact on development, development costs and grants availability. The Comprehensive Treatment Area needs to be addressed quickly if it is not it will act as a deterrent to development as people wait for the plan. It should also include the vacant site next to the Commissioners' workshop (formerly a laundry, then a gym) on Bircham Avenue.

General Comment on Maps:

As per comments on the written statement the Plan needs to look further ahead than 2026. Strategic reserve sites need to be identified.

Recommendation: that members' if they so wish attend any of the presentation sessions and thereafter a Special Board meeting be arranged to consider the response to this Consultation. Members may of course make individual responses to the Consultation.

T. R. K. Cowin

Town Clerk & Chief Executive

12th July, 2022.

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

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: 3921 **AMENDED PLANS/ADDITIONAL INFO**
P.A. NO.: 21/00993/CON
PROPOSED: Registered Building consent for demolition of building
(retrospective)
NOTES: Registered Building
SITE: **Auldyn House, 24, Parliament Street, Ramsey**

REF NO: 3922 **AMENDED PLANS/ADDITIONAL INFO**
P.A. NO.: 21/01005/B
PROPOSED: Demolition of 22 Parliament Street and 6 West Quay
NOTES: P.A. in Detail
SITE: **22, Parliament Street and 6 West Quay, Ramsey**

REF NO: 3923 **AMENDED PLANS/ADDITIONAL INFO**
P.A. NO.: 21/01006/CON
PROPOSED: Registered Building consent for demolition elements to PA
21/01005/B
NOTES: Registered Building
SITE: **22, Parliament Street and 6, West Quay, Ramsey**

REF NO: 3953 **AMENDED PLANS/ADDITIONAL INFO**
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**

<p align="center">Technical Services Manager's Report Planning Applications – August, 2022 Public Continued</p>
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REF NO:	3989	<u>AMENDED PLANS/ADDITIONAL INFO</u>
P.A. NO.:	<u>22/00523/B</u>	
PROPOSED:	Creation of driveway and vehicular access	
NOTES:	P.A. in Detail	
SITE:	3a, Coburg Road, Ramsey	

REF NO:	4006
P.A. NO.:	<u>22/00143/B</u>
PROPOSED:	Re roofing works and installation of roof solar panels
NOTES:	P.A. in Detail
SITE:	19, Cloughbane Drive, Ramsey

REF NO:	4007
P.A. NO.:	<u>22/00769/B</u>
PROPOSED:	Extension of dropped kerb to widen existing vehicular access and provide additional off street parking space including re-surfacing of existing hardstanding
NOTES:	P.A. in Detail
SITE:	Seabridge, 16, Bowring Road, Ramsey

REF NO:	4008
P.A. NO.:	<u>22/00828/B</u>
PROPOSED:	Construct three storey building with retail use (Class 1.1) at ground floor and residential use (Class 3.3) and first and second floors, with rooftop terrace
NOTES:	P.A. in Detail
SITE:	Market Hill Plot, College Street, Ramsey

REF NO:	4009
P.A. NO.:	<u>22/00870/B</u>
PROPOSED:	Erection of two single storey rear extensions one pitched roof and one with a flat roof and installation of replacement windows and a bi-fold door and the erection of a pitched roof front porch
NOTES:	P.A. in Detail
SITE:	10, Rheast Mooar Avenue, Ramsey

Technical Services Manager's Report
Planning Applications – August, 2022 Public Continued

REF NO: 4010
P.A. NO.: 22/00927/B
PROPOSED: Replace existing fossil fuel boiler with installation of air source
heat pump for heating and hot water
NOTES: P.A. in Detail
SITE: **Lakelands, 10, Westhill Village, Jurby Road, Ramsey**

REF NO: 4011
P.A. NO.: 22/00952/B
PROPOSED: Extension to existing vehicle hardstanding to front elevation
NOTES: P.A. in Detail
SITE: **37, Gibbs Grove, Grove Park, Ramsey**

B. Wallace
Technical Services Manager

10th August, 2022.

