



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

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

11<sup>th</sup> April, 2024.

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, 17<sup>th</sup> April, 2024**, in the Boardroom of the Town Hall, Ramsey.

### **BUSINESS:**

**1. Apologies for Absence:**

Mr. S. Kelly has been granted leave of absence

**2. Minutes for Adoption:**

page(s): 1 - 11

- Board Meeting held on 20<sup>th</sup> March, 2024.

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

**4. Matters for Information:**

page(s): 12 - 16

- Action Tracker – April, 2024.
- Trackers - Budget Approved Projects

**5. Finance and General Purposes:**

page(s): 17 - 24

- Deputy Town Clerk's Report(s):
  - Online Card Payments
- Finance Officer's General Report(s):
  - Accounts
  - Summary of Revenue Income and Expenditure
  - Rates

**6. Works and Development:**

page(s): 25 - 46

- Town Clerk's Report(s):
  - Toilets Station Road
  - Cloughbane Public Open Space
- Technical Services Manager's Report(s):
  - Planning Applications
  - Appendix
  - Dog Fouling
  - Empty Properties

**7. Parks and Leisure:**

page(s): 47

- Deputy Town Clerk's Report(s):
  - Sand Racing 2024

**8. Notice(s) of Motion:**

page(s): 48 - 54

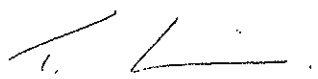
- Notice of Motion standing in the name of Ms S. Cottam-Shea viz:-
  - Dated 2<sup>nd</sup> April, 2024 – Communication.
- Notice of Motion standing in the name of Mr. J. McGuinness viz:-
  - Dated 9<sup>th</sup> April, 2024 – Riverside Workshops – Empty Land
- Notice of Motion standing in the name of Ms L. Craine viz:-
  - Dated 9<sup>th</sup> April, 2024 – Public Art.

**9. Any other Business:**

page(s): 55 - 65

(by permission of Chairman)

- Matter(s) Raised by the Public
  - ❖ None raised
- Representative Report(s):
  - ❖ Northern Local Authorities Swimming Pool Board
- Raft Risk Assessment

  
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, 20<sup>th</sup> March, 2024, at 7.00 p.m.

**Present:** Mr. A. J. Oldham, Mses S. Cottam-Shea and L. L. Craine, Messrs. A. R. Beighton, G. S. Court (remotely); R. D. Cowell (remotely), Revd Canon N. D. Greenwood, J. McGuinness, F. B. R. Williams and W. G. Young.

Apologies for absence were received from Mr. S. R. Kelly.

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

The Town Clerk in his capacity as Deputy Returning Officer presented Ms Cottam-Shea with her Certificate of Election.

**(2023/24:335) Minutes:**

Resolved: That, following a proposal by agreed without division, the Minutes of the Board Meeting held on be 21<sup>st</sup> February, 2024, confirmed and signed by the Chairman. Minor amendments had been notified in advance to members and corrected on the Official Set of Minutes.

**(2023/24:336) Matters Arising:**

Mr. Beighton referred to the decision last month to hold the Christmas Lighting Switch-On, on a Saturday, and referred to communications with the Northern Chamber of Commerce as a result of which he wished the matter to be revisited and the Switch-on be held on a Friday evening. Mr. Beighton proposed that Standing Orders be suspended to allow consideration of this matter; this was seconded by Mr. Parker and agreed by 10 votes to 1, Ms Craine voting against.

Mr. Beighton proposed formally, that the matter be revisited to consider holding the Switch-on on a Friday evening; this was seconded by Mr. Parker and agreed by 10 votes to 1, Ms Craine voting against.

**Matters for Information:**

**(2023/24:337) Action Tracker March, 2024:**

Resolved: To note the "Action Tracker" to 13<sup>th</sup> March, 2024, 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 queried progress from the schools about completing the shelter. The Deputy Town Clerk advised that he had no update. Mr. McGuinness explained his reasoning in including the school – to show the talent and maintain the involvement and interest of pupils in the Town. He asked that this be conveyed to the school and also his willingness to meet the Headteacher if it is thought this would be beneficial.

***Ramsey South Promenade Changing Huts*** – Ms Craine queried whether the delay in progressing this matter is due to a decision about Lottery Funding. The Deputy Town Clerk advised that this was the case, but he had now been informed that Lottery Funding will not be made available for this scheme.

***Adoption of Land Auldryn Walk*** – Ms Craine asked what “snagging works” were required. The Town Clerk advised that he has spoken with Dandara and the snagging included land encroachment and general tidying. He hoped to meet the company in the near future to move the matter forward.

***Empty Pubs*** – the Deputy Town Clerk updated members with regard to the empty public house “The Royal George” in that they have an application to be heard at the April Sitting of the Licensing Court which could impact Sprintfest.

***BMX Track*** – Ms Craine asked about the meeting referred to with the BMX Club. The Deputy Town Clerk advised that the meeting on 14<sup>th</sup> March had not taken place but he was liaising with “Island BMX” and attempting to reach out to the former Ramsey BMX Club. The track will be tidied and some remedial safety works undertaken before Easter.

***Bus Services*** – Ms Craine welcomed the decision of Bus Vannin to provide additional bus services during the 2024 TT and queried the definition of an “N6” service about which a decision to operate this service is pending. The Deputy Town Clerk informed members that he understood this is a “Night Owl Service” but he has no further information at this stage.

**(2023/24:338) Action Tracker Budget Approved and Proposed Projects:**

Resolved: To note the Action Tracker of Budget Approved projects at 13<sup>th</sup> March, 2024, and that for proposals for 2023/24, subject to the following:-

***Toilets Millennium Gardens*** - Ms Craine welcomed that Tesco have been in touch and expressed the hope that the company would use doors on their refrigerators when refurbishing their stores. Ms Craine also referred to the meeting with officers held on 13<sup>th</sup> March. The Deputy Town Clerk advised that he and the Housing and Property Manager had met with representatives from Tesco – who indicated by subsequent email their willingness to undertake work to the existing public conveniences and ask if the Commission would consider providing cleaning services as they did in the past. Members were also informed that the Director with whom the meeting was held would be willing to come and speak to and engage with the Commissioners. Ms Craine commented she would welcome the meeting.

Mr. McGuinness put a formal proposal that the email be circulated to members upon receipt of which the Commission discuss the way forward on this matter. The proposal was seconded by Ms Craine and carried nem-con.

Reference was made to the need, or otherwise to submit an updated planning application for the proposed public conveniences on the site of the Millennium Gardens.

***North Promenade Changing Facility*** – Members queried if the extension planning application had been submitted, and were advised that it had been.

**Finance and General Purposes:**

**2023/24:339) Town Clerk's Report – By-Election South Ward:**

Resolved: To note the Town Clerk's report dated 8<sup>th</sup> March, 2024, concerning the By-Election held on 7<sup>th</sup> March, 2024, by which Ms Cottam-Shea was elected to serve on the Commission, in place of the late Mr. Singer, until 1<sup>st</sup> May, 2025. Thanks were conveyed to Mrs. Chrystal for her assistance with the by-election, which it was considered had been a well-run contest and congratulations were again conveyed to Ms Cottam-Shea on her election.

**(2023/24:340) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's general report dated 13<sup>th</sup> March, 2024, subject to the following:-

Mr. Beighton, as Deputy Lead Member for Finance, outlined the report advising members of receipt of Treasury approval to capital projects' funding; rate income; and explained some of the invoices paid. Mr. Beighton requested any members with questions on the accounts presented to ask the Finance Officer about them either in person or by email.

**Works and Development:**

**(2023/24:341) Town Clerk's Report – Manx Telecom Fibre Broadband Status:**

Members considered the Town Clerk's report dated 5<sup>th</sup> March, 2024, advising of progress made by Manx Telecom in the provision of fibre broadband in Ramsey, in advance of submission of planning applications, [possibly in April, 2024].

Mr. McGuinness referred to a meeting some time ago with Manx Telecom and residents in the proposed areas, and proposed that the Commission take steps to reach out and to attempt to facilitate a further meeting. Mr. Beighton seconded the proposal which was carried nem-con.

**(2023/24:342) Town Clerk's Report – Vollan Fields Public Open Space Section 13 Agreement Hartford Homes:**

Members considered the Town Clerk's report dated 7th March, 2024, advising of four areas of Public Open Space, some of which will have play equipment, which might be conveyed to the Ramsey Town Commissioners' under a Section 13 Agreement in respect of proposed development at Vollan Fields.

