

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

www.ramsey.gov.im

10th November, 2022.

Mr. Chairman and Members,

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

BUSINESS:

1. Apologies for Absence:

2. Minutes for Adoption:

page(s): 1 - 9

- Board Meeting held on 19th October, 2022.

3. Matters arising not included within the Agenda.

4. Matters for Information:

page(s): 10 - 15

- Action Tracker – October, 2022
- Tracker - 2022/23 Budget Approved Projects
- Project Meeting West Quay – 7th November, 2022.

5. Chairman's Report:

page(s): 16

- Star of India Play
- Isle of Man Music Society – Young Musicians Concert
- Fireworks Display

5. Finance and General Purposes:

page(s): 17 - 23

- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure

6. Works and Development: page(s): 24 - 26

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

7. Housing and Property: page(s): 27 - 34

- Housing and Property Manager's Report(s):
 - Housing Performance and Statistics 2022/23

8. Parks and Leisure: page(s): 35 - 38

- Deputy Town Clerk's Report(s):
 - Events Support
 - Events Update

9. Public Correspondence: page(s): 39 - 41

- Department of Infrastructure Transport Services (WD)
Review of Local Bus Service Provision
- Public Consultation Morecambe and Morgan (WD)
Offshore Wind Farms
- Highway Maintenance Charter Meeting (WD)

10. Any other Business: page(s):

- (by permission of Chairman)
- Matters Raised by the Public
 - ❖ None received
 - Representative Report(s):
 - ❖ None received



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

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 19th October, 2022, at 7.00 p.m.

Present: Mr. F. B. R. Williams, Miss L. L. Craine, Messrs. A. R. Beighton, G. S. Court, Rev Canon N. D. Greenwood (remotely), S. R. Kelly, J. McGuinness, A. J. Oldham, L. Parker and W. G. Young.

Apologies for absence were received from Messrs. R. D. Cowell and L. I. Singer.

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

(2022/23:193) Minutes:

Resolved: That the Minutes of the Board Meeting held on 21st September, 2022, be confirmed and signed by the Chairman.

(2022/23:194) Matters Arising:

Seagull Nuisance – Mr. Beighton asked if this matter could be added to the “Action Tracker” and a report presented in November on progress.

Jurby Road Access – Mr. Beighton asked if any update was available. The Town Clerk replied that he has been informed that the Department of Infrastructure will be looking at access in the vicinity of the Cottage Hospital and Jurby Road access it is hoped will be included.

Matters for Information:

(2022/23:195) Action Tracker October, 2022:

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

Mr. McGuinness requested that the “expired” completion dates be updated and that the matter raised by the member of the public in September, about which further report is pending, be included on the Action Tracker.

Planning Enforcement – Mr. Kelly asked if any progress has been made. The Town Clerk informed members of his understanding that Planning Enforcement have many cases pending but he will again bring the matter to their attention.

War Memorial – Mr. Oldham asked if the War Memorial would be cleaned prior to Remembrance Day and Remembrance Sunday. The Technical Services Manager confirmed this would be done as a matter of routine.

(2022/23:196) Action Tracker Budget Approved Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 13th October, 2022.

Finance and General Purposes:

(2022/23:197) Town Clerk's Report – Deputy Returning Officer:

Members considered the Town Clerk's report dated 13th October, 2022, advising of the directive from Cabinet Office to nominate a Deputy Returning Officer in accordance with the Election (Keys and Local Authorities) Act 2020.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Beighton and agreed the Town Clerk be nominated. It was not possible to determine Canon Greenwood's vote at the time of voting.

(2022/23:198) Deputy Town Clerk's Report – Cost of Living Support:

Members considered the Deputy Town Clerk's report dated 12th October, 2022, advising of the request made by the Northern Wellbeing Partnership to use "front of house" to provide advice to the public during current difficult times.

Resolved: That following a proposal by Mr. McGuinness, seconded by Miss Craine and agreed that the Northern Wellbeing Partnership be permitted to use space within the Town Hall with access to an interview room if required. It was not possible to determine Canon Greenwood's vote at the time of voting.

(2022/23:199) Finance Officer's General Report:

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

Mr. McGuinness took the opportunity to draw attention to the increasing bank interest rates that will affect the Commission's expenditure this year and going forward and reiterated that the Commission has difficult months and year(s) ahead and that the budget process will be difficult.

Works and Development:

(2022/23:200) Town Clerk's Report – Isle of Man Post Office – Parcel Box:

Members considered the Town Clerk's report dated 13th October, 2022, advising of the request made by Isle of Man Post Office to site a Parcel Box on land in the Commission's ownership, either at the Millenium Garden or at Station Road Car Park.

A proposal was put by Mr. McGuinness seconded by Mr. Williams that permission be granted to site the parcel box at the Millennium Garden. Mr. Parker commented that the Millennium Garden is being investigate as site for public conveniences and so proposed an amendment that permission be granted to site the box on Station Road Car Park. Mr. Court seconded the amendment.

The amendment was put to the vote and carried. Mr. Parker asked if the parcel box could also receive standard mail? The question will be put to the Isle of Man Post. [Post meeting note – the parcel box can receive standard mail.]

(2022/23:201) Technical Services Manager's Report - Planning Applications:

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

Appendix:

Reference was made to 3992 Erection of Dwelling Land to the West of 17 Royal Park, members noted that they had objected to the application as it was not compliant with the Strategic Plan, but which had been approved by the Planning Committee. Members were informed that they had 21 days in which to appeal the cost of which is £400 (refundable if the appeal is successful).

It was proposed by Mr. Beighton seconded by Mr. Young that no appeal be submitted.

Mr. Parker expressed the view that it was prudent to appeal as not doing so could create a precedent and proposed an amendment that the Commission appeal on the grounds first cited. The amendment was seconded by Mr. Oldham, put to the vote and carried by 8 votes to 2, Messrs. Beighton and Young voting against

Reference was also made to 2808 Residential Development Land at Lower Milntown members noted that the hearing was held on 18th October and asked if the outcome was known. The Technical Services Manager informed members that the decision has not yet been made known. The decision will be conveyed to the Commissioners in due course.

Parks and Leisure:

(2022/23:202) Deputy Town Clerk's Report – Event Support:

Members considered the Deputy Town Clerk's report dated 12th October, 2022, advising of requests for support made by Shennaghys Jiu and the Manx Tri Club.

Resolved: That, following a proposal by Mr. Court, seconded by Mr. Williams and carried that both events be supported.

Mr. Beighton queried how the road closure sought by Shennaghys Jiu would affect local businesses and was advised that the event has been held successfully for many years and is considered to be beneficial to the Farmers' Market and local businesses in the vicinity of the Courthouse.

Any Other Business:

(2022/23:203) Sundry Matters:

Shelter for Sea Swimmers – Mr. Kelly referred to recent meetings held to identify the most suitable shelter for sea-swimmers. Further report will be submitted by the Deputy Town Clerk when costs are available. Mr. Young suggested that a redundant caravan, provided by the Department of Infrastructure, might be the best option.

Main Drive Mooragh Park -Mr. Beighton referred to the number of vehicles driving through the Mooragh Park and queried if it was sufficiently clear that permits are needed.. Members were informed that the Town Warden is vigilant in stopping vehicles and ensuring that they have the necessary permits. The signage at the entrance to the park will be checked.

Art Work Public Conveniences – Mr. Young queried the design of the art work on the public conveniences at the Market Place. He was informed that the art work was not finished and the design would become more evident as it progressed. He felt that the art work should be cleared but was advised that the Board had agreed to the project and that art is objective and cannot please everyone.

Event Reminders– Mr. Court took the opportunity to remind everyone about the 5th November fireworks display with a “60's” theme and the “Ramsey in Bling” Christmas competition / events.