R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – AUGUST, 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>
22/00572/B	Installation of replacement windows and doors	10, Auckland Terrace, Parliament Street	Meeting held: 15/06/22	15/07/22 Application REFUSED
R.T.C. 3995			Objection	19/07/22 Request for APPEAL

Reason:

The proposed uPVC material would not preserve or protect the character, setting and special architectural/historical interest of the registered building. This application is considered to fail to comply with General Policy 2 and Environment Policy 32 of the Strategic Plan, Planning Policy Statement 1/01 and Planning Circular 1/98.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LIFE RINGS
AUGUST, 2022, PUBLIC**

Mr. Chairman and Members,

Following a near miss incident on in the sea on Queen's Promenade it was brought to the attention of the Commission that there were no life rings on Queen's Promenade. The Town Clerk purchased three life rings and had them positioned at appropriate positions along Queen's Promenade the premier bathing beach in Ramsey.



Life rings are available at the Mooragh Park but there are no life rings on the Mooragh Promenade.

Approval is sought for the purchase life rings /throw bags for the Mooragh Promenade. The cost per installation is approximately £300 (this is for a life ring or throw bag, case and mounting pole)

In discussions with the Coastguard there may be a requirement for up to seven locations, which would give a total cost of approximately £2,100.

Recommendation: for discussion.

T. R. K. Cowin
Town Clerk & Chief Executive

8th August, 2022.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RIDING IN MOORAGH PARK
AUGUST, 2022, PUBLIC**

Mr. Chairman and Members,

Age Concern currently offer free “Trishaw” rides to isolated older people. The Trishaw has an electric motor like a standard electric bicycle. The Trishaw will be “piloted” by an experienced cyclist who has received training on how to ride these bicycles.

They wish to bring their two Trishaw bicycles to the Mooragh Park Car park, park the minibus there and then offer rides along the Promenade and ultimately end up in the Mooragh Park for a coffee.

Permission is sought for them to use these Trishaw bicycles in the park.



Recommendation: That Age Concern be permitted to use the Trishaw bicycles in the park through the main roadway and in the car parking area to access the boat house for a period of one year, subject to them obtaining and carrying such permit at any time they access the Mooragh Park.

T. R. K. Cowin
Town Clerk & Chief Executive

8th August, 2022.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
SPRINTFEST REVIEW
AUGUST, 2022, PUBLIC**

Mr. Chairman and Members,

SprintFest took place over 4 nights during the TT festival. This is the second time that the event has been run and this year's event built on the 2019 event.

In order to review the event a "Lessons Learnt" review was compiled by the Town Clerk and reviewed following an Establishment Committee meeting in June. The Lessons Learnt review is appended to this report. Additionally, a financial review of the costs of the event has been created and is shown below.

Sprintfest 2022 cost summary		£	£
Equipment hire			7,387.50
RTC labour			3,875.14
Stage performers			3,600.00
Stewarding & security			1,400.00
Sundry - refreshments			397.20
			<hr/> 16,659.84
Less:	IOM Government event support	5,000.00	
	Heron & Brearley sponsorship	<hr/> 3,500.00	
			(8,500.00)
Net cost			<hr/> <hr/> 8,159.84
Potential other costs			
IOM Govt. re Road closures			
Allocation for S Bevan time			

It has been agreed that there will be a SprintFest in 2023, the Lessons Learnt, appended, will help to build upon this year's event, and the financial review of the event will ensure that budget provision is made for the event.

The TT 2023 race programme is currently out for consultation, the timing of the 2023 SprintFest event needs to take cognizance of any changes to the race programme to ensure that the success of the event is maximized.

An Economic Impact Review of the 2023 event will be conducted prior to the event with as its goal minimizing negative economic impacts to businesses in the town.

Recommendation: for noting.

T. R. K. Cowin
Town Clerk & Chief Executive

10th August, 2022.