A proposal was put by Mr. Williams that the Commission accept the suggested areas. The proposal was seconded by Ms Craine.

Discussion continued with regard to potential costs for future care and maintenance of the areas and play equipment, any requirement for provision of additional lighting and safety and security.

An amendment was proposed by Mr. Parker that the Commission meet the developers and officers investigate what is needed. Mr. McGuinness seconded this amendment.

The amendment was put to the vote and carried by 9 votes to 2, Messrs. Cowell and Young voting against.

**(2023/24:343) Technical Services Manager's Report - Planning Applications:**

Resolved: To note the Technical Services Manager's Report dated 12<sup>th</sup> March, 2024, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following:

REF NO:	4131
P.A. NO.:	<u>24/00194/B</u>
PROPOSED:	Erection of a three storey extension on the north elevation (alteration to PA 19/00176/B), extensions to the lower ground floor & variation of condition 2 of PA 19/00176/B to allow a total of three bedrooms in the whole house to be used as tourist TT/MGP accommodation
NOTES:	P.A. in Detail
SITE:	<b>Beach House, Stanley Mount East, Ramsey.</b>

Reference was made to a complaint concerning the condition of the site. Members were informed that work on the site is ongoing.

It was proposed by Mr. Williams, seconded by Mr. Beighton and agreed nem-con that no objection be made to the application.

<b>RTC Board Meeting – 20<sup>th</sup> March, 2024, Public Continued:</b>
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REF NO: 4132  
P.A. NO.: 24/00199/B  
PROPOSED: Conversion of former ground floor restaurant and first floor function room into four apartments  
NOTES: P.A. in Detail  
SITE: **Shipdesine House, East Quay, Ramsey.**

In drawing attention to the application, Mr. Williams proposed that no objection be submitted. The proposal was seconded by Ms Craine. Mr. Young commented on the possible lack of parking provision. Members responded that there were probably more cars needing parking in the vicinity when the premises were used as a restaurant.

The proposal was put to the vote and carried by 10 votes to 1, Mr. Young voting against.

**(2023/24:344) Notice of Motion – “Proposal to Tackle Dog Fouling in Ramsey”:**

Ms Craine present the Notice of Motion dated 12<sup>th</sup> March, 2024, standing in her name which the Chairman, in terms of Standing Order 14, permitted be debated at this meeting.

Ms Craine presented the Notice of Motion concerning the proposal to install CCTV cameras in areas of the town to identify those guilty of permitting their dogs to foul and as a deterrent against dog fouling – the Commission need to name, shame and prosecute. Ms Craine anticipated the provision of 10 cameras and suggested the high-risk areas be trialled initially.

The Town Clerk advised that the Commission would need to ensure that all GDPR requirements are met.

Mr. Beighton recognised that something needs to be done but suggested that the Commission need to look at the wider picture to determine how best to deal with the problem, the provision of CCTV being only one suggestion as to how to remedy it which he felt would be insufficient.

Ms Craine proposed a budget of £1,000 prior to which a report on “high risk” areas be presented and then next month, based on that report, a purchase be made to enable a trial run to be undertaken before rolling out a fuller programme in the future.. Members queried who would review the CCTV footage. Ms Craine suggested the staff emptying bins could undertake viewing at the same time. The Town Clerk advised that refuse crews are fully employed but that it might be possible to include viewing CCTV footage within the duties for the Town Warden, which post is currently being advertised – the presence of a Town Warden is missed.

**(2023/24:344) Notice of Motion – “Proposal to Tackle Dog Fouling in Ramsey” Continued:**

Mr. McGuinness, in order to move forward, seconded Ms Craine’s proposal confirming the need for further report including identifying areas which will be of assistance for GDPR requirements.

Mr. Williams proposed an amendment that no money be budgeted as yet but further report be made to include what actions other authorities are taking to resolve the problem. Ms Craine seconded this amendment, with reservations, that the Commission needed the will to progress the matter, which was put to the vote and carried by 10 votes to 1, Mr. Cowell voting against.

**Any Other Business:**

**(2023/24:345) Matters Raised by the Public – Close Caarjys Footpath:**

Members attention was drawn to the problem of water flooding on the footpath at Close Caarjys. The Housing and Property Manager informed members that the MUA have relayed a cable and that the Commission’s staff are going to go and try and clear a blocked gulley. No works have been undertaken to the footpath as yet as it is felt the blocked gulley is the source of the problem

Ms Craine queried the location of the gulley and provided further photographs which show a drop in the footpath towards the garden. The Housing and Property Manager thought it unlikely that the gulley was in the garden, but that can be checked, his understanding is that the gulley is on land owned by the Department of Infrastructure, but that it may be necessary to regrade the footpath.

**(2023/24:346) Rates Reductions:**

Mr. Young queried the status of rate reductions he understood had been applied within the town, namely at King’s Court and Queen’s Court; and at Court Row and queried if any reductions granted had been lifted.

The Town Clerk undertook to investigate the matter and advise members accordingly.

**(2023/24:347) Civic Amenity Site:**

Mr. Parker queried the closure of the Civic Amenity Site “recycle centre” at weekends? The Technical Services Manager informed members that it was closed for staffing and safety reasons in that because of broken machinery and the need to bring in an alternative, staff were needed to act as “banksmen” elsewhere on the site. It is not known how long the machine will take to repair but the parts have now arrived.

Ms Craine referred to frequency that the bin holding recycled plastic bottles is emptied, which she felt was insufficient and asked if the CA Site Committee would consider emptying the bin more often.



**(2023/24:348) Footpath former Railway Line:**

Ms Craine referred to the footpath from the former railway line, which exits via Auldryn Meadow onto “Lezayre Housing Estate”. Ms Craine felt the crossing point to be dangerous there is no dropped kerb; the exit point is on a dangerous corner which gets busy at school drop-off and pick-up times.

The Town Clerk indicated that he had brought the matter to the attention of the Department of Infrastructure who have indicated that it will be included in their programme of works for minor traffic management interventions.

**(2023/24:349) Sundry Matters – Town Clerk:**

The Town Clerk drew attention to the following sundry matters:-

**349a) *Objections Public Open Space*** – the Town Clerk referred to letters of objection to proposals for acquisition of public open space which will be brought to the attention of the Board in April, 2024;

**349b) *Flood Defences Quayside*** – the Town Clerk informed members that he has received a holding reply from the Department of Infrastructure but hopes to meet their engineer in the near future, which should enable him to report further.

**349c) *Consultation Empty Properties*** – the Town Clerk reported receipt of this consultation which will be presented to the April, 2024, meeting of the Board.

**349d) *Shennaghys Jiu Festival*** – the Town Clerk reminded members of the 2024 Festival which will commence next week.

**349e) *Leaves – Artificial Tree Radio Masts*** – reference was made to Mr. Young’s recent radio comments, as a result of which he has received a quantity of detached leaves from the artificial tree style aerial masts at the Albert Tower. The Town Clerk undertook to pass them on to the authority responsible for the site.

The Chairman closed the public meeting at 8.28 p.m.

Mr. Cowell withdrew from the meeting at this stage.

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.

**(2023/24:350) Minutes Recorded in Private:**

Resolved: That the Minutes, recorded in private, of Board Meeting held on 21<sup>st</sup> February, 2024, be adopted and approved.

**Matters for Information:**

**(2023/24:351) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 13<sup>th</sup> March, 2024, subject to the following:-

***Land Exchange former Laundry/Boxing Club / Station Road Car Park*** – Ms Craine queried the status of this, once proposed, land exchange. The Town Clerk advised that Isle of Man Enterprises were in a state of flux no negotiations have taken place recently but he will raise the matter again with the company.

***Suggested Land Exchange – Bus Station Site*** – Ms Craine queried the status of this suggested land exchange. The Town Clerk informed members that he had contacted Mr. Cranmer, Department of Infrastructure, but had heard nothing. Ms Craine suggested making contact with his superiors and asked that the matter be included on the “Action Tracker”.

***Town Branding*** – Mr. McGuinness again queried progress about Town Branding. The Deputy Town Clerk informed members that he understood the matter will be discussed by the Northern Chamber of Commerce at their meeting on 11<sup>th</sup> April.

***Court Proceedings Rent Arrears*** – Mr. McGuinness queried progress on this matter and asked if a “target date” could be included in the “Action Tracker”. The Housing and Property Manager informed members it is understood that there are other debts which would take precedent but the matter would be checked with advocates.