Invitation / Forthcoming Meetings – the Town Clerk drew attention to the following:-

26th October 2022 – Special Board Presentation Hartford Homes Development
30th October 2022 – Invitation Civic Sunday Andreas Parish Church
8th November 2022 – Special Board Presentation Recycling Douglas Corporation
24th November 2022 – Department of Infrastructure Presentation Highways Charter

The Chairman thanked those watching via the streaming service and closed the public session at 7.30 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.

(2022/23:204) Minutes:

It was noted, for record purposes, that no matters from the Board Meeting held on 21st September, 2022, were recorded in private.

Matters for Information:

(2022/23:205) Housing Committee:

Resolved: To approve the minutes of the meeting of the Housing Committee held on 4th October, 2022, subject to the following:-

Clause 32b) Cronk Elfin External Refurbishment – Mr. Parker took the opportunity to present, out of agenda order, the Housing and Property Manager's report dated 10th October, 2022, advising of progress on the Cronk Elfin Refurbishment project, which was noted.

Clause 32c) Albert Street Flats – Mr. Parker again took the opportunity to present, out of agenda order, the Housing and Property Manager's report dated 10th October, 2022, advising of offers made via Chrystals Estate Agents, for the purchase of Albert Street Flats. The Town Clerk temporarily withdrew from the meeting.

The Housing and Property Manager updated members on his report, in that since the premises were fully vacated further viewings had taken place and new offers submitted; two of the existing offers had been withdrawn.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Beighton and agreed, the highest offer, a cash offer in the sum of £294,000 be accepted. Mr. Beighton queried due diligence and was advised that the Housing and Property Manager was not aware of any particularly requiring to be undertaken on the Commission's part.

It was confirmed that the Commission was aware of the requirement that we may be directed to use the proceeds of the sale to repay housing deficiency.

The Town Clerk returned to the meeting.

Albert Road Site – the Housing and Property Manager informed members that it is hoped to finalise acquisition of the former Albert Road School site at the end of the week.

(2022/23:206) On-Going Matters “Action Tracker” :

Resolved: To note the “Action Tracker” to 13th October, 2022. Mr. McGuinness asked that target completion dates be updated.

(2022/23:207) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:

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

Victoria Mall – Mr. Beighton asked if any progress has been made – the Technical Services Manager informed members that a meeting with the owner is awaited.

Mr. Beighton drew attention to the sites of the MUA sub-station at Tower Road and the former Barry Curran Motors site on West Quay both of which are becoming unsightly. Contact will be made with the respective owners drawing attention to the situation.

Finance and General Purposes:

(2022/23:208) Deputy Town Clerk’s Report – North Ramsey Bowling Club:

Members considered the Deputy Town Clerk’s dated 12th October, 2022, concerning the request made by North Ramsey Bowling Club to renew the agreement with the Commission to enable Lottery Grant Application to be made towards bowling equipment.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. Oldham and agreed that the matter be deferred until the formal lease agreement is in place.

Mr. Kelly declared an interest, due to membership of the Club and did not vote.

(2022/23:209) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s general report dated 12th October, 2022, subject to the following:-

Provision of Insurance Services – the Finance Officer informed members that there was no update since his report with Appendix was prepared; he will make further contact with the insurance brokers and contact members to update them of the outcome of discussions. The Finance Officer confirmed that vehicle and engineering premiums have been paid and that other insurances have an extended renewal date of 26th October.

Works and Development:

(2022/23:210) Technical Services Manager's Report – Car Park Surface Treatment:

Resolved: To note the Technical Services Manager's report dated 4th October, 2022, advising of the meeting held with the Car Park contractor, the Lead Member for Works and Development.

Mr. Kelly commented that the car park surfaces are beginning to bed-in and are looking better.

Further discussion on this clause was recorded in private.

(2022/23:211) Technical Assistant's Report – Road Markings – Double Yellow Lines Old River Road:

Discussion ensued with regard to the Technical Assistant's report dated 7th October, 2022, concerning the approach made by the Department of Infrastructure with regard to a plan to place double yellow lines along Old River Road and allowing for three passing places.

A proposal was put by Mr. Williams, seconded by Mr. Beighton that a one-way system be adopted from the swimming pool to North Shore Road. This was put to the vote and failed by 7 votes to 3, Mr. Oldham voting with the proposer and seconder.

A proposal by Mr. Young that double-yellow lines be placed on both sides of the road did not receive a seconder.

A further proposal was put by Mr. Parker that the Department investigate time-limited parking provision with the inclusion of passing places. This was seconded by Miss Craine; put to the vote and carried by 8 votes to 2, Messrs. Oldham and Young voting against.

Housing and Property:

(2022/23:212) Housing and Property Manager's Report Replacement of Footpaths – 53 – 62 Vernon Road:

Members considered the Housing and Property Manager's report dated 28th September, 2022, concerning the proposal to replace footpaths at properties in the Commission's ownership, 53 – 62, Vernon Road.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Williams, and agreed, permission be sought to borrow sufficient funds to enable the works to progress in conjunction with borrowing powers required for works to replace windows in other properties [Clause 213 refers.]

It was further resolved that the tender submitted by TCQ Ltd., for the footpath replacement be accepted subject to permission of the petition for borrowing powers.

(2022/23:213) Housing and Property Manager's Report Replacement of Windows Gladstone Avenue and Vernon Road:

Members considered the Housing and Property Manager's tabled report dated 19th October, 2022, concerning the tenders received for window replacements at 2 – 32 Gladstone Avenue and 53 – 62 Vernon Road.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. McGuinness, and agreed, a Petition for borrowing powers, in conjunction with that for footpath replacement [Clause 212 refers] be submitted to the Department of Infrastructure and the tender submitted by Manx Glass and Glazing be accepted subject to receipt of such approval.

Parks and Leisure:

(2022/23:214) Conrods ATBH:

Members considered the Deputy Town Clerk's tabled report dated 19th October, 2022, concerning on-going discussions held between "Conrods" and officers.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Beighton and agreed "Conrads" be informed that the Commission is not willing to alter the terms of the lease agreement at the present time, but will be willing to have further discussions when appropriate to do so and further information is able to be made available to the Commission.

Any Other Business:

(2022/23:215) Sundry Matters:

- **“Warm Space” Courthouse:** Mr. Oldham informed members that “The Hub” would be offering “Warm Space” facilities at the Ramsey Courthouse during the Winter months.
- **Christmas “Bling” Event** – Mr. Beighton referred to this event and asked if all businesses, including those not members of the Chamber of Commerce could be informed of the events taking place and especially the “Ramsey in Bling” competition. The Deputy Town Clerk confirmed that a “mail-shot” can be undertaken.
- **DATA Protection** – Mr. Young referred to an incident whereby he was not permitted to look at CCTV. Mr. Young was advised that CCTV was subject to data protection and because he was not directly an interested party for the matter he was wishing to view he could not be permitted under GDPR. Mr. Young was informed that the interested party could access the data subject to formal request. [Post meeting note – the question of a third-party viewing information was further queried following the meeting by Mr. McGuinness. Upon checking with the Isle of Man Data Commissioner it was confirmed that third-parties may assist an interested party and view information on their behalf.]
- **Former Railway Line** – Mr. Beighton queried if there was a deadline for transfer of the former railway line or sections of land thereon. The Technical Services Manager advised there was no update available and details of advocates’ fees are awaited for the sale of sections of the land.
- **Raft Marker** – Mr. Beighton referred to the lifebuoy being used as a marker for the raft in Ramsey Bay which was considered inappropriate. Mr. Beighton was informed that use of the lifebuoy was being used as a temporary marker for the location of the raft’s anchor.
- **Fireworks Display Charitable “Bucket” Collection** – the Town Clerk drew attention to a request received from a local charity to take a “Bucket” Collection at the fireworks display on 5th November. It was proposed by Mr. McGuinness, seconded by Mr. Kelly and agreed that the request be declined as the Commission wish the event to be “free” to spectators and they do not wish to create a precedent.

