

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

[www.ramsey.gov.im](http://www.ramsey.gov.im)

14<sup>th</sup> December, 2023.

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, 20<sup>th</sup> December, 2023**, in the Boardroom of the Town Hall, Ramsey.

### **BUSINESS:**

**1. Apologies for Absence:**

**2. Minutes for Adoption:**

page(s): 1 - 14

- Board Meeting held on 15<sup>th</sup> November, 2023.

**3. Matters arising not included within the Agenda.**

**4. Matters for Information:**

page(s): 15 - 18

- Action Tracker – December, 2023.
- Trackers - Budget Approved Projects

**5. Finance and General Purposes:**

page(s): 19 - 25

- Town Clerk Report(s):
  - Wayleave Request land Close by Mooragh to Ballacloan Stadium
- Finance Officer's General Report(s):
  - Accounts
  - Summary of Revenue Income and Expenditure
  - Rates

**6. Works and Development:**

page(s): 26

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

**7. Housing and Property:**

page(s): 27 - 29

- Town Clerk Report(s):
  - Consultation Essential Workers Housing Options

**8. Parks and Leisure:**

page(s): 30 - 33


- Deputy Town Clerk's Report(s):
  - Gran Fondo
  - Isle of Man Everesting Challenge 2024
  - Shennaghys Jiu 2024
  - South Beach Shelter

**9. Any other Business:**

page(s):

(by permission of Chairman)

- Matter(s) 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, 15<sup>th</sup> November, 2023, at 7.00 p.m.

**Present:** Miss L. L. Craine, Messrs. A. R. Beighton, G. Court, R. D. Cowell, Revd Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, L. Parker and W. G. Young.

Apologies for absence Mr. A. J. Oldham, after attending briefly to apologise that he felt unwell and would not be staying; and Messrs. L. I. Singer and F. B. R. Williams.

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

Mr. R. D. Cowell, as Deputy Chairman, took the chair.

**(2023/24:200) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 18<sup>th</sup> October, 2023, be confirmed and signed by the Chairman.

**(2023/24:201) Matters Arising:**

Mr. Parker sought an update on discussions with the Department of Infrastructure with regard to the town's flood defences and refurbishment proposals for The Quay. The Town Clerk informed members that a letter from the Department had been received and would be discussed later in the meeting.

**Matters for Information:**

**(2023/24:202) Action Tracker November, 2023:**

Resolved: To note the "Action Tracker" to 8<sup>th</sup> November, 2023, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

***Mooragh Promenade Shelter Public Art*** – Mr. McGuinness asked if any progress has been made with regard to completion of the shelter decorated by the School – the Deputy Town Clerk informed members that he had spoken to the school who apologise that the matter has not been progressed, it is on their "to do list" but no timeframe has been given.

***Ramsey South Promenade Changing Huts*** – Mr. Beighton raised a possible safeguarding issue with regard to use of the changing hut about which the Commission need to be aware and to ensure there are no risks and proposed that the Commission discuss and review safeguarding before allowing use of the hut. Miss Craine seconded the proposal. Mr. Parker queried what was entailed. Mr. Kelly thanked Mr. Beighton and suggested also that a Risk Assessment was required.

Miss Craine proposed an amendment that a divide be put into the hut to separate male/female and persons using the hut could choose which side to use depending on how they assign themselves. Mr. Beighton agreed this was a good starting point but again stated that a full review of our policy should be undertaken beforehand looking into our obligations.

Mr. McGuinness proposed a further amendment that the matter be put on hold and no further work be done until such time as the Commission is fully comfortable with the situation.

Mr. Kelly commented that the facility being provided is not a changing hut, but a shelter and its provision would result in no difference from people changing after bathing in the shelters on the Mooragh Promenade. Miss Craine withdrew her amendment and seconded that moved by Mr. McGuinness.

Mr. Court sought clarification as to whether it was a changing hut or shelter. Mr. Kelly advised that following concerns raised by the Sailing Club and after discussions with the swimming groups the compromise of a shelter had been agreed.

Mr. McGuinness's amendment was put to the vote and carried by 6 votes to 3 Messrs. Cowell, Kelly and Young voting against.

**(2023/24:203) Action Tracker Budget Approved and Proposed Projects:**

Resolved: To note the Action Tracker of Budget Approved projects at 8<sup>th</sup> November, 2023 and that for proposals for 2023/24, subject to the following:-

**2023/24 Toilets Millennium Garden** – the Town Clerk informed members that he has raised this matter with “Tesco” but has received no response to date. The Housing and Property Manager informed members that he has spoken with the planning officer about their requirements, following the refusal of the planning application their response will, it is hoped, be received within 15 days.



**Finance and General Purposes:**

**(2023/24:204) Town Clerk's Report – Consultation Tynwald Commissioner for Administration:**

Members considered the Town Clerk's report dated 27<sup>th</sup> October, 2023, advising of that the Commissioners' views have been sought as part of the consultation process with regard to the Tynwald Commissioner for Administration. Members noted the background to the consultation and were provided with the Principles thereto.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Kelly and agreed nem con, that Cabinet Office be informed that the Commission believe the proposals are entirely appropriate.

**(2023/24:205) Town Clerk's Report – Public Open Space at the Intersection of Cloughbane Drive and Fairway Drive:**

Members considered the Town Clerk's report dated 31<sup>st</sup> October, 2023, advising of the request by Hartford Homes that the Commission adopt land at the intersection of Cloughbane Drive and Fairway Drive for use as public open space. Mr. Beighton suggested that the proposed path should follow that created by casual use of the land and requested the provision of a "dog fouling bin". Mr. Parker asked why the request to adopt the land had been forthcoming at this time. The Town Clerk suggested that it was because planning applications for the land had been unsuccessful. Mr. Parker asked if the proposals would cause trouble? The Town Clerk advised that the Commission has a liability to look after public open space to an appropriate level.

Mr. McGuinness commented that he was generally in favour with the exception of the proposed surface of the path, and would prefer a hardstanding rather than woodchip and accordingly proposed that the Commission progress acquisition of the land, subject to this. Miss Craine seconded this proposal, but moved a further amendment that the path be hardstanding, a "dog fouling bin" be provided and the path be sited on that created by casual use. The Technical Services Manager informed members that a litter bin could be provided as we do not provide bins specifically for dog fouling. Mr. Cowell queried the cost implications and any benefit to ratepayers.

This further amendment was seconded by Mr. Beighton, was put to the vote and carried by 7 votes to 2, Mr. Cowell and Mr. Kelly voting against.

**(2023/24:206) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's general report dated 8<sup>th</sup> November, 2023.

**Works and Development:**

**(2023/24:207) Technical Services Manager's Report - Planning Applications:**

Resolved: To note the Technical Services Manager's Report dated 7<sup>th</sup> November, 2023, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following:-

|           |  |                     |
|-----------|--|---------------------|
| REF NO:   | 4032   | <b>Amended Plan</b> |
| P.A. NO.: | <u>22/01340/B</u>  |                     |
| PROPOSED: | The development of eight townhouses and associated car parking and landscaping |                     |
| NOTES:    | P.A. in Detail   |                     |
| SITE:     | Land at corner of Premier Road and Mooragh Promenade, Ramsey                   |                     |

Miss Craine referred to the proximity of this application to an Area of Special Scientific Interest and asked if any eco-surveys had been carried out. Mr. Beighton informed members that he had viewed the application on-line and confirmed that an eco-survey had been undertaken and clover found in the area had been moved. The Technical Services Manager advised that the clover had been moved to the site of the former "Grand Island Hotel".

It was proposed by Miss Craine, seconded by Mr. Kelly that the Commission submit an observation to ensure that there are no further ecological matters that need to be addressed. The proposal failed by 4 votes to 5, Miss Craine and Messrs. Court, Kelly and McGuinness voting in favour.