**Finance and General Purposes:**

**(2023/24:352) Town Clerk’s Report – Britannia Commuted Sum in Lieu of Public Open Space:**

Members considered the Town Clerk’s report dated 7<sup>th</sup> March, 2024, advising of the Commuted Sum offered by the developers of the former Britannia Hotel, in lieu of the provision of public open space.

A proposal was put by Mr. Parker that the sum offered be accepted. Ms Craine asked what other councils have done in similar circumstances. The Town Clerk advised that it was not possible to be specific. Ms Craine seconded the proposal but moved an amendment that it be extended to include publication of what is done with the commuted sum and explanation of its purpose, etc.

The amendment was seconded by Mr. McGuinness and agreed nem-con.

## RTC Board Meeting – 20<sup>th</sup> March, 2024, Continued:

### **(2023/24:353) Town Clerk's Report – Leave of Absence – Mr. S. R. Kelly:**

Members considered the Town Clerk's report dated 5<sup>th</sup> March, 2024, advising of the request made by Mr. S. R. Kelly for leave of absence on health grounds.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed nem-con that indefinite leave of absence be granted and the Commission's best wishes be sent to Mr. Kelly.

### **(2023/24:354) Deputy Town Clerk's Report – GDPR Compliance:**

Members considered the Deputy Town Clerk's report dated 13<sup>th</sup> March, 2024, advising of the quotation received for the provision of a GDPR Compliance "Health Check" by Rowany Solutions Limited.

Resolved: That following a proposal by Mr. Parker, seconded by Ms. Craine and agreed nem-con that the quotation, for which budget inclusion has been made, be accepted. Members noted that the company will attend the Town Hall to undertake work required.

### **(2023/24:355) Finance Officer's Report:**

Resolved: To note and approve the Finance Officer's report dated 13<sup>th</sup> March, 2024, 2024, subject to the following:-

***Rent Arrears*** – members were informed that a Notice to Quit has been issued in respect of the second listed tenant, the tenant did not attend at Court when required to do so and the Hearing has been rescheduled for 10<sup>th</sup> April.

***Aged Debtors*** – Members were informed that the one of larger commercial debtors had paid their longer standing debt. The arbitration meeting for this debt did not take place and has been rescheduled. Further contact is being made with other debtors and an updated address has been identified for another debtor.

#### **Potential Debt Write-Offs:**

Proposed by Mr. Beighton, seconded by Mr. McGuinness and agreed by 9 votes to 1, Canon Greenwood voting against, that the third listed Trade debt be written off.

Proposed by Mr. McGuinness, seconded by Ms Craine and agreed by 9 votes to 1, Canon Greenwood voting against, that the sixth listed Trade Debt be pursued through the Small Claims Court.

Proposed by Mr. McGuinness, seconded by Ms Craine that the Trade and Rent debts as recommended within the Finance Officer be written off. Carried by 9 votes to 1, Canon Greenwood voted against.

**(2023/24:355) Finance Officer's Report Continued:**

**Audit and Financial Statements for the year ended 31<sup>st</sup> March, 2023:**

Proposed by Mr. Parker, seconded by Ms Craine and agreed nem-con that the draft financial statements be approved for the year ended 31<sup>st</sup> March, 2023, and the Chairman and Finance Officer, in his capacity as Responsible Finance Officer, be authorised to sign them and the Letter of Representation on completion of the audit process.

**Housing and Property:**

**(2023/24:356) Minutes Housing Committee:**

Resolved: To note and approve the Minutes of the Meeting of the Housing Committee held on 5<sup>th</sup> March, 2024, subject to the following:-

054a) Members were informed that it would not be possible to recover the debt referred to in the clause.

055d) Members were informed that the wording of the Clause will be adapted to reflect that the Committee had discussed the options available to the applicant for housing accommodation.

059b) Discussion took place with regard to the one-bedroomed waiting list for public sector housing. Varying views were expressed with regard to allocation of one bedroomed properties – Mr. Williams felt that applicants on this list should not be offered 2 bedroomed properties; Ms Craine stating that applicants on the two-bedroom waiting list could be offered one bedroomed properties. Mr. McGuinness indicated that it had been the policy to offer, subject to qualification at that time, applicants on the one bedroom waiting list, 2 bedroomed accommodation. Mr. Parker stated that this was still the case but the cost of 2 bedroomed accommodation was often prohibitively expensive for single applicants.

Mr. Williams proposed that applicants on the one-bedroom housing waiting list be written to, to see if they would be willing to accept 2 bedroomed accommodation.

A formal proposition was put by Ms Craine that the Housing and Property Manager provide an analysis of the number of applicants on the one-bedroom housing waiting list who had been offered 2 bedroomed accommodation since the formation of the current Board, in 2021. The proposal was seconded by Mr. McGuinness and carried nem-con.

**(2023/24:357) Housing and Property Manager's Report – General Projects Update:**

Resolved: To note and approve the Housing and Property Manager's report on General Capital Updates, dated 13<sup>th</sup> March, 2024, subject to the following:-

**Close Woirrey** – proposed by Mr. Parker, seconded by Mr. McGuinness and agreed nem-con that the necessary petition for borrowing powers be submitted for the demolition of Close Woirrey and associated costs.

Mr. McGuinness commented that the Commission should continue to push Government to enable progression of capital projects.

**Millennium Garden Toilet Block** – members queried if there was a time factor in submission of further information on the planning application – on being informed not it was proposed by Mr. McGuinness seconded by Mr. Williams and agreed by 9 votes to 1, Canon Greenwood voting against to defer submission of further information for the time being.

**Any Other Business:**

**(2023/24:358) Technical Services Manager Sundry Matters:-**

The Technical Services Manager raised the following matters:-

**10/11 West Quay** – members were informed that discussion had been held with Highways and submission of a suspension of parking application had been made.

**Street Lighting Contract** – members were informed that MUA have sought advice about the procurement process and timescale involved. Onchan has now employed the services of an on-Island contractor other than MUA – the Technical Services Manager advised that it may be beneficial to monitor Onchan in this matter.

It was proposed by Mr. Oldham, seconded by Mr. McGuinness that Standing Orders be suspended to allow the meeting to continue, after 10.00 p.m., to its conclusion.

The meeting closed at 10.25 p.m. giving a time of 3 ½ hours for the payment of attendance allowances.

Chairman.

# RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
	Adoption of Land Traie Twoaie	The developer has a proposal to add parking spaces within the area delineated for public open space. As per minute 2019/20:197 TC to clarify the matter and progress.	TC meet the developer on 11/3/22. He agreed to mark out the parking spaces and prepare the hand over of the site. TC chased 5/4/22 and 11/5/22, 30/5/22. The developer is to mark out the land after TT. Contacted 8/7/22, and 28/7/22, 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	
	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	Apr-24	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. Awaiting conclusion of the planning process.	WD	Apr-24	TRKC	Jun-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. The Stanley has been sold. Planning application for the Brit has been approved agreement for the commuted sum to be put in place.	WD	Apr-24	SB	May-24	

# RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
	Fibre Broadband (request for easement for service poles)	Report on roll out March 2024- The final phases are dependant on poles receiving planning approval.	MT have been asked to facilitate an open meeting for residents of Ramsey impacted by the pole planning applications.	FGP	Apr-24	TRKC	Jun-24	
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 say that snagging works are complete, Tech Services Manager to meet Dandara on site week commencing 15th April.	FGP	Apr-24	TRKC	May-24	
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. Lottery application unsuccessful.	PL	Apr-24	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.	Bus Vannin advice that the TT service is likely to be same as TT 2023 with services at 22.01, 22.35 and 23.10. They are looking at operating an N6 but this has not been confirmed.	FGP	Mar-24	SB	Apr-24	
Jul-22	Mooragh Park shelter public art.	Funding secured for art work. Funding application submitted for assistance for works to the structures.	Awaiting spring for the preparation of further shelters.	PL	Feb-24	SB	Jun-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. Revised offer as Feb 2024 has been communicated to staff and unions.		Apr-24	TRKC/ NC	Dec-23	
Jul-23	Sprintfest 2024	Prepare for event.	Licensing Court application submitted and approved.		Apr-24	S8	Jun-24	
Jul-23	Claughbane Public Open Space	A report was presented to the board in September 2023 concerning the potential adoption of land as POS. Planning application approved.	See report April 2024		Apr-24	TC	Dec-24	

# RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
Nov-23	Social Media Campaign showing the work of the commission.	Prepare content	Prepare content		Dec-23	SB	Mar-24	
Jan-24	BMX track	Understand how the club is structured and the plans for the course	Discussion held with club representative. The club is no longer operational and is not affiliated to a body. Should RTC open up an expressions of interest for the operation of the site?		Apr-24	SB	Feb-24	
Jan-24	Cronk Elfin circle	Proposals developed for the circle, which have not been sent to residents as yet.	Cronk Elfin works being finalised.		Feb-24	AF	Feb-24	
Feb-24	Advertise Town Hall rooms	Ongoing	Ongoing		Apr-24	SB	Jun-24	



**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 (June 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
2	Feb-23	Town Hall Solar Panels	The roof has been cleaned and recoated ready for the installation.	Installation March	HP	AF	Jul-23	
7	Mar-23	Vehicle Trackers	Considering alternatives		WD	BW	Feb-24	
12	Mar-23	South Prom Changing facility	Facility agreed, Lottery Trust grant submitted Feb 2024 and not approved	Construct as per original design.	HP	SB/AF	Sep-23	

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

# Projects 2024-25

No.	Date started	Item	Current position	Action	Area	Officer	Target Completion Date	RAG Status
1	Apr-24	Road Sweeper	Hire road sweeper	Preparing contract	WD	BW	Jun-24	
2	Apr-24	Street lighting	Non Destructive Testing of - 228 columns	Order placed	WD	BW	Oct-24	
3	Apr-24		Street Lighting Provision for column replacement after NDT tests	NDT test results required prior to starting column replacement	WD	BW	Apr-25	
4	Apr-24		Street Lighting Replace existing light heads with LEDs - 549 total (via 10-yr loan)	Petition to be submitted.	WD	BW	Apr-25	
5	Apr-24		Street Lighting Replacement of high risk Columns - utilising UCR funds	NDT test results required prior to starting column replacement	WD	BW	Apr-25	
6	Apr-24		Christmas decorative lighting	Collate information for review.	WD	BW	Sep-24	
7	Apr-24	IT & communications	Printers	Ordered or installed	FGP	SB	Jun-24	
8	Apr-24		Wi-Fi	Update WIFI	FGP	SB	May-24	
9	Apr-24		Phones	New phones operational	FGP	SB	Apr-24	
10	Apr-24		Streaming laptop	Define spec	FGP	SB	Jun-24	
11	Apr-24		Server room	In progress	FGP	SB	Sep-24	
12	Apr-24	Volian	Site discharge drain	Confirm design	WD	BW	Apr-25	
13	Apr-24	Campervan site	Surveys & necessary work	Order placed	WD	BW	Apr-25	
14	Apr-24	Trees	Update & improve existing bunting	Confirm design	WD	BW	Jun-24	
15	Apr-24	Bunting	Street nameplates	Ongoing	WD	BW	Apr-25	
16	Apr-24	Signs	Byelaw & Parking	Ongoing	WD	BW	Sep-24	
17	Apr-24		Directional signs x 2	Collate information for review.	WD	BW	Apr-25	
18	Apr-24	Office furniture	Provision for new office furniture after Occupational Health staff reviews	Undertake staff reviews	WD	BW	Apr-25	
19	Apr-24	Courthouse windows	Provision subject to challenge to Registered Buildings Officer, Grants	Identify funding source, and prepare grant application.	H&P	AF	Apr-25	
20	Apr-24	Recycling	Collection Nodes	Site on Mooragh Prom agreed with Highways and Waste Management.	WD	BW	Aug-24	
21	Apr-24	Ruinous buildings	Development of procedure to tackle problem	Develop procedure with support.	WD	BW	Sep-24	
22	Apr-24	Riverside Workshop CCTV	3 new cameras & upgrade viewing monitor	Confirm specification.	H&P	AF	Sep-24	
23	Apr-24	Coronation Park play surfaces	Replace safety surfaces around play equipment	Order materials	H&P	AF	Oct-24	
24	Apr-24	Staffing	1 full-time staff, Works & Development	Commence recruitment process	WD	BW	May-24	
25	Apr-24	South Beach	Engage volunteers to 'reprofile' & 'clean' the beach	Approvals required and requested	WD	BW	May-24	
26	Apr-24	BMX Track maintenance	Provision for track & surrounding area maintenance	Initial works to the area have been completed.	WD	BW	Sep-24	
27	Apr-24	GDPR / FOI support	Engage professional for support	Order placed	FGP	SB	Jun-24	

There were originally 27 projects, once complete and shown complete for a month they are removed.

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
ONLINE CARD PAYMENTS  
APRIL 2024 – PUBLIC**

Mr. Chairman and Members,

Officers have been looking at ways to enhance the Commission website to make it easier for those who interact with us to do so. We have also been considering the types and volume of telephone calls which are received at the Town Hall.

We have a significant number of tenants and users of other services who telephone our office to make a debit card payment.

The introduction of an online payment portal on our website would allow those who wish to make a card payment to do so online without the constraints of only being able to do this during our office hours. This could be used to collect card payments in all areas of operation including rent, commercial refuse charges, fixed penalty notices, camper van permits.

This would see the creation of a portal which would interface with our payment processor allowing those wishing to pay us to do so online at any time in a secure way.

The anticipated investment in this would be approximately £2,000 for the work required to create the pages on our website and create the interface with our payment provider. We would also incur payment processing charges as we already do for processing in person or telephone payments.

Members are asked to consider whether they would wish to create an online payment portal on the Ramsey Town Commissioners website.

**Recommendation: for discussion**

**H S Bevan**  
Deputy Town Clerk

10<sup>th</sup> April 2024

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
APRIL 2024 - 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 March 2024 – Appendix 1.
2. Tabulated summary of the Income and Expenditure for the period to 31<sup>st</sup> March 2024 – Appendix 2.

**Accounts**

Accounts of £1,331,044.30 were paid via the General Revenue Account and accounts of £26,410.25 were paid via the Northern Civic Amenity Site Account in March 2024. 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 31<sup>st</sup> March 2024 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	£842,838.
Professional fees re Close Woirrey & Albert Road sites	£129,149.
Replacement windows – Gladstone Av. & Vernon Rd.	£198,287.
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 and approved by Treasury.

The Petition to borrow for the Tipper vehicles has been re-submitted and we await Treasury approval.

**Recommendation: To be noted.**

<p style="text-align: center;"><b>Finance Officer's General Report</b> <b>April 2024 - Public Continued:</b></p>
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**Rates**

Treasury has supplied a 1<sup>st</sup> Supplemental Rating List for 2024-25 which indicates some slight changes in the gross and rateable values for the Town as follows :

	<b>Gross</b>	<b>Rateable</b>
	<b>£</b>	<b>£</b>
Existing list	857,383	741,941
Valuations to be added	3,513	2,810
Valuations to be cancelled	<u>(3,306)</u>	<u>(2,644)</u>
Revised list	<u>857,590</u>	<u>742,107</u>

**Recommendation: To be noted.**

10<sup>th</sup> April 2024

N.Q. Cannell, FCCA  
Finance Officer

## Ramsey Town Commissioners

### Accounts paid during March 2024

### Appendix 1

Payee	Description	Amount (incl. VAT)
<b>General Account</b>		<b>£</b>
Banks	Capital loan repayment - capital	487,221.20
Banks	Capital loan payment - interest	402,520.82
Staff	Wages, salaries, ITIP, NI & superannuation	190,109.39
Various	Housing property repairs, maint. & safety checks	60,212.65
Various	Cronk Elfin refurbishment scheme	35,529.04
IOM Government	Waste disposal at EFW Plant	33,215.56
Various	Street lighting maintenance	19,209.36
Various	IT costs	19,127.83
Various	Commission property repairs, maint. & safety checks	15,198.52
Ellan Vannin Fuels Ltd.	Fuel & heating oil	15,102.96
Manx Utilities	Electricity supply & water charges	13,278.86
Internal Auditor	Internal audit fee re 2023-24	6,000.00
Various	Refuse materials & equipment	4,605.15
Various	By-election costs	3,433.51
Various	Vehicle maintenance, repairs & licences	3,317.95
Various	Park goods & materials	3,252.92
Various	Library books, materials & IT licences	3,057.43
Various	Legal & professional fees: Housing	2,956.07
Manx Telecom	Telephones	2,776.73
Various	Machinery maintenance	2,398.39
2 Clean	Toilet cleaning contract	2,182.00
Various	Office expenses - post, printing, stationery etc.	1,891.14
Banks	Bank & debit card charges	1,313.69
IOM Newspapers Ltd.	Events advertising & Public notices	1,030.59
Various	Security & safety	1,017.46
Various	Rent refunds & transfers	960.08
Various	Gift vouchers	125.00
		1,331,044.30
<b>Northern Civic Amenity Site</b>		
IOM Govt.	Waste disposal costs	13,431.76
Manx Waste Recycling Ltd.	Skip haulage	4,621.79
Various	Equipment repairs	2,461.20
Ellan Vannin Fuels Ltd.	Fuel	1,837.85
Various	Recycling charges	1,788.26
Fox Brothers Ltd.	Equipment hire	1,324.80
Manx Utilities	Electricity supply	737.11
Manx Telecom Ltd.	Phones	81.31
Worldpay (UK) Ltd.	Debit card reader charge	74.99
Various	Site maintenance	30.50
Bank	Charges	20.68
		26,410.25