Matters of Establishment:

(2022/23:216) Minutes Establishment Committee:

Resolved: To note and approve the minutes of a meeting of the Establishment Committee held on 12th September, 2022.

Mr. Kelly queried costs of overtime for events and was informed that these costs were included in the relevant budget estimates.

The meeting closed at 8.40 p.m. giving a time of 2 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, 5/9/22, no response. Chased 21/11/22.	FGP	Nov-22	TRKC	Feb-23	
	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. Results are available on the DEFA web site and are generally positive. Final classification is being determined.	PL	Nov-22	SB	Dec-22	
	Mooraugh promenade shelter public art.	4 shelters are complete, minor works required to the school shelter.	A web page to be set up to showcase the 5 shelters.	PL	Nov-22	SB	Jan-23	
	Toilet Art	On site.	There is funding available to do the interior and discussions are taking place as to how that may happen.	PL	Nov-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. Planning confirmed suspected breach is actively being progressed (13/9/21).	WD	Nov-22	TRKC	Feb-23	
	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. Meeting took place with Lezayre and Garff in August.	Submission amended and resubmitted to DOI. Garff and Lezayre have received copies of the amended statement.	FGP	Nov-22	TRKC	Mar-23	
	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.	Asked for an updated status for the properties 5/9/22, 3/11/22, The Stanley is currently in the process of being sold and the brewery are preparing a planning application for the Britannia.	WD	Nov-22	SB	Mar-23	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
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 3/8/22,2/11/22 DEFA have confirmed no progress.	WD	Nov-22	TRKC	Mar-23	
	Fibre Broadband (request for easement for service poles)	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.	Requested update from MT 3/11/22.	FGP	Nov-22	TRKC	Jun-24	
Nov-21	Bicycle Shelters (3 planned for Ramsey)	Agreed at August board meeting that RTC will install the shelters at its cost.	Install bases and request shelters from the DOI.	WD	Nov-22	MC	Dec-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 of land can only take place following completion of the playground.	Dandara have started work on the playground.	FGP	Nov-22	TRKC	Dec-22	
Jun-18	War Memorial (repair and renovation)	Memorial added the Register of Protected Buildings 2021. TSM to meet the War Memorial committee representative to discuss cleaning of the memorial and future works 10/2/21. No costs have been included in the RTC 2022/23 budget. War memorial committee want minimal intervention and work on the memorial (it is about maintenance and not restoration).	Clean the memorial. Prepare project and costs for repairs to the memorial 2023/24 financial year. Drain survey undertaken 5/9/22, drains go to soakaways, one of which appears to be silted up. The memorial has been cleaned prior to 11/11/22.	WD	Nov-22	BW	Repairs 23/24	
Apr-22	Ramsey South Prom changing huts	Location for hut agreed with the DOI (as this area is all highway) and RNL. DTC has consulted with DOI, RNL, MSCC and representatives of swimmers/beach users.	Lead member has met with representatives of the swimming clubs. Discussions have taken place with DOI about the overall amenity of the area.	PL	Nov-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.	Bus Vannin are having a review of local bus services and have invited feedback (see correspondence report).	FGP	Nov-22	SB	Dec-22	
Jul-22	Ramsey bags for life	87 out of 100 bags sold			Nov-22	SB	Dec-22	
Jul-22	Mooragh Park shelter public art.	Expressions of interest closed 5th Sept. Funding streams being identified.	Secure funding, with a view to start work in 2023.	PL	Nov-22	SB	Jun-23	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
Aug-22	Recycle conference	Recycle conference in Sept is too early and other priorities to be addressed first.	Review which is the most appropriate recycle conference and confirm that the travel and attendance represent value for money.	PL	Nov-22	TRKC/ BW	Jun-23	
Oct-22	Sea Gulls in Mooragh Park		Investigate options and costs to dissuade seagulls from the park. This will form part of the budget process.	PL	Nov-22	TRKC/ BW	Jun-23	
Oct-22	Control of dogs on the foreshore	Issue raised by the public for debate, additional information required prior to the debate.		WD	Nov-22	TRKC/ BW	May-22	

No.	Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
1	Mar-22	RCV replacement	Petition approved and RCV ordered.	Await arrival of RCV March/April 2023. Order has been accepted on basis of quote, there is a risk of a cost increase.	WD	Nov-22	BW	Apr-23	
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	Oct-22	BW	Feb-23	
6	Mar-22	Street Lights NDT	Quotation received. Awaiting loan petition approval.	Petition approved, awaiting works to be undertaken.	WD	Oct-22	BW	Mar-23	
7	Mar-22	Street Lights replacement heads	Quotation received. Awaiting loan petition approval.	Petition approved, orders placed 8 week lead time for material.	WD	Oct-22	BW	Mar-23	
8	Mar-22	Street Lights Lezayre Road	Quotation received. Awaiting loan petition approval.	Petition approved, orders placed 8 week lead time for material.	WD	Oct-22	BW	Mar-23	
9	Mar-22	Street Lights upgrades	Quotation received. Awaiting loan petition approval.	Petition approved, orders placed 8 week lead time for material.	WD	Oct-22	BW	Mar-23	
10	Mar-22	Street Lights New Street Lights	Quotation received. Awaiting loan petition approval.	Petition approved, orders placed 8 week lead time for material.	WD	Oct-22	BW	Mar-23	
13	Mar-22	Bin Weigh upgrade	VWS system retro fitted on 1st RCV. Second vehicle now back on island with the system fitted. The new RCV was ordered with the VWS system fitted.	Complete all training on the new VWS system.	WD	Oct-22	BW	Feb-23	
15	Mar-22	Decorative Lighting	Grant application approved and confirmation received 1st November. (DFE will pay 80% of cost up to £25,000).	Procure the lighting in line with details in grant application. Canopy to be installed December. Requote for 3D object required.	WD	Oct-22	BW	Oct-22	
16	Mar-22	Coronation Park Toilets	Works being developed but requires planning due to proposed changes to the roof.	Planning application has been prepared	HP	Oct-22	RK	Mar-23	

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

Project Meeting – Ramsey Quayside

Meeting of representatives of Ramsey Town Commissioners, Northern Chamber of Commerce, DOI – Harbours, DOI – Highway Services and Manx Fish Producers.

Monday 7th November 2022, 7pm Ramsey Town Hall

Attendees:

Tim Cowin (TC)	RTC – Town Clerk
Barbara Wallace (BW)	RTC - Technical Services Manager
Alby Oldham (AO)	RTC – Commissioner ABSENT
Will Blake (WB)	DOI - Designer
Scott Duncan (SD)	DOI - Designer
Mark Kenyon (MK)	RNLI - Coxswain
David Beard (DB)	Manx Fish Producers
Karen Jones (KJ)	Northern Chamber of Commerce – Chairman
James Evans (JE)	Northern Chamber of Commerce – Deputy Chairman
Adam Beighton (AB)	RTC Commissioner ABSENT
Robert Cowell (RC)	RTC Commissioner
Steven Bevan (SB)	RTC Deputy Town Clerk ABSENT
Sally Huxham	Northern Chamber of Commerce – Secretary ABSENT
Stephen Kelly (SK)	RTC Commissioner
Michael MacDonald (MM)	DOI Interim Ports Manager
Marc Marshall (MMA)	DOI Harbours
Wilf Young	RTC Commissioner independent member

1. Items arising from notes of previous meeting

None

2. Stage 1 Safety Audit Feedback

The initial feedback from the stage 1 safety audit was favourable. The main criticism was the narrowness of the footpaths and the side streets and lack of crossing provisions. They also commented on the crossing positioned near to the Mitre Hotel. It should be positioned further to the East to allow people to cross safely.