Mr. Young informed members of his understanding that residents of existing developments in this area were required to limit access to their homes, by way of using only a back door, during times of the Ramsey Sprint. Members felt that this was not a matter for the Commissioners as the onus is on the sprint organisers to advise residents of their proposals.

|           |   |                     |
|-----------|---|---------------------|
| REF NO:   | 4090  | <b>Amended Plan</b> |
| P.A. NO.: | <u>23/00744/B</u>   |                     |
| PROPOSED: | Full approval for a residential development comprising up to 153 dwellings and community uses with associated highway and pedestrian access and infrastructure, drainage, landscaping and public open space together with approval in principle for a primary school on land at Vollan Fields together with enhancement of existing habitat on land to the east of Royal Park |                     |
| NOTES:    | P.A. in Detail  |                     |
| SITE:     | Land at Vollan, Field Nos. 131042, 131043, 135315 & 135318, Land East of Royal Park, Field Nos. 131085 & 135140, Andreas Road   |                     |

Mr. Kelly reminded members that their views had already been submitted on this application.

Members noted the Appendix to this report. Mr. Beighton referred to application 4026 – in that the reasons for refusal would appear to be contrary to the report for and the Commission's wish to see redevelopment / regeneration of brownfield sites.

**Housing and Property:**

**(2023/24:208) Housing and Property Manager's Report – Housing Performance and Statistics 2023/24:**

Resolved: To note and approve the Housing and Property Manager's Report dated 8<sup>th</sup> October, 2023, to which was appended the quarterly return of the Housing Performance and Statistics to 30<sup>th</sup> September, 2023, submitted to the Department of Infrastructure, as required.

Reference was made to difficulties being experienced in receiving approvals from Government with regard to the Commissioners' capital proposals. It was further resolved following a proposal by Mr. Parker seconded by Mr. McGuinness and agreed nem con, that the matter be brought to the attention of the Members of the House of Keys for Ramsey and their assistance in obtaining approved funding and in progressing capital schemes thereafter be sought.

**Parks and Leisure:**

**(2023/24:209) Town Clerk's Report – Library Quart 2023**

Resolved: to note and approve the Town Clerk's s report dated 31<sup>st</sup> October, 2023, detailing the quarterly activity within the Public Library for the period ended 31<sup>st</sup> September, 2023.

Mr. Court, as Lead Member for Parks and Leisure took the opportunity to convey thanks and appreciation to and of the library staff for all their efforts and in going the "extra mile" in so many ways.

The Town Clerk informed members, as an addendum item to his report, that the loft space had been cleared of documents that have been placed at the Public Records Office, details of which are on their website <https://www.gov.im> following the lead to Public Record Office and the Collections Guides – S136 to S138 Records of Ramsey Town Commissioners 1865 – 1998.

**(2023/24:210) Deputy Town Clerk's Report – Sprintfest:**

Mr. Cowell declared an in-direct pecuniary interest in any other matter and indicated he would be looking for an invitation to remain in the room. Mr. Beighton proposed that Mr. Cowell and Mr. Parker remain in the room. The proposal was seconded by Mr. Kelly, was put to the vote and failed by 4 votes to 3, Messrs. Beighton, Canon Greenwood and Kelly voting in favour. (Mr. Cowell had voted in favour of Mr. Parker and himself remaining in the room, but withdrew his vote as it was considered inappropriate for him to vote on this matter Mr. Parker did not vote.)

Mr. Cowell and Mr. Parker left the room.

**(2023/24:210) Deputy Town Clerk's Report – Sprintfest:**

In the absence of the Chairman, owing to illness, the Deputy Chairman, having been asked to leave the room, it was proposed by Miss Craine, seconded by Mr. McGuinness that Mr. Court chair the meeting for consideration of this matter. Mr. Kelly nominated Mr. Beighton, the nomination was seconded by Mr. Young. Mr. Beighton declined nomination and accordingly it was agreed that Mr. Court chair the meeting for this matter.

Members considered the Deputy Town Clerk's report dated, deferred from the October, 2023, meeting of the Commission. Discussion ensued and the Deputy Town Clerk was requested to comment on his report with regard to the guidance of the constabulary. The Deputy Town Clerk informed members that the Police are happy with existing location of Sprintfest and Ramsey Rocks are the best options from a policing point of view there have been very few issues in previous years. There are a few issues along the Quay side but the police are content that they are addressed. The Constabulary would support any change in location but the existing locations are those preferred. Mr. Court thanked the Deputy Town Clerk and all officers involved in preparing and executing the inquiry submitted. Mr. Court invited Mr. McGuinness to comment before inviting debate. Mr. McGuinness reiterated thanks and also extended thanks to Mr. Court, Mr. M. Jelski, Mr. M. Glaiser and Mezeron.

Mr. Beighton in supporting the event asked that Market Hill remains open for traffic flow, this, he understood, being something that the Chamber of Commerce would appreciate; he queried if 4 days was too long and suggested a shorter event might be stronger.

Miss Craine commented on the responses she felt they were positive for the town and felt that the event gets better each year and is a good draw to the town. She did comment that the event is separate from "The Sprint" and hoped that the Board would sanction a 4-day event, subject to annual review.

Mr. Kelly referred to concerns he understood by local business with regard to the lack of parking on Market Square and queried if parking could be made available until, say, 4.00 p.m., perhaps with assistance from a parking attendant. The Deputy Town Clerk responded that permitting motorcycles might be manageable but allowing cars, etc., could have cost implications. Miss Craine referred to vehicles being removed with police involvement during the TT and suggested the same arrangement could be investigated where vehicle owners have to refund the charge, understood to be approximately £120, for recovery of their vehicle. Mr. Beighton queried if that was a formal proposal. Miss Craine confirmed it was and accordingly, it was seconded by Mr. Beighton. Mr. Young commented he was against closings the car park and the event should be staged nearer to "The Sprint".



Miss Craine's proposal was confirmed as being to hold Sprintfest over 4 days subject to annual review, retain through traffic flow via Market Hill and to investigate parking provision on Market Square. The proposal was put to the vote and carried by 5 votes to 2, Mr. Kelly and Mr. Young voting against.

**(2023/24:211) Notice of Motion – Telephone Kiosk Courthouse Grounds:**

Mr. Cowell proposed that the Commission discuss the Notice of Motion dated 9<sup>th</sup> November, 2023, standing in the name of Mr. Oldham concerning investigation into the costs and logistics of repositioning of the former telephone kiosk in the Courthouse Grounds. The proposal to refer the matter for budgetary consideration was seconded by Mr. Beighton. Mr. McGuinness presented a counter-argument that the kiosk is fine where it is and there is no improvement to the visage in moving it.

The proposal was put to the vote but failed by 6 votes to 3, Miss Craine and Messrs. Cowell and Kelly voting in favour.

It was further resolved, following a proposal by Mr. McGuinness, seconded by Mr. Court that the kiosk remain in its present location was carried by 8 votes to 1, Mr. Cowell voting against.

**Any Other Business:**

**(2023/24:212) Isle of Man Constabulary Crime Stoppers:**

Mr. Kelly informed members that the Isle of Man Constabulary's Crime Stoppers Road Show would be held at Ramsey Grammar School on 23<sup>rd</sup> November, 2023.

**(2023/24:213) Ruinous Buildings:**

Miss Craine referred to complaints she had received about derelict buildings, expressing concern that the public is unaware of what the Commission is doing and trying to do to alleviate the problem. Miss Craine asked if more information could be put into the public section of the Board Minutes and moved that officers investigate how this might be achieved. The proposal was seconded by Mr. Beighton and carried by 5 votes to 4, Messrs. Canon Greenwood, Kelly, Parker and Young voted against.

**(2023/24:214) Isle of Man Energy – Debt Recovery:**

Mr. Kelly referred to reports that Isle of Man Energy are threatening to cut-off gas supplies for non-payment of their bills and proposed that the Commission promote details about advice available via the Office of Fair Trading, the Town Commissioners or their Members of the House of Keys. The proposal was seconded by Miss Craine and agreed without division.

The Deputy Town Clerk informed members that information / guidance can be shared.