## Ramsey Town Commissioners

### Suppliers utilised during March 2024

### Appendix 1

Access UK Ltd.	UK	LEGG Surfacing Ltd.	IOM
Active TeleCare Solutions Ltd.	IOM	Mac's Builders Merchants Ltd.	IOM
ADT Fire & Security PLC	UK	Magnet IOM Ltd.	IOM
Argon Business Systems Ltd.	IOM	MannVend Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Mann Waste Recycling Ltd.	IOM
Ayre Mowers Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	MC Locksmith Services Ltd.	IOM
Cameron Hall (Services) Ltd.	IOM	Manx Glass & Glazing Ltd.	IOM
C E Richmond Ltd.	IOM	Manx Telecom Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Manx Utilities	IOM
Clearvu Aerial Specialists Ltd.	IOM	Modus Architects Ltd.	IOM
Craigs Construction Ltd.	IOM	Monarch Roofing Ltd.	IOM
Cu-Plas Callow Ltd.	IOM	North Point Plastics Ltd.	IOM
DAM Plant Hire Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Data Processing Network (1989) Ltd.	IOM	Paul Wheeler Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Phoenix Windows Ltd.	IOM
DQ Advocates Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Egan Reid Stationery Co. Ltd.	UK	Quine & Cubbon Ltd.	IOM
Electric Avenue Leeds Ltd.	UK	Ramsey Skips	IOM
Ellan Vannin Fuels Ltd.	IOM	ScrewFix Direct Ltd.	UK
Evolution Accounting Ltd.	IOM	Signrite IOM Ltd.	IOM
Feltons Ironmongers	IOM	Slade Scaffolding Ltd.	IOM
Fox Brothers (Lancashire) Ltd.	UK	Specialist Coatings Ltd.	IOM
Furnitureland	IOM	Suez Reccycling & Recovery IOM Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Swept Clean Road Sweeping Services IOM	IOM
Glaister.net Ltd.	IOM	2 Clean	IOM
Haldane Fisher (IOM) Ltd.	IOM	Top-2-Toe Ltd.	IOM
Hersham Electrical Engineers Ltd.	IOM	Ulverscroft Ltd.	UK
ICR Retail Systems Ltd.	IOM	Vannin Officepoint Ltd.	IOM
Investec Asset Finance Ltd.	IOM	Viking Office UK Ltd.	UK
IOM Government	IOM	W.D.S. Ltd.	IOM
IOM Newspapers Ltd.	IOM	WF Education Group Ltd.	UK
IOM Post Office	IOM	W. F. Howes Ltd.	UK
J Clawson Ltd.	IOM	Whittaker Trading Ltd.	IOM
J P Corry (formerly Jewsons)	IOM	Worldpay (UK) Ltd.	UK
J Wood Tree & Garden Services Ltd.	IOM		

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 31<sup>st</sup> MARCH 2024 - Appendix 2**

	2023-24 to date			Estimate for 2023-24		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Social Housing</b>						
Housing Schemes	4,789,475	4,730,449	59,026	4,694,657	4,861,232	(166,575)
Cl. y Woirrey/ Cl. y C Glass	379	0	379	328	0	328
Brookfield Court	17,390	12,419	4,971	24,668	21,053	3,615
Close ny Mooragh	42,891	31,759	11,132	50,081	53,600	(3,519)
<b>Sub Total</b>	<b>£4,850,135</b>	<b>£4,774,627</b>	<b>£75,508</b>	<b>£ 4,769,734</b>	<b>£ 4,935,885</b>	<b>£ (166,151)</b>
<b>Property and Assets</b>						
Town Hall	226,243	23,910	202,333	234,198	24,792	209,406
Workshops	76,973	0	76,973	77,691	0	77,691
Public Conveniences	53,750	0	53,750	72,348	0	72,348
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	23,945	0	23,945	11,246	0	11,246
Mansail Lease	9,759	11,585	(1,826)	4,650	11,552	(6,902)
Lakeside Centre	3,964	12,439	(8,475)	4,512	12,785	(8,273)
Parklands Day Nursery	2,728	19,534	(16,806)	3,311	19,972	(16,661)
Bowling Alley	1,760	15,000	(13,240)	3,116	15,000	(11,884)
Non-Lease Properties	2,800	0	2,800	7,518	0	7,518
Prom shelters, benches, signs	14,314	0	14,314	25,568	0	25,568
Private Property Repairs	419	0	419	10,500	0	10,500
CCTV town centre	8,513	0	8,513	1,458	0	1,458
Apprentices	18,227	1,536	16,691	20,051	2,615	17,436
R.N.D.H.C.	14,826	19,178	(4,352)	16,397	18,037	(1,640)
Park assets	80,956	0	80,956	83,300	0	83,300
<b>Sub Total</b>	<b>£553,977</b>	<b>£103,182</b>	<b>£450,795</b>	<b>£590,664</b>	<b>£104,753</b>	<b>£485,911</b>
<b>Works &amp; Development</b>						
Foreshores & Flags	4,241	0	4,241	5,533	0	5,533
Car Parks	27,823	26,138	1,685	28,830	26,835	1,995
Refuse Removal	828,954	116,264	712,690	930,316	135,249	795,067
Civic Amenity contribution	232,436	0	232,436	232,435	0	232,435
Sewers & Pumps	104,251	104,251	0	104,251	104,251	0
Street lighting & maint.	149,226	0	149,226	82,060	0	82,060
Decorative maint.	15,322	0	15,322	23,040	0	23,040
Decorative lighting new items	(1,643)	0	(1,643)	26,436	0	26,436
Local Services	207,486	0	207,486	220,677	0	220,677
<b>Sub Total</b>	<b>£1,568,096</b>	<b>£246,653</b>	<b>£1,321,443</b>	<b>£1,653,578</b>	<b>£266,335</b>	<b>£1,387,243</b>
<b>Parks &amp; Leisure</b>						
Events & Attractions	67,046	16,816	50,230	81,444	24,625	56,819
Parks & Gardens	241,193	102	241,091	280,737	710	280,027
Games Concessions	739	0	739	1,775	0	1,775
Public Library	151,548	8,222	143,326	148,505	9,269	139,236
<b>Sub Total</b>	<b>£460,526</b>	<b>£25,140</b>	<b>£435,386</b>	<b>£512,461</b>	<b>£34,604</b>	<b>£477,857</b>
<b>Finance &amp; General Purposes</b>						
Administration	109,893	0	109,893	102,156	0	102,156
Office Expenses	773,816	108,968	664,848	811,070	123,094	687,976
Sundry Expenses	6,102	0	6,102	11,615	0	11,615
Miscellaneous	58,960	64,194	(5,234)	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	371	1,752	3,333	1,196	2,137
<b>Sub Total</b>	<b>£988,205</b>	<b>£173,533</b>	<b>£814,672</b>	<b>£1,010,725</b>	<b>£148,721</b>	<b>£862,004</b>
<b>TOTAL</b>	<b>£8,420,939</b>	<b>£5,323,135</b>	<b>£3,200,986</b>	<b>£ 8,537,162</b>	<b>£ 5,490,298</b>	<b>£ 3,046,864</b>
<b>Town rates</b>	<b>£ -</b>	<b>£3,216,867</b>	<b>(£3,216,867)</b>	<b>£ -</b>	<b>£ 3,283,799</b>	<b>(£3,283,799)</b>