It was felt that the DOI could justify the decisions made for the design.

Discussions took place around the location of the streetlights harbour side verses roadside. MMA is meeting with the MUA next week to discuss design requirements. It is not feasible to attach the columns to the wall. It would increase the width of the wall and give access issues.

The parking to the West of the toilet block wasn't identified as an issue during the audit. The design has been more formalised now identifying pedestrian and harbour areas.

The harbour path furthest East, behind Spectrum Windows is very narrow, too narrow and the buildings should be used as flood protection. There isn't enough room for a wall and safe passage. Whilst the area is not vastly used access is still required. Path requirement is 1.3m harbourside.

The wall thickness has been reduced to 300mm 1.3m high. To have it any wider would impact on the path or the parking.

The DOI are looking to extend the tabletops on West and Christian Street towards the Quay to allow ease of movement of pedestrians.

Floodgates – it was initially envisaged that the floodgates would slide into position when required negating the need for manual labour to install however, these gates are twice the cost of preferred option. So, the DOI are looking to install hinged gates.

The crossing near to the Mitre Hotel has been re-aligned slightly to ensure that there is the required visibility.

Due to the crossing issues raised by the Mitre DOI are looking to terminate the footpath before the fish loading areas to direct people back to the crossing. It is also worth noting that there is a zebra crossing to be installed opposite the Royal George Pub.

All in all the Stage 1 audit was favourable.

Costings

The design has been to the cost consultants. The scheme constructed with basic materials of asphalt and a concrete wall (with no frills) is estimated to be £5.2 million pounds.

The wall alone £1,074,000 (one million and seventy-four thousand pounds). If the wall was stone clad on one side with some glass feature it would cost £2 million.

In the Pink Book there is a budget figure of £2,950,000 (two million, nine hundred and fifty thousand pounds).

Funding would have to be sought from other budgets such as Flood Defences/ Climate Change for the wall. Treasury would have to be approached for the additional money. The stone cladding could be sought from elsewhere.

It was also raised that Ramsey has been working with numerous artists and showing their work on buildings around town. If the wall was concrete, it could prove to be a valuable canvas and attraction for the town.

What now?

Public Consultation – early in the New Year January. Discussions were held around how this might look and who might be involved.

The group agreed on a united front and that they should all be involved in putting the scheme forward to the public as we have all had input into the design.

Once the consultation is done then the business case needs to be put to Treasury. Once approval has been given then a planning application will be submitted.

DOI to circulate plans etc through BW to group.

No meetings planned till after consultation.

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

Fellow Members,

Star of India Play

I attended a play staged by Cloideryn to celebrate the life of the Star of India. It was widely attended and an excellent way of conveying the long and turbulent history of one of Ramsey's finest ships. The play was attended by the Lieutenant Governor and Lady Lorimer as well as delegates from the San Diego Maritime Museum who had made the trip especially to see the play. With them they brought the Manx flag from the Star of India to be displayed for the public to see for the time being. They hope that we may return the flag to them for the Star of India's Birthday next year in November.

Isle of Man Music Society – Young Musicians Concert

I was pleased to attend the Young Musicians Concert and see the talent of our Islands young people being given a platform. Whilst this was a Ramsey based event it was an opportunity for talented young people from across the Island to perform to a live audience. The event was again also attended by the Lieutenant Governor and Lady Lorimer along with Lady Lorimers parents. I'm glad Ramsey is able to provide such platforms for the young people of the Island to develop.

Fireworks Display

As always Ramsey put on an exceptional display. I would like to thank all of the staff who give up their time to make it possible and the efforts of all the Commissioners involved in the run up and on the night. It is widely known that Ramsey offers the best display on the Island, a claim which had reached the ears of the Lieutenant Governor and Lady Lorimer who I'm pleased to report yet again attended a Ramsey based event, this time in a private capacity to watch the display.

10th November, 2022.

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

Accounts

Accounts of £1,044,656.39 were paid via the General Revenue Account and accounts of £23,739.87 were paid via the Northern Civic Amenity Site Account in September 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 October 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	£528,269.
Acquisition of Albert Road site	£415,939.
New litter bins	£103,614.
Replacement lighting schemes	£66,831.
New vehicles	£54,964.
Station Road car park re-surfacing	£48,711.
Refuse vehicle bin weighing equipment	£35,314.
High risk street light columns	£9,400.

Recommendation: To be noted.

9th November 2022

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 31st October 2022

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Vendor via Dickinson Cruickshank	Purchase of Albert Road car park site	416,267.39
Staff	Wages, salaries, ITIP, NI & superannuation	175,489.90
Various	Housing - Cronk Elfin refurbishment programme	126,307.26
Manx Utilities	Commencement of budgeted Street lighting schemes	104,305.12
Northern Civic Amenity	Quarter 3 running cost contribution	64,728.00
Various	Housing property repairs, maint. & safety checks	32,218.52
Various	Vehicle maintenance, repairs & licences	29,225.91
Rosborough insurance	Part-payment 2022-23 insurance	29,364.68
Ellan Vannin Fuels Ltd.	Fuel & heating oil	15,231.12
NLASPB	2022-23 rate contribution	14,668.88
Various	Refuse materials & equipment	7,302.17
Various	Office expenses - post, printing, stationery etc.	4,714.02
Account transfers	Rent refunds and R & N DHC rents collected by card	3,361.63
Various	Commission property repairs, maint. & safety checks	3,004.19
Various	IT costs	2,709.95
Various	Staff training	2,223.00
Various	Contract cleaning	2,000.00
Manx Utilities	Electricity supply	1,805.73
Various	Legal & professional fees - housing	1,738.56
Various	Media advertising costs	1,437.30
Banks	Bank & debit card charges	1,379.62
Various	Library books, materials & IT licences	1,230.05
Manx Telecom Ltd.	Phones	1,116.04
Various	Town events	650.00
Various	Machinery repair & maintenance	375.75
Various	Security & safety	311.04
Various	Park materials	289.31
Various	Gift vouchers	170.00
A R Beighton	Attendance Allowance	150.00
J McGuinness	Attendance Allowance	150.00
W Young	Attendance Allowance	150.00
L L Craine	Attendance Allowance	142.50
R D Cowell	Attendance Allowance	120.00
F B R Williams	Attendance Allowance	120.00
A J Oldham	Attendance Allowance	93.75
Rev Greenwood	Attendance Allowance	75.00
L I Singer	Attendance Allowance	30.00
		1,044,656.39
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	11,350.37
Various	Skip haulage	4,781.17
Various	Recycling charges	4,198.87
Ellan Vannin Fuels Ltd.	Fuel	2,019.11
Various	Equipment maintenance	715.12
Various	Administration	286.50
Various	Site maintenance	173.18
Various	Contract labour	134.40
Worldpay (UK) Ltd.	Debit card reader charge	61.52
Bank	Charges	19.63
		23,739.87