**(2023/24:215) Christmas Events:**

Mr. Court took the opportunity to promote:-

- the attendance of “Santa Clause” at 5.00 p.m. followed by a Lantern Parade, Live Music an Artisan market, and Switch on of the Decorative Lighting at 7.30 p.m. on 24<sup>th</sup> November, 2023.
- the Ramsey in Bling Competitions applications are now open and these close on 26<sup>th</sup> November and the associated tour will be on 8<sup>th</sup> and 9<sup>th</sup> November

**(2023/24:216) Sundry Matters:**

- Mr. Kelly conveyed congratulations and thanks to all associated with the success of the fireworks display held on 4<sup>th</sup> November and advised that the Chamber of Commerce had also made comment on its success.
- Mr. Cowell conveyed thanks to all involved with the town’s Acts of Remembrance on 11<sup>th</sup> and 12<sup>th</sup> November.
- Mr. Beighton proposed that the following matters be added to the “Action Tracker” Disabled Parking Mooragh Park; and the Social Media Campaign to outline the work undertaken by the Commission during the past 12 months. The proposal was seconded by Mr. Kelly and carried nem con.
- Mr. Young raised the matter of a replacement raft for 2024 –Mr. Young was invited to bring the matter to the budget proposal meetings.

**(2023/24:217) Consultation House of Keys Boundaries:**

The Town Clerk drew attention to the public notice given by the Electoral Commission with regard to their consultation about proposals to revise the House of Keys Electoral Boundaries, and which affect Ramsey, it being proposed to transfer 680 voters from properties in South Rasmeay to the Constituency of Garff and 414 voters from properties in North Ramsey to the Constituency of Ayre and Michael. [Other proposals affect Glenfaba and Peel : Middle]. Members noted that the correspondence was received after compilation of the Board Agenda on 9<sup>th</sup> November and a response is required by 5<sup>th</sup> December. [It was pointed out at the Hearing about this matter that the proposals were to allocate voters from either South Ward or North Ward and not from both.]

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Beighton and agreed nem con that the Town Clerk respond and attend the Consultation “hearing” on 5<sup>th</sup> December 2023, to object to the proposals having regard to the insignificant numbers of voters involved in each transfer and to the Commission’s belief that the proposal is not the correct solution to the imbalance; Members of the House of Keys should represent their respective areas which would not be the case for those voters who transfer the proposals are undemocratic in that boundaries need to be about communities.

**(2023/24:218) Consultation Manx Grand Prix:**

The Town Clerk drew attention to a consultation received earlier in the day with regard to proposed changes to the road closure times for the 2024 Manx Grand Prix, a response to which is required by 30<sup>th</sup> November, 2023. The proposals are to increase events and extend road closures on certain dates.

Resolved: That, following a proposal by Mr. Beighton, seconded by Mr. Parker and agreed by 8 votes to 1, Miss Craine voting against, that the Commission provide a neutral response; the Commission recognizing the proposals are an attempt to strengthen the success of the Manx Grand Prix.

**(2023/24:219) Highway Services and Ramsey:**

Resolved: To note the letter dated 8<sup>th</sup> November, 2023, received from Ms Moreblessing Pedhuru, Head of Highway and Asset Management, Department of Infrastructure. Ms Pedhuru provides an update with regard to the proposals for refurbishment of the Quayside in that drawings for the planning application are almost complete but the Department has been required to resubmit an application for funding which will be done later this month or early next month.

**(2023/24:220) Special Meetings:**

The Town Clerk reminded members that a Special Board Meeting has been scheduled for 22<sup>nd</sup> November, at 7.00 p.m. and that DEFA will attend to discuss beach management; Mr. Cranmer from Bus Vannin will attend, and to which the Ministers of the Department of Infrastructure and Department of Education Sports and Culture have been invited to discuss the Swimming Pool Rate.

The Deputy Chairman thanked the member of the public for attending and those watching the live-streaming and closed the public meeting at 8.15 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.

**(2023/24:221) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 18<sup>th</sup> October, 2023, and recorded in private be confirmed and signed by the Chairman, subject to the following:-

Clause 181 Pecuniary Interests – Mr. Parker wished the wording reflecting his withdrawal from the room to be expanded to “Mr. Parker chose to withdraw following receipt of legal advice for indirect conflict of interest.”.

**Matters for Information:**

**(2023/24:222) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 8<sup>th</sup> November, 2023, subject to the following:-

- **Town Branding** – Mr. Kelly sought an update on release of the video associated with Town Branding – the Deputy Town Clerk advised that the Chamber of Commerce wished this to be done after Christmas.
- **Debt Recovery** - reference was made to the last item appearing on the Action Tracker – the Housing and Property Manager informed members that whilst there has been no change in circumstances and there is no point in chasing the debt yet, legal advice is to keep the matter under review.

**(2023/24:223) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:**

Resolved: To note the “Register of Ruinous Property ..” to 8<sup>th</sup> November, 2023, subject to the following:-

**10/11 West Quay** – the Technical Services Manager drew attention to the restriction of parking application submitted for outside this property between 25<sup>th</sup> November – 9<sup>th</sup> December to facilitate installation of scaffolding and demolition.

**“The Holly”, Grove Mount** – the Town Clerk updated members advising that an appeal had been submitted to the Courts of Justice seeking a time extension, to which he had responded that the Commission would be agreeable to the extension, that if required he would attend the Court hearing but that the Commission would still require works to be at least commenced within any approved extension granted.

**Victoria Mall** – Mr. Kelly problems with the area. Members were informed that these were historic and were reminded that the owners have applied for a demolition order. Members queried if the time had come to now serve notice on the owners – the Town Clerk explained the possible cost implications of such action if the owners chose to ignore the notice. Resolved: That following a proposal by Mr. Beighton, seconded by Mr. Cowell and agreed nem con that Notice be served on the owners.

Members felt that there was a need to show that actions are being taken to try and reduce the number of unsightly and ruinous buildings in the town. Miss Craine queried if more of the details contained in this Register could be brought into the public domain. Mr. McGuinness commented that he hoped the requested policy in this matter would ultimately remove the need for lengthy debate on these matters.

**Railway Line** - members noted that advice was awaited from our advocates with regard to the illegal occupation of the former railway line. It was proposed by Mr. McGuinness, seconded by Mr. Parker and agreed nem con that the Commission get legal advice of the best action and thereafter issue a declaration to those persons not interested in purchasing the land to remove any encumbrances at their own cost or the Commissioners will do so and pass any charges on.



**(2023/24:223) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings continued:**

**21, Bowring Road** – resolved: That following a proposal by Miss Craine, seconded by Mr. Beighton and agreed by 8 votes to 1, Mr. Kelly voting against that notice be served on the owners.

**Auldyn House** – Miss Craine referred to the ongoing situation whereby planning approval for this site is being extended. It was proposed by Miss Craine seconded by Mr. McGuinness and agreed nem con that the dates of such extensions be included in the Ruinous Buildings Register for this and any properties to which the same circumstances apply.

**Finance and General Purposes:**

**(2023/24:224) Town Clerk's Report – Fixed Penalty Notice – Appeal:**

Members considered the Town Clerk's report dated advising of the appeal submitted against fixed penalty notice 0734.

Resolved: That following a proposal by Miss Craine, seconded by Mr. McGuinness and agreed by 6 votes to 3 Messrs. Cowell, Kelly and Young voting against, that the appeal be rejected.

**(2023/24:225) Finance Officer's Report:**

Resolved: To note Finance Officer's report dated 8<sup>th</sup> November, 2023, subject to the following:-

**Bank Balances** – Members were informed that income, totalling £81,000 for capital projects had been received from Government.

**Rent Arrears** – members were informed that the list of rent defaulters was showing a downward trend, but the Finance Officer emphasised that a factor was the date of “snap-shot” timing of the report. In response to a specific query members were informed that the tenant listed at No. 2 within the appendix to the report had been in contact that morning as a result of which the arrears should soon show reduction.

**Aged Debtors** – the Finance Officer informed members that certain payments had been made since compilation of the aged debtors list and of his discussions with the Coroner for Ayre and Garff with regard to recovery of debt in circumstances when the whereabouts of debtors is unknown. Members again asked that the list be prepared to reflect the debtors where recovery of the debt is not being progressed in accordance with the Commission's debt recovery policy.