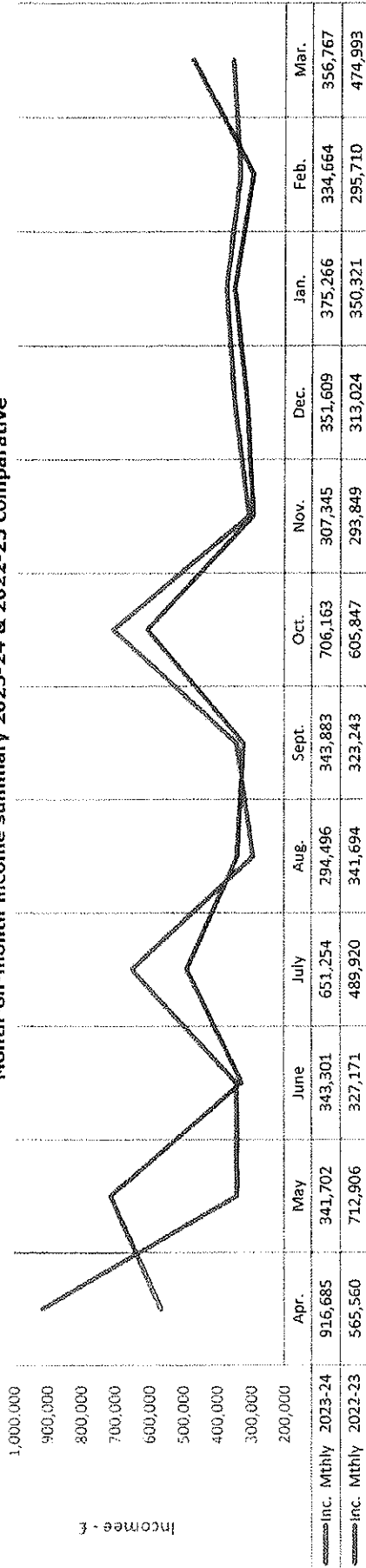
# RAMSEY TOWN COMMISSIONERS

## SUMMARY OF INCOME & EXPENDITURE TO 31<sup>st</sup> MARCH 2024

### Appendix 2

#### Ramsey Town Commissioners

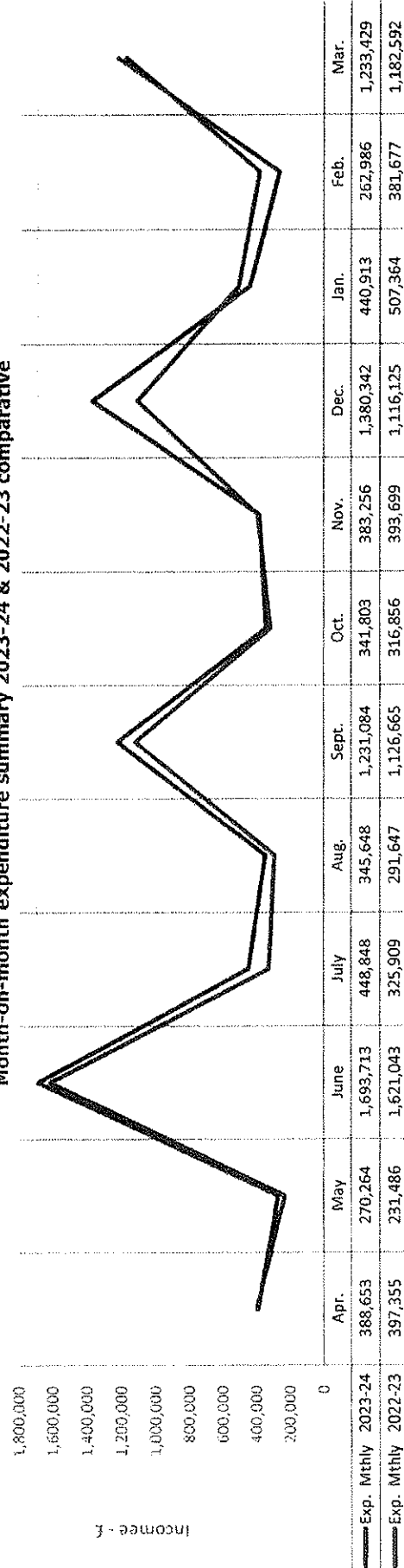
#### Month-on-month income summary 2023-24 & 2022-23 comparative



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2023-24	916,685	1,258,387	1,601,688	2,252,942	2,547,438	2,891,321	3,597,484	3,904,829	4,256,438	4,631,704	4,966,368	5,323,135	5,490,298
Cum. 2022-23	565,560	1,278,466	1,605,637	2,095,557	2,437,251	2,760,494	3,366,341	3,660,190	3,973,214	4,323,535	4,619,245	5,094,238	4,886,456

#### Ramsey Town Commissioners

#### Month-on-month expenditure summary 2023-24 & 2022-23 comparative



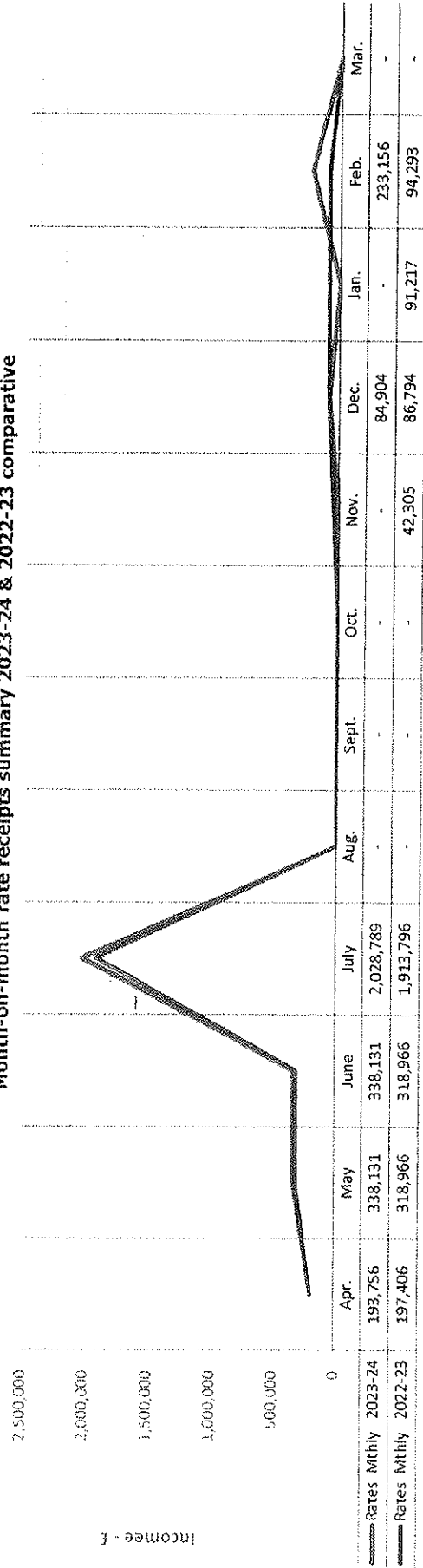
	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2023-24	388,653	658,917	2,352,630	2,801,478	3,147,126	4,378,210	4,720,013	5,103,269	6,483,611	6,924,524	7,187,510	8,420,939	8,537,162
Cum. 2022-23	397,355	628,841	2,249,884	2,575,793	2,867,440	3,994,105	4,310,961	4,704,660	5,820,785	6,328,149	6,709,826	7,892,418	7,968,339

# RAMSEY TOWN COMMISSIONERS

## SUMMARY OF INCOME & EXPENDITURE TO 31<sup>ST</sup> MARCH 2024

Appendix 2

Ramsey Town Commissioners  
Month-on-month rate receipts summary 2023-24 & 2022-23 comparative



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2023-24	193,756	531,887	870,018	2,898,807	2,898,807	2,898,807	2,898,807	2,898,807	2,983,711	2,983,711	3,216,867	3,216,867	3,283,799
Cum. 2022-23	197,406	516,372	835,338	2,749,134	2,749,134	2,749,134	2,749,134	2,791,439	2,878,233	2,969,450	3,063,743	3,063,743	3,013,336

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
TOILETS STATION ROAD  
APRIL 2024 – PUBLIC**

Mr. Chairman and Members,

Further to the discussion at the meeting on 20<sup>th</sup> March 2024 and subsequent forwarding of the correspondence from Tesco on the same date the following proposal was made by Mr McGuinness via email on 22<sup>nd</sup> March 2024:

*"I would propose that we give Mr Feeney and the Town Clerk/Deputy Town Clerk the authority to negotiate details in order to satisfy our needs and then agree to add this toilet into our cleaning schedule if Tesco bring it up to a useable standard. Leaving open further discussions about the future of the area in due course."*

The proposal was seconded by Mr Cowell.

The Chairman, Mr Beighton, Mrs Cottam-Shea, Ms Craine, Mr Parker and Mr Willams voted in favour of the resolution via email.

This reports seeks to ratify the email resolution.