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Ramsey Town Commissioners Lessons Learnt

Project/Event Name		Date of Review 13 June 2022			
		Ramsey SprintFest 2022			
No.	Issue (Problem/positive outcomes)	What was the issue	How do we repeat the success and avoid problems	Action	
				Who	When
1	Rugby Club support as stewards	Positive and very supportive	Ask for support for next year's event early	DTC	Dec-22
2	Grant support from the DfE	Grant received in good time	Ask for support for next year's event early	DTC	Dec-22
3	Sponsorship of the event (brewery)	Good level of sponsorship	Ask for support for next year's event early	DTC	Dec-22
4	Licencing of the event	Organised in sufficient time to address any problems	Apply in sufficient time to address any problems	DTC	Dec-22
5	Policing of the event and pre event discussions	Good communication with police prior to the event	Open communications early with the police	DTC	Dec-22
6	RTC staff support	RTC staff are required to set up and clear away	Engage with staff early to ensure that staff are available to support the event	DTC/TSM	Mar-23
7	The music finished at 11.15 (advertised to 11.00 but licensed to 11.30)	Complaint received that the event did not finish on time	Confirm event licencing hours in advertisement materials	DTC/Political members	Mar-23
8	Lack of provision for young people	Is the event for young people?	Define the audience at an early stage	Political members	Autumn 22
9	Lack of supporting food and stalls	There was insufficient food and stalls at the 2022 event	Book stalls and concessions early, how can local businesses be encouraged to support?	DTC	Jan-23
10	Impact of vehicle movements round town with the TT course closed.	Traffic movements limited when the course is closed	Look at traffic management plans with the roads open and closed	TC/DTC	Dec-22

	Market Square Car park closed for 5 days	Reduction of 50 spaces in town	How can St Paul's Square be utilised? Investigate how we provide additional parking	TC/DTC	Dec-22
11	Impact on businesses positive and negative	Business impact assessment	Conduct a business impact assessment prior to the event	TC/DTC	Feb-23
12	Advertising the event	More advertising and greater link to get people to Ramsey.	Create an advertising/communication plan	cal members	Dec-22
13	Clear information on what time the event is on and starts	Road Closure times set 3 months ahead	Ensure that there are events in the event space.	cal members	Feb-23
14	Road Closure signage - sign where the event is	People saw Road Ahead Closed signs and turned around	Clear signage to point people to the event past the Road Ahead Closed signs	TC/DTC	Feb-23
15	Length of event is 4 days too long?	Review the length of the event	Review and then confirm the length of the event well ahead of time (2022)	Political members	Autumn 22
16	Booking Acts	Positive response to the acts	Book appropriate acts early to ensure availability	cal members	Dec-22
17	Booking sound system	Sound system needs to be booked in good time	Book sound system early	cal members	Dec-22
18	Project management /project team/project meetings	Consider more structured project management	Team meetings throughout the run up period	TC/DTC	Sep-22
19	Staging is reliant on Mezeron operations	Potential impact if trailer backs are not available.	Book early and work with Mezeron to ensure the trailer backs are available.	DTC	Jan-23
20	Cleanliness of the event area	RTC staff kept the area clean and it was a positive experience for the public	Ensure RTC staff have placed bins and are available to support	TSM/DTC	Mar-23
21	Registered door keepers required	RTC and Rugby club staff need to be supported by registered door keepers	Book door keepers early as TT is a busy period	DTC	Jan-23
22					

23	No Glass or bottles	Stricter monitoring - door keepers maybe required to monitor bring your own.	Work with door keepers and promote no glas policy	cal members	Autumn 22
24	How do we attract visitors to a pre-event such as sand racing.	Attracting and keeping people in Ramsey before the event would help businesses and the event	The Sprint happens on the Sunday. How can the events be matched to finish and start times?	Political members	Autumn 22
25	Public toilets need to be available	Ensure that the public toilets are available until the close of the event. Toilets need to close before vandalism takes place.	Confirm times well ahead of the event	DTC	Mar-23

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
BMX TRACK
AUGUST 2022 - PUBLIC**

Mr. Chairman and Members,

BMX Isle of Man, about Ramsey BMX, have requested permission to build a "Pumptrack" adjacent to existing BMX track on the Mooragh Estate. A "Pumptrack" is used to teach less experienced riders how to ride in a safe environment. The "Pumptrack" will have a fence placed around it.