**2024/25 Budget Process** – the Finance Officer emphasized the importance of the impending meetings with regard to the budget and rate setting process. It was resolved, following a proposal by Mr. McGuinness, seconded by Mr. Beighton and agreed nem con that the proposed schedule of meetings be confirmed, namely:

|   |  |
|---|--|
| 1 <sup>st</sup> budget meeting: consider charges for use of facilities and to set out the initial draft day-to-day running costs and potential 2024-25 projects | <b>Wed. 6<sup>th</sup> Dec. 2023.</b><br>Mr. Parker and the Town Clerk recorded apologies for absence. |
| 2 <sup>nd</sup> budget meeting: agree day-to-day running costs and further discuss 2024-25 proposed projects  | <b>Wed. 3<sup>rd</sup> Jan. 2024.</b>  |
| 3 <sup>rd</sup> budget meeting: agree 2024-25 projects & set Town Rate  | <b>Wed. 24<sup>th</sup> Jan. 2024.</b>   |
| Meeting to disclose budget proposals to Ramsey's Members of the House of Keys   | <b>Mon. 29<sup>th</sup> Jan. 2024.</b>   |

Members discussed the Finance Officer's comments with regard to the rate of inflation to be applied during the budget process. It was proposed by Mr. Cowell, seconded by Mr. Kelly and agreed without division that an inflation rate of 6% be applied, subject to their being no significant variance in the inflation rate in the next few weeks. Mr. McGuinness was temporarily absent from the room and did not vote.

The Finance Officer drew attention to Appendix 4 outlining budget proposals and in respect of which comments of members was sought. Members asked that the spreadsheet be emailed to them to facilitate electronic replies. The Finance Officer undertook to email the document to members.

**2023/24 Pay Award** – members noted details of the cost implications of the approved 2023/24 pay award and noted that the inflation rate applied at last year's budget matched that of the pay award.

**Insurances** – members considered the Finance Officer's tabled addendum report detailing the breakdown in insurance costs for 2023/24 and the variances in percentage increases in insurance costs and brokerage fees. Members noted that the fleet and vehicle insurances have been paid; a significant factor in increased fees is the review of property values and reinstatement costs. The Finance Officer also explained difficulties in finding brokers who will undertake work for local authorities. It was resolved, following a proposal by Mr. Kelly, seconded by Mr. Parker and agreed by 8 votes to 1, Miss Craine voting against, that the insurance premiums and brokerage fee for October 2023 to September 2024 be accepted.

**Works and Development:**

**(2023/24:226) Town Clerk's Report – Recycling Overview:**

Members considered the Town Clerk's Report dated 6<sup>th</sup> November, 2023, presenting options available and possible costs for a refuse recycling service. Members noted that the figure quoted from Douglas Borough Council examples, was per household per annum and figures contained in the report did not include capital costs.

Resolved: That, following a proposal by Miss Craine, seconded by Mr. Beighton that Douglas Borough Council be asked if they would consider extending their recycling service to properties in Ramsey. The proposal was carried by 5 votes to 4 Messrs. Kelly, McGuinness, Parker and Young voting against.

**(2023/24:227) Technical Services Manager Report – NCAS Site Contract:**

Members considered the Technical Services Manager's report dated 30<sup>th</sup> October, 2023, to which was appended an Agreement with regard to the operation of the Northern Civic Amenity Site. Members noted that agreement to run the site on a Committee basis, as existing, was agreed by a 6:1 majority at a special meeting of that Committee held on 12<sup>th</sup> October, 2023, and the very minor difference between this and the former agreement.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowell and agreed nem con, the Commission enter into and sign the agreement other parties to which are the Parish Authorities of Andreas, Ballaugh, Bride, Jurby, Lezayre and Garff (Maughold Ward). Members were informed that should any amendments be suggested by any of the participating authorities the agreement would be resubmitted for approval thereto or otherwise.

**(2023/24:228) Technical Services Manager Report – Streetlighting Update:**

Resolved: To note the Technical Services Manager's report dated 7<sup>th</sup> November, 2023, presenting information regarding streetlighting following the appointment of a new maintenance contractor and a 3-year LED replacement programme.

**Housing and Property:**

**(2023/24:229) Minutes Housing Committee:**

Resolved: To note and approve the minutes of the meeting of the Housing Committee held on 7<sup>th</sup> November, 2023, subject to the following:-

Clause 040 – Mr. Parker, as Lead Member, recorded his thanks to the Housing and Property Manager. Miss Craine expressed her concurrence with the remarks.

Mr. McGuinness queried the current trend with regard to the housing waiting lists – the Housing and Property Manager informed members that 60 of the 85 applicants on the list was for 1 bedroom type accommodation and that the trend had dropped in recent months.

**(2023/24:230) Housing and Property Manager's Report – Cronk Elfin Refurbishment Update:**

Resolved: To note the Housing and Property Manager's report dated 7<sup>th</sup> November, 2023, providing an update on the refurbishment works progressing at Cronk Elfin.

**Matters of Establishment:**

**(2023/24:) Minutes Establishment Committee:**

Resolved: That following a proposal by Mr. Cowell, seconded by Miss Craine and agreed nem con, the minutes of the meetings of the Establishment Committee held on 9<sup>th</sup> November, 2023, be approved, subject to the following:-.

*Overtime* – savings made in overtime costs will be factored into budget considerations.

*Training and eLearning* – the Town Clerk commended e-learning opportunities. Miss Craine asked that the email link for this be resent to members.

*Recruitment and Staffing* – Mr. McGuinness made an observation that job descriptions be “pooled” and other authorities be asked about the conditions under which they employ staff.

It was proposed by Mr. Parker, seconded by Miss Craine and agreed men con to suspend Standing Orders to allow the meeting to continue to its conclusion.

**Any Other Business:**

**(2023/24:232)**

**Ramsey Library – Toy Drive:**

The Town Clerk drew attention to a request from a member of the library staff to promote a “Toy Drive” in the public library for receipt of toys for children.

Resolved: That following a proposal by Mr. Beighton, seconded by Mr. Cowell and agreed nem con, permission be granted. Members commented that the actions were laudable but stated that care must be taken with regard to distribution of any donated toys.

No matters were recorded in private.

The meeting closed at 10.05 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.<br>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 28/7/22,5/9/22,2/11/22 no response. Chased 11/1/23. TC proposes that the developer is left to cut the grass and maintain the area at his cost for 2023.Developer contacted our advocate proposing the POS is transferred (April 23). The car parking spaces are still not delineated, no further action to be taken until car parking spaces are delineated. | FGP  | Dec-23      | TRKC    | Sep-23                 |            |
|              | Ramsey North Prom changing huts  | Bathing water status has been confirmed as Good. Planning is in place for shelters close to slip way at end of North Shore Road. Note the planning approval for the changing facilities expires in 2024.  | At a meeting with the swimming groups on 6/3/23 they stated that they do not want a changing facility on the Mooragh prom, and that the focus should be south beach facilities.   | PL   | Nov-23      | SB      | Sep-23                 |            |
|              | Mooragh promenade shelter public art.                                    | 4 shelters are complete, minor works required to the school shelter, the school has been contacted and asked to complete the work.  | The school have been contacted about the missing sea gull! Further enquiries made to school.  | PL   | Nov-23      | SB      | Apr-23                 |            |
|              | 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 (13/9/22).Chased Dec 2022 and Feb 23- no change. TC wrote to DEFA Minister, and response given to members at July 2023 board meeting. A new cycle shop has set up in another one of the units, DEFA have been informed.   | WD   | Nov-23      | TRKC    | Jun-23                 |            |

# RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

| Date started | Item   | Current position  | Action   | Area | Last Update | Officer | Target Completion Date | RAG Status |
|--------------|--|---|--|------|-------------|---------|------------------------|------------|
|              | Boundary Extension<br>(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. Lezayre and Garff have submitted responses to the revised RTC document. | Advocate and planning specialist have worked with the Town Clerk to prepare additional information which was submitted 8th December 2023. Preparing for the inquiry 22-23-24th January 2024.   | FGP  | Dec-23      | TRKC    | Sep-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 have submitted a planning application for the Britannia. The Britannia planning application has been revised July 2023. Brewery asked about the Brit, Stanley and Royal George Sept 2023. It is understood that a sale has been agreed for The Stanley. | WD   | Dec-23      | SB      | May-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.   | Manx Telecom report March 2023 board pack.   | FGP  | Jun-23      | TRKC    | Jun-24                 |            |
| Nov-21       | Bicycle Shelters (3 planned for Ramsey)  | Shelter at Town hall complete, planning application for tram station submitted( by DOI), revised planning application being prepared for Station Road.  | The two RTC shelters are complete (Town Hall and Shoprite Car park). Tram station shelter yet to be installed.   | WD   | Oct-23      | MC      | Sep-23                 |            |
| Dec-21       | Adoption of land at Auldyn 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. Dandara have changed the contractor doing the works on the playground. Playground nearly complete, requires snagging and hand over, the contractor has been contacted Sept 2023. Awaiting formal hand over meeting with Dandara.  | FGP  | Dec-23      | TRKC    | Jun-23                 |            |