Ramsey Town Commissioners

Suppliers utilised during October 2022

Appendix 1

AB Photography Ltd.	IOM	J P Corry (formerly Jewsons)	IOM
Alison Huyton Calligraphy	IOM	J Qualtrough & Co. Ltd.	IOM
Argon Business Systems Ltd.	IOM	Macs Builders Merchants Ltd.	IOM
Argon Office Systems Ltd.	IOM	Magnet IOM Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Mann Waste Recycling Ltd.	IOM
Ayre Mowers Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Ballagroove Recording Studio	IOM	Manx Telecom Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Manx Utilities	IOM
BHW Print Group Ltd.	IOM	Marksman Locksmith	IOM
Brew & Corkill Ltd.	IOM	Marown TV Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Modus Architects Ltd.	IOM
CE Richmond Ltd.	IOM	NLASPB	IOM
City Electrical Factors (IOM) Ltd.	IOM	Noodle & Bean Catering Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	North Point Plastics Ltd.	IOM
Colas IOM Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Cornerstone Architects Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Cuplas Callow IOM Ltd.	IOM	Paul Wheeler Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Phoenix Windows Ltd.	IOM
Deltanet International Ltd.	UK	Ramsey Automotive Centre Ltd.	IOM
Dickinson Cruickshank	IOM	Ramsey Shipping Services Ltd.	IOM
D Q Advocates Ltd.	IOM	Ramsey Skips	IOM
Easymix Concrete Ltd.	IOM	Recruitment Works Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Rentokil Pest Control	UK
Erin Bike Hut Ltd.	IOM	Rosborough Insurance	IOM
Evolution Accounting Ltd.	IOM	Sadler Agricultural Supplies Ltd.	IOM
Farmers Combine Ltd.	IOM	Safety Supply Company Ltd.	UK
Feltons Ironmongers	IOM	Screwfix Direct Ltd.	UK
Ferncroft Environmental IOM Ltd.	IOM	Smith Of Derby Ltd.	UK
Furnitureland	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	2 Clean	IOM
Glasdon UK Ltd.	UK	Top-2-Toe Ltd.	IOM
Go Marketing Ltd.	IOM	Ulverscroft Ltd.	UK
Haldane Fisher (IOM) Ltd.	IOM	Unique Fire Protection Ltd.	IOM
Independent Medical Services	IOM	Vannin Officepoint	IOM
Investec Asset Finance Ltd.	IOM	Vehicle Weighing Solutions Ltd.	UK
IOM Government	IOM	Voodoo Ltd.	IOM
IOM Newspapers Ltd.	IOM	W.D.S. Ltd.	IOM
Island Aggregates Ltd.	IOM	W.F. Howes Ltd.	UK
JAC Distribution Ltd.	IOM	Whittaker Trading Ltd.	IOM
Jackson's Engineering Merchants Ltd.	IOM	Workwear Express Ltd.	UK
J Clawson Ltd.	IOM	Worldpay (UK) Ltd.	UK
		Wurth UK Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 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	2,429,242	2,994,399	(565,157)	4,246,834	4,337,145	(90,311)
Cl. Woirrey/ Cl. y C Ghlass	135	0	135	270	0	270
Brookfield Court	8,964	7,683	1,281	19,795	13,450	6,345
Close ny Mooragh	22,292	16,231	6,061	35,225	32,050	3,175
Sub Total	£2,460,633	£3,018,313	(£557,680)	£4,302,124	£4,382,645	(£80,521)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	113,964	20,390	93,574	220,300	22,160	198,140
Workshops	62,934	0	62,934	72,810	0	72,810
Public Conveniences	28,192	0	28,192	58,890	0	58,890
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	7,251	3,400	3,851	10,955	4,000	6,955
Mansail Lease	3,860	8,562	(4,702)	4,510	10,430	(5,920)
Lakeside Centre	1,763	6,653	(4,890)	6,220	11,630	(5,410)
Parklands Day Nursery	700	14,026	(13,326)	2,605	18,610	(16,005)
Bowling Alley	1,615	7,500	(5,885)	1,760	15,000	(13,240)
Non-Lease Properties	3,555	0	3,555	5,395	0	5,395
Prom shelters, benches, signs	13,669	0	13,669	14,315	0	14,315
Private Property Repairs	309	0	309	10,500	0	10,500
CCTV town centre	73	0	73	1,134	0	1,134
Apprentices	10,390	2,467	7,923	0	0	0
R.N.D.H.C.	8,348	6,980	1,368	35,610	39,171	(3,561)
Park assets	(3,692)	0	(3,692)	62,215	0	62,215
Sub Total	£267,731	£69,978	£197,753	£522,019	£121,001	£401,018

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	3,861	0	3,861	1,955	0	1,955
Car Parks	6,591	22,505	(15,914)	22,689	25,505	(2,816)
Refuse Removal	335,413	67,374	268,039	828,295	100,000	728,295
Civic Amenity contribution	161,820	0	161,820	215,758	0	215,758
Sewers & Pumps	52,216	52,216	0	104,500	104,500	0
Street lighting & maint.	63,611	0	63,611	111,356	0	111,356
Decorative maint.	1,466	0	1,466	16,830	0	16,830
Decorative lighting new items	0	0	0	25,000	0	25,000
Local Services	86,868	0	86,868	134,342	0	134,342
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£711,846	£142,095	£569,751	£1,460,725	£230,005	£1,230,720

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Events & Attractions	53,378	21,700	31,678	76,865	24,375	52,490
Parks & Gardens	109,238	113	109,125	238,267	600	237,667
Games Concessions	230	0	230	2,030	0	2,030
Public Library	78,393	5,066	73,327	142,140	8,700	133,440
Sub Total	£241,239	£26,879	£214,360	£459,302	£33,675	£425,627

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	15,804	0	15,804	99,700	0	99,700
Office Expenses	560,009	88,287	471,722	1,016,210	94,530	921,680
Sundry Expenses	7,301	0	7,301	11,330	0	11,330
Miscellaneous	25,843	19,935	5,908	37,480	24,600	12,880
Swimming Pool	18,791	0	18,791	44,020	0	44,020
Town Band	0	0	0	2,000	0	2,000
Town Centre Management	1,764	854	910	1,300	0	1,300
Sub Total	£629,512	£109,076	£520,436	£1,212,040	£119,130	£1,092,910

TOTAL	£4,310,961	£3,366,341	£944,620	£7,956,210	£4,886,456	£3,069,754
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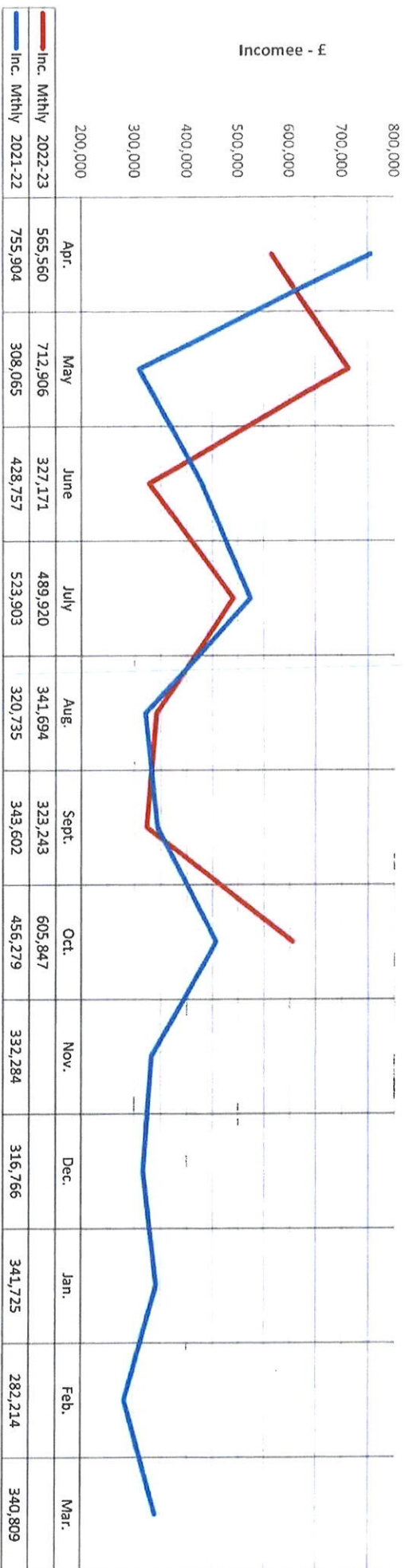
Town rates	£ -	£ 2,749,134	£ (2,749,134)	£ -	£ -	£ 3,013,336
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RAMSEY TOWN COMMISSIONERS