**Recommendation: to ratify email resolution**

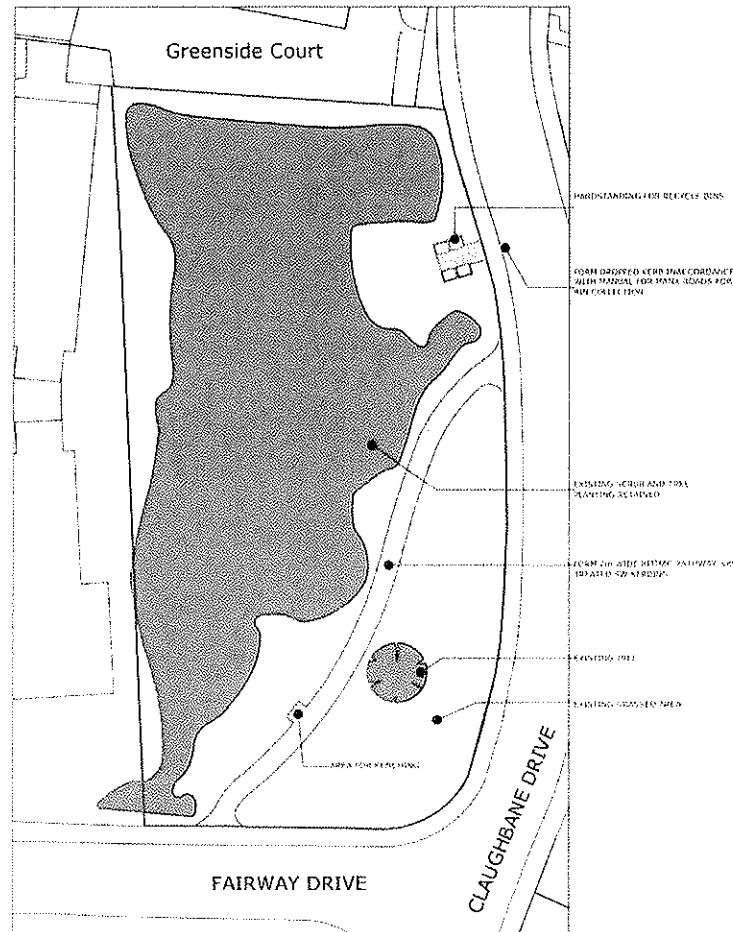
**H S Bevan**  
Deputy Town Clerk

10<sup>th</sup> April 2024

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CLAUGHBANE PUBLIC OPEN SPACE  
APRIL, 2024 – PUBLIC**

Mr. Chairman and Members,

Below is a plan showing the proposed Public Open Space at Cloughbane.



The creation and formal adoption of Public Open Space is important to ensure that there is green space in the town and that all available land is not simply built upon. Public Open Space does however bring with it associated ongoing maintenance and cost. Ramsey Town Commissioners require that when land such as this is handed over to be maintained in perpetuity by the Commission that the land is in good condition and that appropriate improvements are made to reduce costs in the future. This is also the time to ask for material improvements to the land. The creation of the path, the seating area and the hard standing for a potential future recycling area are all material improvements that Hartford Homes are content to undertake and pay for in the process of handing over the land.

There is no cost to Ramsey Town Commissioners in relation to improvements or changes to the land prior to the handover

**Town Clerk's Report – CLAUGHBANE Public Open Space – April, 2024 -Public  
Continued:**

A planning application 24/00333/B was submitted by Hartford Homes to outline the proposed Public Open Space and the minor changes to the area. They consist of retaining the existing scrub area, retaining the existing grassed area, the installation of a new path, a seating area and hardstanding for recycling bins.

There were 14 written representations made to object to the planning application. As per the Planning Officer's report "It should be noted that the majority if not all have no objection of the land being used as Public Open Space, rather concerns of the recycling area element of the proposal."

From the Planning Officer's report

Summarised comments of the objections are listed below;

- o Strongly object to the installation of a hardstanding for recycling bins together with a dropped kerb to allow bins to be collected;
- o Recycling station would be totally inappropriate for this situation
- o Recycling bins could attract vermin;
- o Recycling bins could impact wildlife within the site;
- o No consultation with local residents;
- o Highway safety concerns due to parking created by the recycling provision;
- o No evidence for the need of a recycling hub;
- o A recycling hub is totally inappropriate for a predominately residential area;
- o Ramsey is already well catered for recycling at Station Road (Shoprite car park) and at the Civic Amenity site (Bride Road);
- o The noise and debris from the bottle banks crashing spilling and smashing all hours will be very loud;
- o Danger from broken glass;
- o There are vehicles parked along both sides of the road so that there is only room for one car to travel in any direction at any one time as it is;
- o Four dwellings opposite the site are not shown on plans;
- o It seems counterintuitive that Hartford have employed people to give best advice in how to create a wildlife haven and then when they have gone to the Commissioners with the project have decided to add a storage area for bins in the middle of what they describe as an oasis;
- o detrimental to the residents enjoyment of their environment and property and bring with it problems of vermin infestation, noise, parking issues and litter pollution;
- o No provision for any lay-by;
- o Ramsey Commissioners could use the swimming pool car for recycling purposes instead;
- o Increase in volume of traffic in area;
- o Concerns site will become unsightly as is the case at the recycling area at Shoprite car park;
- o Noise generated by emptying the bins;
- o This area of Cloughbane Drive regularly floods;
- o Concerns of large lorries travelling past my home to empty bins;
- o Possible devalue of properties in and around the area of the recycling;
- o Taking up a plot in a Bio diversity area rubbish bins seems odd to me as Rubbish is bound to be dropped in the friendly wild flower area;

**Town Clerk's Report – CLAUGHBANE Public Open Space – April, 2024 -Public  
Continued:**

- o No provision of dog foul receptacles;
- o Apartments overlook the site and will impact our peaceful enjoyment of our property;
- o The proposal site is the last remaining of these green spaces and now that the trees have matured it has created a pleasing entrance to Cloughbane;
- o It is unlikely that siting these bins here would increase recycling;
- o The pictures used in the applicant's letter do not reflect the current level of parking in the area, particularly at weekends when most people would take their rubbish to the recycling bins;
- o The Ecology Vannin report does not recommend a tarmac footpath but suggests a mown grass strip to provide a walkway through the area; and
- o As a local resident I am happy to take recycling to the existing facilities as do our neighbours.

The area of the recycling area is relatively modest at 3.6x 3.2m for the main base with a path which is 2.0m wide and 2.0m long.

The total area for the recycling area and path being 14.5m<sup>2</sup>.

The area would be surrounded by a fence of 1.0m in height and planting could be provided to further screen the area.

It is important to note that the Town and Country Planning (Permitted Development) Order 2012 Class 12 Street Furniture states:

Operations by or on behalf of a public body consisting of the erection or construction, or the maintenance, improvement or other alteration, in a highway or other road or any public place of any of the following structures

- (a) lamp standards;
- (b) information kiosks;
- (c) public shelters;
- (d) public seats;
- (e) traffic signs;
- (f) signposts;
- (g) public drinking fountains;
- (h) refuse bins or baskets;**
- (i) raised paving, pillars, walls, rails, fences and barriers for safeguarding persons using the highway.

In this Class "traffic sign" has the same meaning as in section 15(1) of the Road Traffic Regulation Act 1985" 5.0 REPRESENTATION

There is no requirement for planning approval for the recycling area as refuse bins or baskets are permitted developments in "any public place".

It would have been wrong to simply miss this item out of the planning application.

Increasing recycling is important and having locations across the town where recycling is made easy for the rate payers of Ramsey is important. This is a modest recycling area aimed at making recycling easier for the residents of Cloughbane. The hard standing would be provided free of charge to Ramsey Town Commissioners.

**Town Clerk's Report – CLAUGHBANE Public Open Space – April, 2024 -Public  
Continued:**

During the 2024-25 budget discussions one recycling point was added to the this year's budget, this will be a trial but it is **not at this location**.

A letter has been received by the Commission in relation to this proposal and is appended.

Proposed decision:- That the hard standing for a potential recycling area is progressed at this location and that the recycling area is constructed free of charge for Ramsey Town Commissioners.

**Recommendations: for discussion.**

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

9<sup>th</sup> April 2024.

Apartment 3 Greenside Court  
Brookfield Avenue  
Ramsey  
Isle of Man  
IM8 2AN

[REDACTED]  
[REDACTED]: [REDACTED]

13 March 2024

Mr Tim Cowin  
Town Clerk & Chief Executive  
Ramsey Town Commissioners  
Town Hall  
Parliament Square  
Ramsey IM8 1RT

Dear Mr Cowin,

I write on behalf of Greenside Apartments Limited in respect of the planning application PA/24/000333/B, the creation of a Public Open Space & Footpath, Land at the junction of Fairway Drive & Claghbane Avenue, Ramsey.