# 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. 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 11/11/23. Minor scratches to the slate name plates are being addressed. | WD   | Nov-23      | 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 RNLI. DTC has consulted with DOI, RNLI, MSCC and representatives of swimmers/beach users.   | See 2023-4 project list. Lead member is progressing the shelter with the swimming group and other stakeholders. <a href="#">See report.</a>  | PL   | Dec-23      | SB      | Sep-23                 |            |
| 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.  | Retain on tracker for future reference, no action required currently.  | FGP  | May-23      | SB      | Apr-23                 |            |
| Jul-22       | Mooragh Park shelter public art.                          | Funding secured for art work. Funding application submitted for assistance for works to the structures.  | First shelters ready for art work. 2 shelters are being worked on by the artists.  | PL   | Dec-23      | SB      | Jun-24                 |            |
| Nov-22       | Railway Line  | Plots are being sold on the railway line. Awaiting quote from our advocate   | Quotes received and forwarded to the potential purchasers. Now with the advocates. First sale progressing, queries over right of access being addressed.   |      | Dec-23      | TRK/ BW | Jan-24                 |            |
| Feb-23       | Move from weekly to monthly pay                           | Met with HR advisors and preparing option appraisal ahead of a plan. There will be consultation with the workforce.  | Unions, MIRS and workforce have been informed. Currently in consultation stage. <a href="#">There will be a meeting in the New Year.</a>   |      | Dec-23      | TRK/ NC | Dec-23                 |            |
| Jul-23       | Sprintfest 2024   | Survey to be issued, responses collected and collated.   | <a href="#">Prepare for event.</a>   |      | Dec-23      | SB      | Dec-23                 |            |
| Jul-23       | Claughbane Public Open Space                              | A report was presented to the board in September 2023 concerning the potential adoption of land as POS.  | <a href="#">Agreed, planning application to be submitted.</a>  |      | Dec-23      | TC      | Dec-23                 |            |
| Nov-23       | Mooragh Park Disabled Parking                             | Review position of disabled parking (2023/24:216).   |  |      | Dec-23      | BW      | May-24                 |            |
| Nov-23       | Social Media Campaign showing the work of the commission. | Prepare content  |  |      | Dec-23      | SB      | Feb-24                 |            |

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### Projects 2022-23

| No. | Date started | Item                             | Current position   | Action  | Area | Officer | Target Completion Date | RAG Status |
|-----|--------------|----------------------------------|--|---|------|---------|------------------------|------------|
| 3   | Mar-22       | Station Road Car Park re surface | Almost complete area outside front of store yet to be completed.                 | To be done at time of shop refit (April 2024) | WD   | BW      | Apr-23                 |            |
| 16  | Mar-22       | Coronation Park Toilets          | Works being developed but requires planning due to proposed changes to the roof. | Slates on order.                              | HP   | RK      | Mar-23                 |            |

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

### Projects 2023-24

| No. | Date started | Item                         | Current position  | Action   | Area | Officer | Target Completion Date | RAG Status |
|-----|--------------|------------------------------|---|--|------|---------|------------------------|------------|
| 1   | Feb-23       | Toilet Millennium Garden     | Planning approval has not been permitted for the toilets, flood risk and aesthetics being the issues. | Report Nov. Tesco have also been asked to help and provide facilities. | HP   | MC      | Apr-24                 |            |
| 2   | Feb-23       | Town Hall Solar Panels       | 3 quotes received, and checking detail with the consultants.  |  | HP   | MC      | Jul-23                 |            |
| 5   | Mar-23       | Town Hall rear entrance      | Proposal received, this must work with our current security/access system.                            |  | WD   | MC      | Apr-24                 |            |
| 7   | Mar-23       | Vehicle Trackers             | Considering alternatives  |  | WD   | BW      | Feb-24                 |            |
| 8   | Mar-23       | Tree Survey                  | Order placed  | Done   | WD   | BW      | Dec-23                 |            |
| 9   | Mar-23       | Street Name Plates           | Confirming supplier   |  | WD   | BW      | Dec-23                 |            |
| 12  | Mar-23       | South Prom Changing facility | Feedback from planning authority has been received.   |  | HP   | SB/MC   | Sep-23                 |            |
| 13  | Mar-23       | North Prom Changing Facility | Confirm position after meeting on 22nd Feb. Swimming group do not want a facility on the north prom.  |  | WD   | SB/MC   | Sep-23                 |            |

There were originally 13 projects, once complete and shown complete for a month they are removed.





**Town Clerk's Report – Manx Telecom Wayleave –  
Ballacloan / Close ny Mooragh – December, 2023, Public Continued:**

There are no fees payable in respect of this agreement but the Authority would be required to make good any land disturbed in any works involved.

The granting of an easement of this nature requires the approval of the Department of Local Government and the Environment under Section 25 of the Local Government Act 1985.

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

1<sup>st</sup> December, 2023.

**T. R. K Cowin**  
Town Clerk

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
DECEMBER 2023 - 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 November 2023 – Appendix 1.
2. Tabulated summary of the Income and Expenditure for the period to 30<sup>th</sup> November 2023 – Appendix 2.

**Accounts**

Accounts of £694,879.72 were paid via the General Revenue Account and accounts of £36,710.44 were paid via the Northern Civic Amenity Site Account in November 2023. 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 2023-24 Income and Expenditure from 1<sup>st</sup> April to 30<sup>th</sup> November 2023 is attached at Appendix 2.

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 2023-24 Income and Expenditure figures, and they are:

|   |            |
|---|------------|
| New refuse collection vehicle                             | £ 206,845. |
| Tipper vehicles   | £ 100,614. |
| New mowers & equipment                                    | £ 28,963.  |
| Cronk Elfin refurbishment – prof. fees, materials & works | £ 658,330. |
| Professional fees re Close Woirrey & Albert Road sites    | £ 129,149. |
| Replacement windows – Gladstone Av. & Vernon Rd.          | £ 137,776. |
| Replacement footpaths – Vernon Road                       | £ 29,747.  |
| New street lighting – LEDs                                | £ 72,246.  |
| New festoon decorative lighting and equipment             | £ 12,257.  |

It should be noted that the refuse vehicle, Cronk Elfin refurbishment, Close Woirrey & Albert Road sites redevelopment, Gladstone Avenue & Vernon Road works and the new LEDs are all funded by capital loans which have been petitioned, approved by Treasury and received.

Petitions to borrow for the Tipper vehicles and Replacement windows have been submitted and await Treasury approval.

**Recommendation: To be noted.**

**Finance Officer's General Report**  
**December 2023 - Public Continued:**

**Rates**

On 1<sup>st</sup> December 2023 Treasury has supplied a 3<sup>rd</sup> Supplemental Rating List for 2023 which indicates some changes in the gross and rateable values for the Town as follows:

|                            | <b>Gross</b><br><b>£</b> | <b>Rateable</b><br><b>£</b> |
|----------------------------|--------------------------|-----------------------------|
| Existing list              | 855,024                  | 740,183                     |
| Valuations to be added     | 4,729                    | 3,784                       |
| Valuations to be cancelled | <u>(2,370)</u>           | <u>(2,026)</u>              |
| Revised list               | <u>857,383</u>           | <u>741,941</u>              |

This 3<sup>rd</sup> Supplemental Rating List includes agricultural hereditaments (i.e. farmland) which are only subject to water rates so do not increase the rateable value for the Town.

Treasury have also confirmed that the total rateable value for the Town at 1<sup>st</sup> December 2023 is £739,517 (2022 - £735,901). This increase of £3,616 equates to a 0.49% rise (2022 – £2,230 or 0.30% increase).

13<sup>th</sup> December 2023.