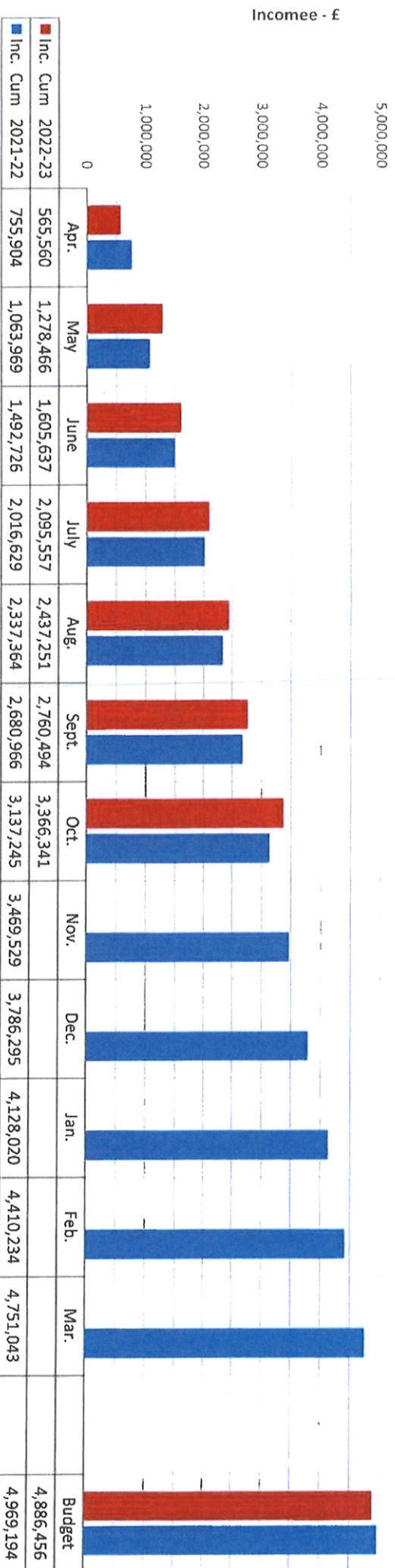
SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 2022

Appendix 2

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



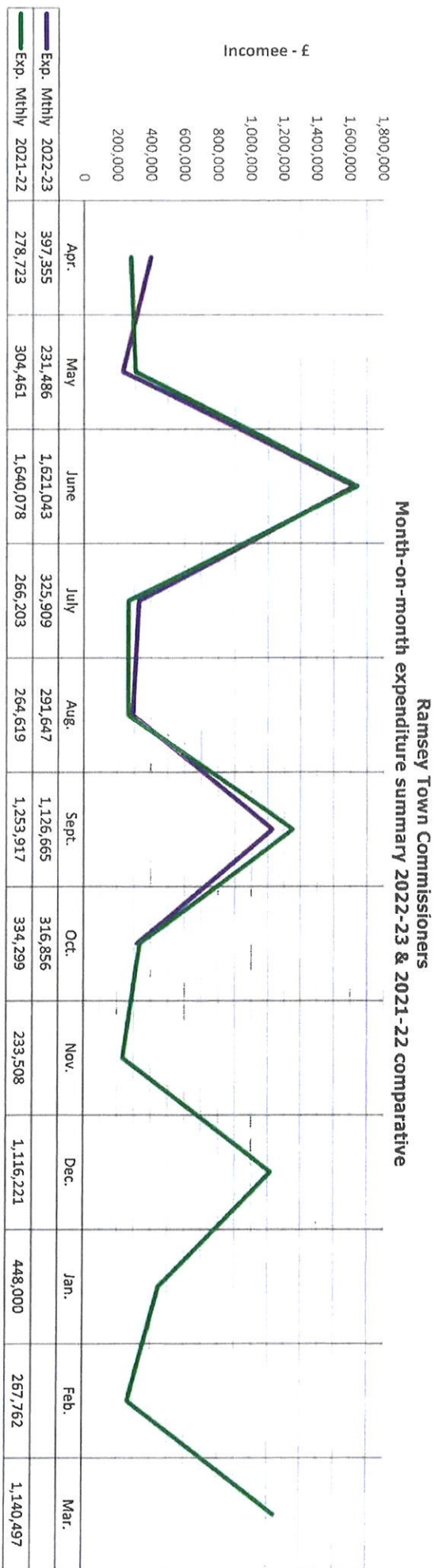
Ramsey Town Commissioners
Comparing income to budget 2022-23 (with 2021-22 comparative)



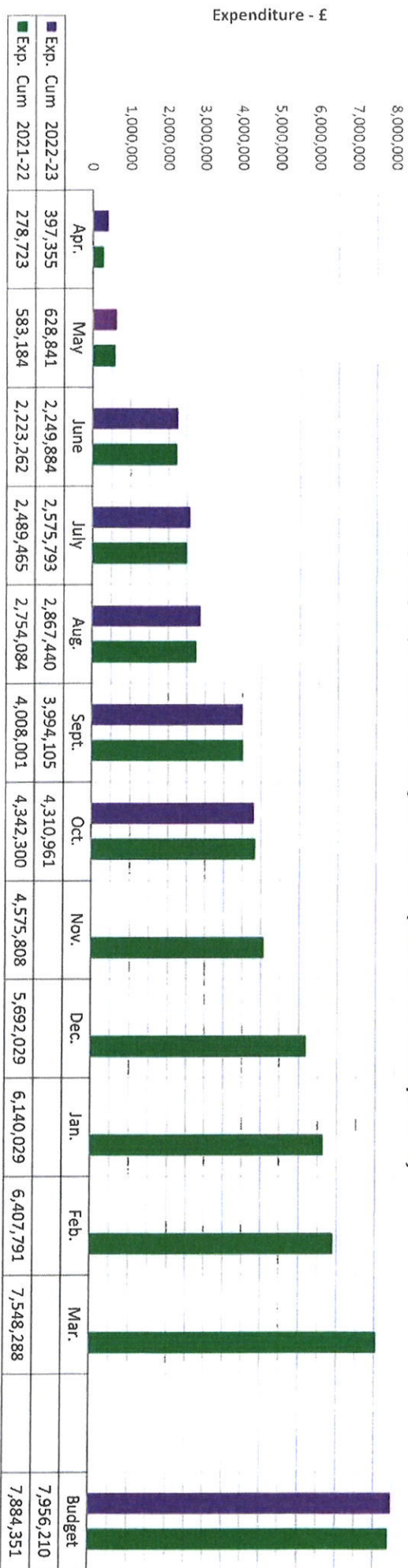
RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 2022