The proposed layout and location of the "Pumptrack" are shown below:



BMX Isle of Man are seeking advice from planners as to what planning permission will be required for the proposed "Pumptrack". The organisation will be raising the necessary funds to complete the construction.

Members are therefore asked to consider whether to grant permission to BMX Isle of Man to build the "Pumptrack". Members may also wish to consider that if a planning permission is required that the application be submitted by the Commission.

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

10th August 2022

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
HOUSING PERFORMANCE AND STATISTICS 2022/23
AUGUST 2022 - PUBLIC**

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2022/23 - for Quarter One for year-end 31st March 2023.

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 August 2022.



Housing Performance and Statistics

2022/2023 – Q1

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

HOUSING PERFORMANCE DATA

2022/2023

1	Allocation Data	21/22	Q1	Q2	Q3	Q4	22/23	Notes
A	Total number of housing waiting list applicants	91	98	-	-	-	-	There are 72 applicants on the one-bedroom waiting list, 24 on the two-bedroom list and 2 on the three-bedroom list. 11 new applicants have been added in the last quarter.
B	Total number of transfer waiting list applicants	18	15	-	-	-	-	Number on list at end of each quarter. The average is given per annum.
C	Number of housing waiting list allocations	33	4	-	-	-	-	Number of applicants from the housing waiting list that have been allocated a property within quarter.
D	Number of transfer list allocations	9	2	-	-	-	-	Property transfers adversely affect the voids list and incur re-let costs.
E	Number of new Lodgers in RTC properties	9	0	-	-	-	-	New approved paying lodgers during the period. There are currently 7 paying lodgers in total.
F	Number of terminated tenancies	35	2	-	-	-	-	Tenants surrendering their tenancies. 1 possession has been taken within this period. Tenants transferring to Mayfield affected the 2021/22 data.
G	Number of applicants withdrawn from the housing waiting list	6	5	-	-	-	-	Applicants voluntarily withdrawing their applications or removed from the list following a review.

HOUSING PERFORMANCE DATA

2022/2023

2	Maintenance Data	21/22	Q1	Q2	Q3	Q4	22/23	Notes
A	Number of responsive repair requests	1322	298	-	-	-	-	Reported property repairs.
B	Percentage of responsive repairs completed on time	95%	89%	-%	-%	-%	-%	Responsive repairs and void property re-let work takes priority over non-urgent work and planned projects.
C	Total number of void properties completed	45	7	-	-	-	-	Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	87%	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	483 100%	130 27%	- -%	-- -%	- -%	- -%	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	£721,064 93%	£165,688 21%	£- -%	£- -%	£- -%	£- -%	The annual maintenance allowance equates to 26.1% of the overall rental income.
G	Total number of out of hours emergency repairs carried out	191	26	-	-	-	-	Only emergency calls and repairs that are the responsibility of the Landlord are reacted to with an action.

HOUSING PERFORMANCE DATA

2022/2023

3	Management Data	21/22	Q1	Q2	Q3	Q4	22/23	Notes
A	Percentage of gross rent arrears	\$67,358 2%	\$54,221 2%	\$-	\$-	\$-	\$-	The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	61 11%	25 5%	- -%	- -%	- -%	- -%	Property inspections provide a good line of communication and engagement with tenants.
C	Percentage of rent paid by cash, debit card including by telephone, cheque and Standing Order	36%	36%	-%	-%	-%	-%	Cash 32%, cheque 3%, debit card 34% and Standing Order 31%.
D	Percentage of rent paid by direct debit	48%	48%	-%	-%	-%	-%	
E	Percentage of rent paid direct by the DHSC	16%	16%	-%	-%	-%	-%	
F	Housing newsletters issued	1	0	-	-	-	-	Issues normally distributed every March and September.