N.Q. Cannell, FCCA  
Finance Officer

# Ramsey Town Commissioners

## Accounts paid during November 2023

## Appendix 1

| Payee                              | Description   | Amount (incl. VAT) |
|------------------------------------|---|--------------------|
| <b>General Account</b>             |   | <b>£</b>           |
| Staff                              | Wages, salaries, ITIP, NI & superannuation          | 283,807.05         |
| Rosborough Insurance               | Fleet, Combined engineering & broker fee            | 136,633.48         |
| Various                            | Cronk Elfin refurbishment scheme                    | 93,819.90          |
| IOM Government                     | Waste disposal at EFW Plant                         | 69,117.68          |
| Various                            | Housing property repairs, maint. & safety checks    | 37,828.54          |
| Ellan Vannin Fuels Ltd.            | Fuel & heating oil                                  | 14,609.03          |
| Various                            | Legal & professional fees : non-housing             | 12,155.06          |
| Various                            | Town events   | 10,993.36          |
| Various                            | Commission property repairs, maint. & safety checks | 7,463.65           |
| Various                            | IT costs  | 5,038.30           |
| Various                            | Vehicle maintenance, repairs & licences             | 4,485.69           |
| Various                            | Street lighting maintenance                         | 3,927.67           |
| Various                            | Refuse materials & equipment                        | 3,671.03           |
| Various                            | Contract cleaning                                   | 2,182.00           |
| Banks                              | Bank & debit card charges                           | 1,464.44           |
| Various                            | Park goods & materials                              | 1,333.71           |
| Account transfers                  | Rent refunds and R & N DHC rents collected by card  | 1,231.93           |
| Various                            | Security & safety                                   | 1,088.64           |
| Various                            | Library books, materials & IT licences              | 953.98             |
| Various                            | Machinery repair & maintenance                      | 878.30             |
| Various                            | Legal & professional fees : housing                 | 834.00             |
| Various                            | Office expenses - post, printing, stationery etc.   | 564.32             |
| Various                            | Media & advertising                                 | 330.00             |
| Various                            | Staff training                                      | 245.00             |
| Various                            | Gift vouchers                                       | 222.96             |
|                                    |   | <b>694,879.72</b>  |
| <b>Northern Civic Amenity Site</b> |   |                    |
| IOM Govt.                          | Waste disposal costs                                | 16,284.71          |
| Various                            | Recycling charges                                   | 7,452.32           |
| Manx Waste Recycling Ltd.          | Skip haulage  | 5,737.39           |
| Various                            | Equipment repairs                                   | 3,667.15           |
| Ellan Vannin Fuels Ltd.            | DERV  | 3,376.92           |
| Manx Telecom Ltd.                  | Phones  | 86.10              |
| Worldpay (UK) Ltd.                 | Debit card reader charge                            | 64.34              |
| Bank                               | Charges   | 24.53              |
| Various                            | Site maintenance                                    | 16.98              |
|                                    |   | <b>36,710.44</b>   |



## Ramsey Town Commissioners

### Suppliers utilised during November 2023

### Appendix 1

|   |     |   |     |
|---|-----|---|-----|
| Antelle IT Ltd.                         | IOM | J P Corry (formerly Jewsons)            | IOM |
| Argon Business Systems Ltd.             | IOM | Mac's Builders Merchants Ltd.           | IOM |
| Askews & Holts Library Services Ltd.    | UK  | Manx Business Solutions Ltd.            | IOM |
| Ayre Mowers Ltd.                        | IOM | Manx Fork Trucks Ltd.                   | IOM |
| Axis Consulting Engineers Ltd.          | IOM | Manx Minds                              | IOM |
| Ballaneven Compost & Horticulture Ltd.  | IOM | Manx Telecom Ltd.                       | IOM |
| C E Richmond Ltd.                       | IOM | Manx Utilities                          | IOM |
| City Electrical Factors IOM Ltd.        | IOM | Mann Waste Recycling Ltd.               | IOM |
| Copy Cat Computers 4-U                  | IOM | Martin & Watson Ltd.                    | IOM |
| Cornerstone Architects Ltd.             | IOM | MC Locksmith Services Ltd.              | IOM |
| CPL Maps & Media Ltd.                   | UK  | Outdoor Power & Plant Ltd.              | IOM |
| Cuplas Callow IOM Ltd.                  | IOM | Paul Wheeler Ltd.                       | IOM |
| David Perry Electrical Contractors Ltd. | IOM | P & M Window Cleaners Ltd.              | IOM |
| DQ Advocates Ltd.                       | IOM | Phoenix Windows Ltd.                    | IOM |
| Dave the White Van Man Services Ltd.    | IOM | Prospero Facilities Services Ltd.       | IOM |
| Electric Avenue Leeds Ltd.              | UK  | Ramsey Automotive Centre Ltd.           | IOM |
| Ellan Vannin Fuels Ltd.                 | IOM | Ramsey Skips                            | IOM |
| Energy Communications Ltd.              | IOM | Rosborough Insurance                    | IOM |
| Farmers Combine Ltd.                    | IOM | Safety Management Services IOM Ltd.     | IOM |
| Feltons Ironmongers                     | IOM | Sarah Corlett Town Planning Consultancy | IOM |
| Ferncroft Environmental IOM Ltd.        | IOM | Screwfix Direct Ltd.                    | UK  |
| Garage Gate & Door Automation Co. Ltd.  | UK  | Slade Scaffolding Ltd.                  | IOM |
| G4S Secure Solutions (IOM) Ltd.         | IOM | Swept Clean Road Sweeping Services Ltd. | IOM |
| Haldane Fisher (IOM) Ltd.               | IOM | 2 Clean                                 | IOM |
| HSS Hire Group Ltd.                     | IOM | Ulverscroft Ltd.                        | UK  |
| Investec Asset Finance Ltd.             | IOM | Vannin Officepoint Ltd.                 | IOM |
| IOM Government                          | IOM | Weighmann Ltd.                          | IOM |
| IOM Newspapers Ltd.                     | IOM | W.D.S. Ltd.                             | IOM |
| JAC Distribution Ltd.                   | IOM | W.F. Howes Ltd.                         | UK  |
| Jacqui Mulvagh                          | IOM | Whittaker Trading Ltd.                  | IOM |
| J Clawson Ltd.                          | IOM | Worldpay (UK) Ltd.                      | UK  |
| JJ Parker Dutch Bulbs (W'sale) Ltd.     | UK  |   |     |

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 30<sup>th</sup> NOVEMBER 2023 - Appendix 2**

|                             | 2023-24 to date   |                   |                        | Estimate for 2023-24 |                    |                        |
|-----------------------------|-------------------|-------------------|------------------------|----------------------|--------------------|------------------------|
| <b>Social Housing</b>       | Expenditure       | Income            | Net Expend. / (Income) | Expenditure          | Income             | Net Expend. / (Income) |
| Housing Schemes             | 2,778,842         | 3,519,499         | (740,657)              | 4,694,657            | 4,861,232          | (166,575)              |
| Cl. Woirrey/ Cl. y C Ghlass | 175               | 0                 | 175                    | 328                  | 0                  | 328                    |
| Brookfield Court            | 9,116             | 12,410            | (3,294)                | 24,668               | 21,053             | 3,615                  |
| Close ny Mooragh            | 26,277            | 31,692            | (5,415)                | 50,081               | 53,600             | (3,519)                |
| <b>Sub Total</b>            | <b>£2,814,410</b> | <b>£3,563,601</b> | <b>(£749,191)</b>      | <b>£ 4,769,734</b>   | <b>£ 4,935,885</b> | <b>£ (166,151)</b>     |