Appendix 2



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

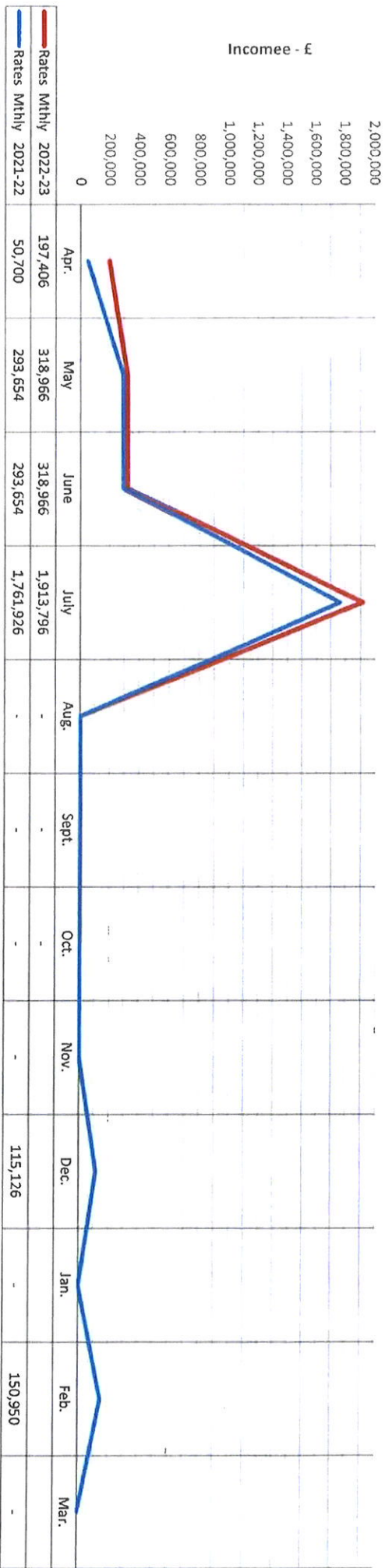


RAMSEY TOWN COMMISSIONERS

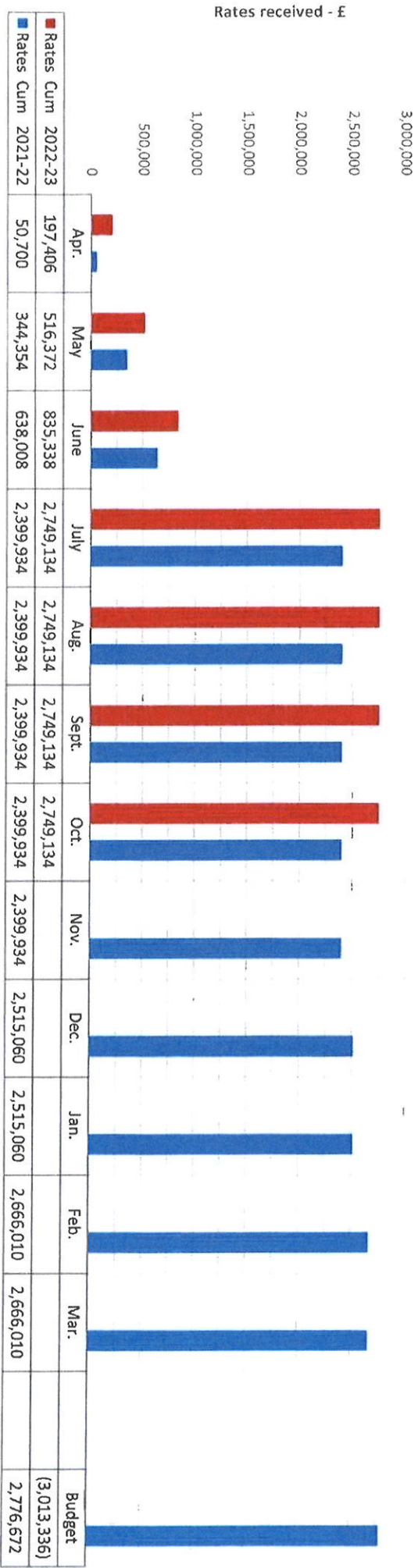
SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 2022

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
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – NOVEMBER, 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: 4016 **AMENDED PLANS/ADDITIONAL INFO**
P.A. NO.: 22/01047/B
PROPOSED: Erection of detached dwelling (re-submission to PA 14/00270/B)
NOTES: P.A. in Detail

SITE: **Land adjacent to Westbourne, 4, Riverside, Ramsey**

REF NO: 4025
P.A. NO.: 22/01154/B
PROPOSED: Erection of single storey garage to the rear and installation of replacement French doors to existing rear window
NOTES: P.A. in Detail

SITE: **31, Waterloo Road, Ramsey**

REF NO: 4026
P.A. NO.: 22/01212/A
PROPOSED: Approval in principle for proposed residential development, addressing means of access and number of plots
NOTES: Approval in Principle

SITE: **The Auburns, 19, Lezayre Road, Ramsey**

REF NO: 4027
P.A. NO.: 22/01223/B
PROPOSED: Alterations to include creation of first floor dormer accommodation and extensions to side and rear
NOTES: P.A. in Detail

SITE: **15, Westlands Close, Ramsey**

REF NO: 4028
P.A. NO.: 22/01315/B
PROPOSED: Formation of hardstanding for car parking facility and lowering of kerb for access to rear yard
NOTES: P.A. in Detail

SITE: **23, Ellan Park, Ramsey**

<p style="text-align: center;">Technical Services Manager's Report Planning Applications – November, 2022 Public Continued</p>
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REF NO: 4029
P.A. NO.: 22/01325/B
PROPOSED: Refurbishment of existing dwelling
NOTES: P.A. in Detail
SITE: **5, College Street, Ramsey**

REF NO: 4030
P.A. NO.: 22/01335/B
PROPOSED: Removal of ground floor road facing window and replacement with French doors
NOTES: P.A. in Detail
SITE: **131, Greenlands Park, Ramsey**

REF NO: 4031
P.A. NO.: 22/01346/CON
PROPOSED: Refurbishment of existing dwelling with a wall repair required to the external stone leaf of the gable wall from first floor up to ridge
NOTES: Conservation Area
SITE: **5, College Street, Ramsey**

B. Wallace, Technical Services Manager

9th November, 2022.

**R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – NOVEMBER, 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>
22/00520/B R.T.C. 3992	Erection of dwelling	Land to the West of 17, Royal Park	Meeting held: 15/06/22 Objection	03/10/22 Application Approved 24/10/22 Appeal Requested

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

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2022/23 - for Quarter Two 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

27th August 2022.



Housing Performance and Statistics

2022/2023 – Q2

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	91	-	-	-	There are 66 applicants on the one-bedroom waiting list, 24 on the two-bedroom list and 1 on the three-bedroom list. 16 new applicants have been added in the last quarter.
B	Total number of transfer waiting list applicants	18	15	15	-	-	-	Number on list at end of each quarter. The average is given per annum.
C	Number of housing waiting list allocations	33	4	5	-	-	-	Number of applicants from the housing waiting list that have been allocated a property within quarter.
D	Number of transfer list allocations	9	2	1	-	-	-	Property transfers adversely affect the voids list and incur re-let costs.
E	Number of new Lodgers in RTC properties	9	0	2	-	-	-	New approved paying lodgers during the period. There are currently 8 paying lodgers in total.
F	Number of terminated tenancies	35	2	7	-	-	-	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	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	356	-	-	-	Reported property repairs.
B	Percentage of responsive repairs completed on time	95%	89%	94%	-%	-%	-%	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	7	-	-	-	Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	87%	95%	100%	-%	-%	-%	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%	110 23%	-- -%	- -%	- -%	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%	£170,169 43%	£- -%	£- -%	£- -%	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	44	-	-	-	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%	£53,167 2%	£- -%	£- -%	£- -%	The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	61 11%	25 5%	23 9%	- -%	- -%	- -%	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%	35%	- -%	- -%	- -%	Cash 32%, cheque 3%, debit card 34% and Standing Order 31%.
D	Percentage of rent paid by direct debit	48%	48%	48%	- -%	- -%	- -%	
E	Percentage of rent paid direct by the DHSC	16%	16%	17%	- -%	- -%	- -%	
F	Housing newsletters issued	1	0	1	-	-	-	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	Please see 'F' below. A redesign of the entire site is underway. A further update report is due to be presented to the Board for approval. A new Business Case and petition will be required once a design and costs are established and approved.
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 complete and works to commence in the new year 2023.
E	Refurbishment of Footpaths & Landscaping - Vernon Road	Tender process complete and works to commence in the new year 2023.
F	Purchase of the former Albert Road School site for Public Sector Housing	The purchase of the site has taken place and is now under the ownership of the Commission. 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 Caarlys	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.