HOUSING PERFORMANCE DATA

2022/2023

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. 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. Please see 'F' below.
C	External refurbishment of 7 properties situated on Upper Queens Pier Road	Practical completion was achieved on the 5 June 2020. The works have been monitored to establish if the remaining 37 properties on the estate would benefit from the same refurbishment treatment. A Business case is to be prepared for this.
D	Replacement PVCu windows to 16 dwellings Gladstone Avenue & 10 dwellings Vernon Road	Tender process commenced.
E	Refurbishment of Footpaths & Landscaping - Vernon Road	Tender process commenced.
F	Purchase of the former Albert Road School site for Public Sector Housing	Business Case approved by the Department and awaiting Treasury Petition approval to borrow the funds for the purchase. The plan is to extend the Close Woirrey site with this site for a combined redevelopment.

HOUSING PERFORMANCE DATA

2022/2023

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 has recommenced during the summer.
B	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 2022/23, 2023/24 and 2024/25 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 continued for end of tenancies, transfers and where there are any general concerns.

**RAMSEY TOWN COMMISSIONERS
PUBLIC CORRESPONDENCE / MEETINGS
AUGUST 2022.**

The following matters are brought to members' attention for information:

Bi-Centennial Celebrations St. Paul's Church

(FGP)

An invitation has been conveyed by the Wardens of St. Paul's Church Ramsey to their Bi-Centennial Celebrations in August. The celebrations included a "hog-roast" barbeque on Thursday, 18th August, from 2.00 p.m.; an Exhibition in the Church from 18th and will include many artefacts which are rarely displayed other than in the Manx Museum.

The celebrations will conclude with a Eucharist Service, at which The Lord Bishop will preside, on Sunday, 21st August, at 10.00 a.m. The service will be followed by light refreshments.

Ramsey Tram Station.

(HP)

The Town Clerk wrote to the Minister of the DOI asking for an update on the redevelopment of Ramsey Tram Station. Minister Thomas replied that the project had been removed from the "Pink Book" and that due to the size of the project that it could not be included in the minor capital programme. He went on to say that the bus station was at the end of its economic life and co-location of the bus and tram stations has its merits. However the new combined facility did get planning approval. The Commission will be updated as and when the Department is in a position to progress this project.

11th August, 2022.

**RAMSEY TOWN COMMISSIONERS
REPRESENTATIVE REPORT(S)
AUGUST 2022 – PUBLIC**

Mr. Chairman and Members,

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

Northern Local Authorities Swimming Pool Board

“Attended the Northern Swimming Pool for the July meeting on 25th July. The opening of the meeting was a presentation by Dr Peter Slinger who is a Health & Safety expert contracted by the pool to provide assistance in this matter. It was an excellent presentation giving high level information and awareness on the regulatory requirements put upon the board and the facility as well as the steps being undertaken to ensure compliance with all applicable legislation to a gold standard.

The manager’s report was reviewed and discussed, the annual maintenance week in June was completed successfully with no major concerns. Following this there was preparation ahead of the external review undertaken in July resulting in a busy few weeks for the team on top of day to day requirements, which was handled excellently.

The remedial minor capital work to be undertaken on the Eastern walkway was chased with the DESC and it was agreed that our 5 year minor capital works projections be communicated with DESC on a regular basis so they are aware of our anticipated investment requirements.

The timing of the publication of the Swimming Pool review was discussed. It was noted that Minister Edge stated in Tynwald that the review would be ready for presentation to CoMin by the end of September and it was agreed that the administrator will write to the DESC requesting that the board be provided full sight of the report.

The Northern Pool Amendment Order's recent passage through Tynwald was noted by the board, the comments in Tynwald by Chris Thomas & Tim Glover regarding the discretionary nature of the rate rise was discussed and members felt that this was semantics as the realistic result is that DESC would not offer subvention payments to cover anything other than a baseline of a 6p rate.

In any other business the member for Ballaugh requested that the minutes be emailed out to members earlier than with the board pack for the following meeting and this was agreed by the Administrator.”

26th July, 2022.