| <b>Property and Assets</b>      | Expenditure     | Income         | Net Expend. / (Income) | Expenditure     | Income          | Net Expend. / (Income) |
|---------------------------------|-----------------|----------------|------------------------|-----------------|-----------------|------------------------|
| Town Hall                       | 118,466         | 21,904         | 96,562                 | 234,198         | 24,792          | 209,406                |
| Workshops                       | 38,039          | 0              | 38,039                 | 77,691          | 0               | 77,691                 |
| Public Conveniences             | 33,621          | 0              | 33,621                 | 72,348          | 0               | 72,348                 |
| Courthouse - loan repayment     | 14,800          | 0              | 14,800                 | 14,800          | 0               | 14,800                 |
| Courthouse - maint., H & L etc. | 6,660           | 0              | 6,660                  | 11,246          | 0               | 11,246                 |
| Mansail Lease                   | 5,122           | 9,085          | (3,963)                | 4,650           | 11,552          | (6,902)                |
| Lakeside Centre                 | 2,001           | 7,114          | (5,113)                | 4,512           | 12,785          | (8,273)                |
| Parklands Day Nursery           | 822             | 14,738         | (13,916)               | 3,311           | 19,972          | (16,661)               |
| Bowling Alley                   | 155             | 7,500          | (7,345)                | 3,116           | 15,000          | (11,884)               |
| Non-Lease Properties            | 871             | 0              | 871                    | 7,518           | 0               | 7,518                  |
| Prom shelters, benches, signs   | 5,107           | 0              | 5,107                  | 25,568          | 0               | 25,568                 |
| Private Property Repairs        | 504             | 0              | 504                    | 10,500          | 0               | 10,500                 |
| CCTV town centre                | 6,260           | 0              | 6,260                  | 1,458           | 0               | 1,458                  |
| Apprentices                     | 18,227          | 1,536          | 16,691                 | 20,051          | 2,615           | 17,436                 |
| R.N.D.H.C.                      | 11,828          | 14,509         | (2,681)                | 16,397          | 18,037          | (1,640)                |
| Park assets                     | 62,618          | 0              | 62,618                 | 83,300          | 0               | 83,300                 |
| <b>Sub Total</b>                | <b>£325,101</b> | <b>£76,386</b> | <b>£248,715</b>        | <b>£590,664</b> | <b>£104,753</b> | <b>£485,911</b>        |

| <b>Works &amp; Development</b> | Expenditure       | Income          | Net Expend. / (Income) | Expenditure       | Income          | Net Expend. / (Income) |
|--------------------------------|-------------------|-----------------|------------------------|-------------------|-----------------|------------------------|
| Foreshores & Flags             | 2,761             | 0               | 2,761                  | 5,533             | 0               | 5,533                  |
| Car Parks                      | 20,886            | 22,659          | (1,773)                | 28,830            | 26,835          | 1,995                  |
| Refuse Removal                 | 547,746           | 86,868          | 460,878                | 930,316           | 135,249         | 795,067                |
| Civic Amenity contribution     | 174,327           | 0               | 174,327                | 232,435           | 0               | 232,435                |
| Sewers & Pumps                 | 52,150            | 52,150          | 0                      | 104,251           | 104,251         | 0                      |
| Street lighting & maint.       | 106,945           | 0               | 106,945                | 82,060            | 0               | 82,060                 |
| Decorative maint.              | 7,858             | 0               | 7,858                  | 23,040            | 0               | 23,040                 |
| Decorative lighting new items  | 9,605             | 0               | 9,605                  | 26,436            | 0               | 26,436                 |
| Local Services                 | 134,628           | 0               | 134,628                | 220,677           | 0               | 220,677                |
| <b>Sub Total</b>               | <b>£1,056,906</b> | <b>£161,677</b> | <b>£895,229</b>        | <b>£1,653,578</b> | <b>£266,335</b> | <b>£1,387,243</b>      |

| <b>Parks &amp; Leisure</b> | Expenditure     | Income         | Net Expend. / (Income) | Expenditure     | Income         | Net Expend. / (Income) |
|----------------------------|-----------------|----------------|------------------------|-----------------|----------------|------------------------|
| Events & Attractions       | 50,404          | 13,166         | 37,238                 | 81,444          | 24,625         | 56,819                 |
| Parks & Gardens            | 151,795         | 2              | 151,793                | 280,737         | 710            | 280,027                |
| Games Concessions          | 590             | 0              | 590                    | 1,775           | 0              | 1,775                  |
| Public Library             | 106,692         | 5,545          | 101,147                | 148,505         | 9,269          | 139,236                |
| <b>Sub Total</b>           | <b>£309,481</b> | <b>£18,713</b> | <b>£290,768</b>        | <b>£512,461</b> | <b>£34,604</b> | <b>£477,857</b>        |

| <b>Finance &amp; General Purposes</b> | Expenditure     | Income         | Net Expend. / (Income) | Expenditure       | Income          | Net Expend. / (Income) |
|---------------------------------------|-----------------|----------------|------------------------|-------------------|-----------------|------------------------|
| Administration                        | 26,927          | 0              | 26,927                 | 102,156           | 0               | 102,156                |
| Office Expenses                       | 495,354         | 60,371         | 434,983                | 811,070           | 123,094         | 687,976                |
| Sundry Expenses                       | 4,551           | 0              | 4,551                  | 11,615            | 0               | 11,615                 |
| Miscellaneous                         | 31,105          | 23,752         | 7,353                  | 36,397            | 24,431          | 11,966                 |
| Swimming Pool                         | 35,311          | 0              | 35,311                 | 44,154            | 0               | 44,154                 |
| Town Band                             | 2,000           | 0              | 2,000                  | 2,000             | 0               | 2,000                  |
| Town Centre Management                | 2,123           | 329            | 1,794                  | 3,333             | 1,196           | 2,137                  |
| <b>Sub Total</b>                      | <b>£597,371</b> | <b>£84,452</b> | <b>£512,919</b>        | <b>£1,010,725</b> | <b>£148,721</b> | <b>£862,004</b>        |

|              |                   |                   |                   |                    |                    |                    |
|--------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|
| <b>TOTAL</b> | <b>£5,103,269</b> | <b>£3,904,829</b> | <b>£1,274,826</b> | <b>£ 8,537,162</b> | <b>£ 5,490,298</b> | <b>£ 3,046,864</b> |
|--------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|

|                   |            |                   |                     |            |                    |                     |
|-------------------|------------|-------------------|---------------------|------------|--------------------|---------------------|
| <b>Town rates</b> | <b>£ -</b> | <b>£2,898,807</b> | <b>(£2,898,807)</b> | <b>£ -</b> | <b>£ 3,283,799</b> | <b>(£3,283,799)</b> |
|-------------------|------------|-------------------|---------------------|------------|--------------------|---------------------|

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
PLANNING APPLICATIONS – DECEMBER, 2023 PUBLIC**

Mr. Chairman and Members,

Copies of the following application has been received from the Department of the Environment, Food and Agriculture, Planning and Building Control Division under the planning consultation procedures. The application is 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: 40??  
P.A. NO.: [23/01374/B](#)  
PROPOSED: The erection of a store extension  
NOTES: P.A. in Detail  
SITE: **1 Westlands Close, Ramsey**

B. Wallace,  
Technical Services Manager

11<sup>th</sup> December, 2023.



**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
ESSENTIAL WORKERS HOUSING  
DECEMBER, 2023 - PUBLIC**

Mr. Chairman and Members,

Cabinet Office has issued a consultation regarding Essential Workers Housing. The overview for the consultation is as follows:

“In their first Action Plan the Housing and Communities Board committed to further developing an ‘essential worker’ housing policy. Following discussions with relevant government departments and key stakeholders, a range of actions have been drawn up to support essential workers in finding accommodation, both temporary and permanent.

Essential workers have been defined by the Housing and Communities Board, for the purpose of housing provision, as all those employed in Health and Care, Education, Emergency Services, and Prison and Probation Services. This recognises the pivotal role those working in these sectors play in delivering services which all Island residents depend on, and acknowledges difficulties that many will have when attempting to secure long-term accommodation, particularly those who have recently relocated to the Island.

The Department of Infrastructure currently provides financial assistance to eligible regular first time buyers via Shared Equality Schemes. This is done by providing an equity loan, up to a maximum of 30% of the property purchase price. In return, the Department takes an equivalent share in the value of the property purchases.

The Shared Equity Schemes have eligibility criteria that apply, including maximum income thresholds, restrictions against current and previous property ownership and a minimum Island residency requirement of at least 5 years. This consultation will ask for your views about whether those persons working in critical and essential areas of our economy should have different eligibility criteria to allow them earlier or easier access to the same type of loan assistance available to regular first time buyers purchasing a home on the open market.

The Shared Equity Purchase Assistance (First Home Choice) Scheme enables a first time buyer to use the equity loan to purchase any property advertised on the open market. The Department's equity share last for the life of the assisted person's ownership of the property, although they are able to buy out the total or part of the Department's share in the property at the prevailing market rate at any time. After the first anniversary of the drawdown for the loan, interest also becomes payable and will be charged at whichever is the lesser of either 1% per annum, rising by 1% each year or the Bank of England's Base Rate plus 3%.