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**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
EVENT SUPPORT
NOVEMBER 2022 – PUBLIC**

Mr. Chairman and Members

The Commission has received the following requests for support for events:

The organisers of **Gran Fondo Isle of Man** to seek permission to stage the 2023 Gran Fondo again in the Mooragh Park over the weekend of 22nd and 23rd July 2023.

Gran Fondo attracts entrants from the Isle of Man as well as an increasing number from off island. The event has become a popular event in the sporting calendar.

The Commission has previously supported this event by allowing use of the Mooragh Park and providing the organisers with use of our crash barriers.

The organisers make all arrangements for road closures and associated consultations themselves.

Members are therefore asked to consider if they would wish to allow the Gran Fondo to take place in the Mooragh Park in 2023 and provide the logistical support requested.

Recommendation:

1 – Grant permission to Gran Fondo to take place in the Mooragh Park on the weekend of 22nd/23rd July 2023 and associated logistical support

The organisers of a round of the **British Enduro Round** have contacted officers to seek support from the Commission in staging a round in 2023. The Commission has provided logistical support at their events in 2021 and 2022

The event in 2023 would take place on the weekend of 8th-10th September 2023.

The organisers have requested assistance with the following:

- applying for a suspension of parking in Market Place on the evening of 8th September until 11am on 9th September (to act as Parc Ferme), a closure of Parliament Street and Bourne Place between 8am and 11am on 9th September (to allow a town centre ceremonial start to the event) and closure of a part of Mooragh Promenade Footpath on 9th and 10th September (to act as Parc Ferme).
- the use of the grassed area between the Park Hotel and the Rugby Club
- to base the event at the Mooragh Amenity area.

**Deputy Town Clerk's Report – Event Support
November 2022 – Public Continued:**

The event stages will all take place “off road” and all vehicle movements on public highway will be under normal road conditions.

The event in 2021 (and a similar event in 2022) attracted a large entry from both local and off island competitors. Off-island competitors would stay in local hotels, bed and breakfast establishments, campsites or with Motorhomes at appropriate locations.

Members are therefore asked to consider if they would wish to provide the requested support for the 2023 event.

H. S. Bevan
Deputy Town Clerk

8th November 2022

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
EVENTS UPDATE
NOVEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

The following is an update on forthcoming events.

Ramsey Festival of Christmas Trees – Saturday 26th November 2022 – 6th January 2023

Entries for this event can be submitted until 17th November 2022 via the Ramsey Town Commissioners Website.

The display will be open from 26th November 2022 until 6th January 2023 inclusive.

Ellan Vannin Memorial – 3rd December 2022

Saturday 3rd December 2022 marks the 113th anniversary of the sinking of SS Ellan Vannin. The occasion will be commemorated with short service on East Quay adjacent to the Ellan Vannin Memorial Plaque.

Father Brian O Mahony will lead prayers, the names of those who perished will be read out and wreathes will be laid in their memory. The service will commence at 11 a.m. In the event of inclement weather the service will take place in the Our Lady Star of the Sea and St. Maughold's Church.

Christmas at the Courthouse 3rd and 4th December 2022

Ramsey Town Commissioners, together with the Northern Chamber of Commerce, want to make Christmas 2022 special for everyone, residents and visitors alike. As we all face challenging times, it's the perfect opportunity to spread some light, cheer and warmth.

This year Ramsey Town Commissioners will be hosting Christmas at the Courthouse, a Santa's Grotto event taking place on Saturday the 3rd and Sunday the 4th of December. Visit the Courthouse to see live entertainment and bring your children to meet Mr. Claus and his merry elves.

Christmas Tractor Run – 3rd December 2022

The Isle of Man Young Farmers are staging a tractor run on 3rd December 2022. This event will call into Ramsey for a pit stop during the early evening.

Ramsey In Bling – 10th/11th December 2022

Ramsey Town Commissioners have created a new event, “Ramsey in Bling”, a new community competition to spread holiday cheer this festive season.

This time of year, it's customary to decorate living rooms, homes and businesses with lights and decorations to celebrate Christmas. We want to encourage as many as possible to take part, adorn your properties with seasonal decorations, feature in our promoted “Ramsey in Bling” tour, and be in with a chance to win a prize for best entry.

Let's all work together to bring a little magic to Ramsey at Christmas.

Those wishing to enter Ramsey in Bling and will be decorating the outside of their property, commercial or residential (visible from the street), fill out the online form before November 30th. There are categories for day and night, so participants can get creative either with or without illuminations.

Decorations must be in place by the first weekend of December, when photographs will be taken of the entries for an online guide. A tour will take place on the weekend of the 10th – 11th of December, with visitors given the chance to vote for their favourites online.

Full details of how to enter can be found at www.ramsey.gov.in and on the Commission's Facebook page.

Recommendation: For noting and further reporting.

H S Bevan
Deputy Town Clerk

18th November 2020

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

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

**Department of Infrastructure Transport Services – (WD)
Review of Local Bus Service Provision:**

Head of Operations for Transport Services has invited feedback on the local bus Service provision. The preference was to meet and discuss this issue face to face (in December). DOI Highway Services are holding a meeting here at the Town Hall on the 24th November, the Bus Vannin meeting will be combined with the DOI Highway Services meeting and take place on the 24th November.

Public Consultation Morecambe and Morgan Offshore Wind Farms (WD)

The consultation is open until the 13th December 2022. The wind farm is located outside of Manx territorial waters, but it will have an impact on some of the Isle of Man Steam Packets inclement weather routes. Members are encouraged to review the information available and make comment on the proposal if they so desire.

Highway Maintenance Charter Meeting (WD)

An agenda for the meeting and a list of pre-meeting prompt questions have been received from the Department of Infrastructure Highway Services Division and they are appended.

8th November, 2022.

Agenda

Local Authorities / DOI Highways
Northern Maintenance Charter
Ramsey Town Hall on 24th November 2022 at 7pm

	<u>Facilitator</u>
1. Welcome / Introductions	Minister
2. Background	DOI
3. LA Service Delivery Review	LA's
<ul style="list-style-type: none">• What is going well?• What could be better?• Next Steps	
4. Highways Service Delivery	Highways
<ul style="list-style-type: none">• What is going well?• What could be better?• Next steps	
5. Overnight Parking Restrictions Strawman	Highways
6. Any Other Business	All
7. Next Steps and Close	Minister

Local Authorities/ DOI Highways Pre-Meeting Highway

Prompt Questions

1. What services do you currently provide?
 - What services roads and public right of way services do you believe you are responsible for? Are these services being provided? Is the public happy with the level of service you are providing? Should you increase frequency, reduce it or is it about right?
2. Are there other services that you would like to provide?
3. What standards of service are adhered to?
 - Should there be an Island wide standard. If standards were introduced, should they be made mandatory/enforced?
4. Do you want to continue delivering these services?
 - If we did continue, how best do we proceed. Would you be open to linking with another local authority to carry out the specified services. The combination/cooperation of local authorities might lead to efficiency saving.
5. Highways wishes to introduce parking standards for overnight parking.
 - Do you have any thoughts on what these should look like. They are primarily aimed at stopping inappropriate vehicles parking in residential areas. So length, height or weight could all be constraints.
6. Enforcement notices should be serve on property owners to trim their hedges and vegetation to behind their boundary line to prevent encroachment into footways and roads.
 - Is this something the local authority should be doing more of?
7. Other items to be discussed:
 - What out of hours services should local authorities be offering?
 - Weather arrangements, e.g. snow capability and gritting.