**Town Clerk's Report – Essential Workers Housing –  
December, 2023 – Public Continued:**

The first Home Fixed Scheme is specifically targeted towards those on low incomes. It works in a similar way to the First Home Choice Scheme, providing financial assistance in return for equity in the property up to 30% of the total value of the property. However, it is only available to those on the Register of First Time Buyers, and purchase prices are discounted up to a maximum purchase price of £185,00.”

A copy of the full questions comprising this Consultation are enclosed for Members' information and a summary of the suggested responses thereto are as provided hereunder:-

| <b>Question</b>        |   | <b>Response</b>   |
|------------------------|---|---|
| 1.                     | Are you responding as:<br>Other   | A Local Authority – Ramsey Town Commissioners   |
| 2.                     | Which sectors do you believe should be included in the definition of 'essential workers' for the purposes of housing provision?   | Medical and Health Care;<br>Education and Child Care;<br>Emergency Services;<br>Other – Civil Servants and Local Authority Employees  |
| 3.                     | Should any other factors be used to determine whether to classify a person as an 'essential worker' for housing purposes?   |   |
| 4.                     | The Department of Infrastructure is reviewing options for affordable housing initiatives beyond the current Shared Equity Purchase Assistance Scheme. If new affordable housing initiatives are introduced in the future, should essential workers be provided with easier or specialist access to these initiatives? | Yes, they should have easier access, such as a reduced residency requirement or higher income thresholds but only in exceptional circumstances. The schemes must be fair and equitable.                     |
| 5.                     | Should the Shared Equity Purchase Assistance (First Home Choice) Scheme be made more accessible for essential workers?  | Yes, but essential workers should also have easier access to the Shared Equity Purchase Assistance (First Home Fixed) Scheme but only in exceptional circumstances. The schemes must be fair and equitable. |
| <b>Income Criteria</b> |   |   |
| 6.                     | Should maximum income threshold for essential workers match those that apply to regular first time buyers applying for assistance under the First Home Choice Scheme  | Yes - to have any different threshold may be considered unfair.   |

**Town Clerk's Report – Essential Workers Housing –  
December, 2023 – Public Continued:**

|                           |   |  |
|---------------------------|---|--|
| 7.                        | If you don't think the maximum income threshold for essential workers should match those that apply to regular first-time buyers, what do you think the threshold should be?  | Not applicable   |
|                           | Please explain your view:   |  |
|                           |   |  |
| <b>Residency Criteria</b> |   |  |
| 8.                        | Should essential workers need to be resident on the Island for 5 years before being able to access the First Home Choice Scheme   | Yes - to have any lesser qualification would disenfranchise local residents on the Scheme. The schemes must be fair and equitable. |
| 9.                        | If you don't think the minimum 5-year residency should apply to essential workers, what residency requirement do you believe should apply to essential workers seeking to receive financial assistance towards a home purchase? | Not applicable   |

**Recommendation:** For discussion.

1<sup>st</sup> December 2023.

T. R. K. Cowin  
Town Clerk

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
GRAN FONDO  
DECEMBER 2023 – PUBLIC**

Mr. Chairman and Members,

Officers have been contacted by the organisers of Gran Fondo to formally seek permission to stage the 2024 Gran Fondo again in the Mooragh Park over the weekend of 27<sup>th</sup> July 2024 and 28<sup>th</sup> July 2024.

Gran Fondo attracts entrants from the Isle of Man as well as from further afield and 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 over the weekend of 27<sup>th</sup> July 2024 and 28<sup>th</sup> July 2024 and provide the logistical support requested.

**Recommendation:**

1 – Grant permission to Gran Fondo to take place in the Mooragh Park on the weekend of 27<sup>th</sup> July 2024 and 28<sup>th</sup> July 2024 and associated logistical support

***H S Bevan***  
Deputy Town Clerk

1<sup>st</sup> December 2023

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
ISLE OF MAN EVERESTING CHALLENGE 2024  
DECEMBER 2023 – PUBLIC**

Mr. Chairman and Members,

Officers have been contacted by the organisers of a proposed new event called the Isle of Man Everesting Challenge which is due to take place on Sunday 1<sup>st</sup> September 2024.

The organisers summarise the event as:

*"We propose to organise a group Guinness World Record attempt to break the number of cyclists participating in the Everesting challenge. The event would take place on the iconic Isle of Man TT course, covering the stretch from the Hairpin in Ramsey to Guthrie's Memorial, featuring 15 bends in 3.14 miles. We intend to invite only 200 riders to participate in this unique event, scheduled for 1st September 2024. The challenge entails completing 24 ascents to achieve a total elevation gain of 8,848 meters - the height of Everest, within a time frame of 17 hours, starting at 5am with a cut-off time of midnight. The event would raise funds for the children's hospice, Rebecca House in the IOM, and will also benefit The Toy Appeal. The event is supported and sponsored by Isle of Man Hearing Solutions and is being led by Guy Wolstencroft."*

The organisers have contacted the Commission to seek support for the event and to establish if the Commission would have any objection to a supporting road closure of the relevant section of the A18 Mountain Road.

The organisers are talking to other stakeholders, including the Manx Grand Prix organisers about the possibility of the remainder of the Mountain Road being closed during part of the event time to allow the removal of some of the racing equipment. This may negate the need for an additional road closure at a later date.

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

Members are therefore asked to consider if they would wish to support the event and whether they have objection or comments regarding the proposed Road Closure.

**Recommendation:** for discussion

**H S Bevan**  
Deputy Town Clerk

13<sup>st</sup> December 2023

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
SHENNAGHYS JIU 2024  
DECEMBER 2023 – PUBLIC**

Mr. Chairman and Members,

Shennaghys Jiu is a music and performing arts festival organised by a community committee which first took place in 1997. It features performances from local and visiting artists in a variety of settings.

The organisers have advised that it is their intention to stage the event between 28<sup>th</sup> March 2024 and 31<sup>st</sup> March 2024. The Commission have already agreed to provide logistical support around the event, road closure and the use of the outside of the Courthouse.

The organisers have contacted officers seeking further support which is outlined below:

- *Would it be possible to light up the Town Hall and the Swinge Bridge in red and yellow lighting?*
- *Would it be possible to put the Manx Flags out on the poles through the town a little earlier in the season.*
- *Would it be possible for us to purchase slides for the projectors on the square and the Courthouse to advertise the festival?*
- *Would it be possible to explore the option of having the Celtic nations flags flown on the poles next to the Swan on Parliament Square?*

Members are therefore asked to consider if they wish to support this request.

**Recommendation:**

1 – For discussion

***H S Bevan***  
Deputy Town Clerk

12<sup>th</sup> December 2023



**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
SOUTH BEACH SHELTER  
DECEMBER 2023 – PUBLIC**

Mr. Chairman and Members,

Further to the resolution passed at the meeting of Ramsey Town Commissioners on 15<sup>th</sup> November 2023 this is an update in respect of the query raised regarding safeguarding.

South Beach has become increasingly popular with beach users – including those who sea swim or take part in water sports. Presently many of those beach users are changing in the open (generally on the beach, by the sea wall, on or adjacent to the lifeboat slip and in/around vehicles. There is little or no shelter from other beach users or the elements.

In addition, there are significant number of boat users of all ages and abilities – including from the nearby Manx Sailing and Cruising Club (MS&CC) – who bring a large number of users to the South Beach. MSCC members benefit from the facilities contained within the Club House. The MS&CC has been in existence since the 1950's and has been in the current location for a considerable length of time.

The proposed South Beach facility would provide a space of shelter from the elements for any user who wished to use it. The proposed facility is approximately 20ft long and 10 ft wide and would be enclosed on three sides with front (east facing) having a 9-10ft opening – it had been considered that totally enclosed facility would present safeguarding risks. Benches would be installed along the interior walls. Solar powered LED lighting is also being considered.

Officers have consulted with the Northern Neighbourhood Policing Team who felt that the proposed facility – in the current design - would pose no increased risk from a safeguarding perspective to beach users.

Mitigations, in the form of signage, could be installed on the exterior of the facility to give notice that persons may be getting changed within the facility.

**Recommendation:**

1 – for discussion

12<sup>th</sup> December 2023

***H S Bevan***  
Deputy Town Clerk