This application was recently approved by the Department of Environment, Food and Agriculture and determined that we have Interested Person Status.

I note that it is the intention of Ramsey Town Commissioners to create a civic amenity area on part of the land for re-cycling purposes.

Currently, the land is owned by Hartford Homes and is an open eco-friendly space containing a number of trees, birds, wildlife and grassland. Over time the public have transgressed onto the land, creating a worn footpath between Claghbane Avenue and Fairway Drive. This is a short-cut and the adjoining grassland is also used by children playing and by dog owners and walkers. The land remains an open space but we have noticed dog faeces and litter collecting upon it.

There are a number of issues that we wish to bring to your attention and register an objection to the proposed civic amenity proposal;

- a) We believe the Commissioners should consider a Ramsey residents meeting to discuss the many recycling site proposals that you have in mind for the areas of the Town before putting any in place and operation. We believe communication is required to notify our Town



rate payers of the Ramsey Commissioner's proposed full plans for recycling and civic amenity sites for the Town prior to any implementation of the same.

- b) We also believe that no evidence has been presented to determine that residents in this area are not re-cycling their household waste by taking material to already established civic amenity sites.
- c) Highways:
  - i) Cloughbane Avenue is subject to significant heavy traffic flows to and from the estate towards Ramsey Town. Brookfield Terrace, as it joins Cloughbane Avenue is subject to heavy and continual parking use by its many residents, many without driveways and garages.
  - ii) The proposed civic amenity area is to be located opposite new residential housing and at that point the road width is approximately 8m wide and is equally divided by a traffic calming traffic island, reducing the width of the road and which prevents parking and stopping in its vicinity. Parking in that area in order to deposit items for re-cycling would certainly restrict the road used by other vehicles.
  - iii) The idea that local residents will do anything other than drive to deposit items for re-cycling is naïve at best and without supporting data or other evidence.
- d) Civic Amenity area:
  - i) The proposal mentions the siting of a bench on the land but not the exact location of the same. Which would beg the question, why would you want to sit and admire a re-cycling area?
  - ii) There is no specification for the size, number of the bins or the height of the proposed fencing. The site will by its very nature be unsightly and demeaning to the area. There is no policy established concerning the monitoring and emptying of the bins process.
  - iii) Heavy rainfall collects in the road at the proposed location, resulting in occasional flooding. The most recent occurrence resulted in an abandoned car in the middle of the road and Fire Brigade attendance. The excessive rainwater overflows onto the open space, and across into the land occupied by Greenside Apartments Limited. Therefore, there is potential of any smooth concrete areas exacerbating any future flooding and therefore rendering the amenity site unusable.
  - iv) There is no need for a concrete path to be built, indeed the use of concrete is well known to be far from carbon neutral. The current path is sufficient and cost effective.

- v) The use of the recycling site at Shoprite car park provides an example of how this area will become unsightly. Litter dropping is increased, the bins smell, material not specified for re-cycling is deposited in the bins and around the site.
- vi) The noise from depositing glass into bins is well known to be significant and demeans the area.
- vii) The depositing of waste material will encourage vermin and seagulls in the area and therefore deterring other wildlife from using the open space as they do currently. Surely, we should be encouraging wilding green areas and not proposing to cut down trees and deter wildlife.
- e) There is also a cost element to consider and we believe that increasing RTC expenditure on this project is unnecessary and wasteful and not in the Rate-payers best interests.

Yours sincerely,

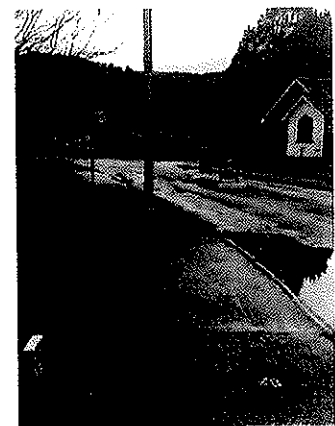
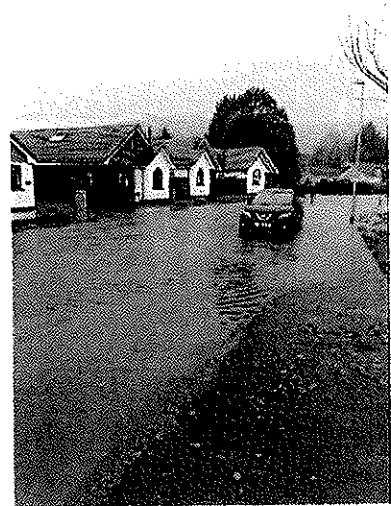
[Redacted signature block]

[Redacted name block]

For and on behalf of Greenside Apartments Limited

Encl. Site photographs

Claughbane Drive, Ramsey



**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
PLANNING APPLICATIONS – APRIL, 2024 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: 4137  
P.A. NO.: [24/00257/B](#)  
PROPOSED: Installation of five 9-metre wooden telegraph poles with associated overhead wires  
NOTES: P.A. in Detail  
SITE: **Marlborough Crescent, Ramsey**

REF NO: 4138  
P.A. NO.: [24/00258/B](#)  
PROPOSED: Installation of three 9-metre wooden telegraph poles with associated overhead wires  
NOTES: P.A. in Detail  
SITE: **22 - 28, Riverbank Road, Ramsey**

REF NO: 4139  
P.A. NO.: [24/00259/B](#)  
PROPOSED: Installation of four 9-metre wooden telegraph poles with associated overhead wires  
NOTES: P.A. in Detail  
SITE: **Thornhill Park, Ramsey**

REF NO: 4140  
P.A. NO.: [24/00271/B](#)  
PROPOSED: Rear Extension and Patio  
NOTES: P.A. in Detail  
SITE: **58, Cloughbane Drive, Ramsey**

REF NO: 4141  
P.A. NO.: [24/00294/B](#)  
PROPOSED: Erection of an extension to front elevation  
NOTES: P.A. in Detail  
SITE: **Dovedale, 35, Cloughbane Drive, Ramsey**

**Technical Services Manager's Report – Planning Applications**  
**April 2024 – Public Continued:**

REF NO: 4142  
P.A. NO.: 24/00304/B  
PROPOSED: Conversion of building from a bakery into Industrial, (Class 2.3),  
Storage, (Class 2.4) and Office, (Class 1.2 & 2.1) units  
NOTES: P.A. in Detail  
SITE: **Ramsey Bakery, Former, Station Road, Ramsey**

REF NO: 4143  
P.A. NO.: 24/00315/B  
PROPOSED: Installation of replacement roof slates  
NOTES: P.A. in Detail  
SITE: **8, Marsden Terrace, Ramsey**

REF NO: 4144  
P.A. NO.: 24/00335/B  
PROPOSED: Extension and loft conversion to provide additional living space.  
Installation of 4No Velux windows, dormer window and  
replacement of existing timber framed windows to white uPVC  
double glazed units  
NOTES: P.A. in Detail  
SITE: **The Holly, Grove Mount, Ramsey**

REF NO: 4145  
P.A. NO.: 24/00347/C  
PROPOSED: Change of use from light industrial to sales and storage of  
building materials (retrospective)  
NOTES: P.A. - Change of Use  
SITE: **Unit 22, Gladstone Park Industrial Estate, Ramsey**

B. Wallace,  
Technical Services Manager

8<sup>th</sup> April, 2024.

**R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT**  
**APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – APRIL, 2024**

<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>
22/00679/B  R.T.C. 4002	Combined approval in principal and full approval for a residential development seeking planning permission for the erection of 66 dwelling houses and 12 flats, site access, Spine Road through the site, drainage, car parking and associated landscaping (Phase 1). Outline planning permission for development of up to 127 new residential units in the form of dwelling houses and flats, flexible commercial space, a new public house and new retail space with all matters reserved save for access.	Land at Poyll Dooley Fields and Part Fields 134271, 134253, 134270, 134272, 131273, 131276, 132274 and 134274	Meeting held: 20/07/22 Deferred  22/12/22 Defer (amended plans)  09/01/23 No objection (amended plans/additional info)	04/03/2024 Application REFUSED 02/04/24 Appeal requested

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
DOG FOULING  
APRIL 2024 – PUBLIC**

Mr. Chairman and Members,

In March's Board Meeting Ms Craine put forward a Notice of Motion to deal with Dog Fouling withing the town.

It was requested that a list of areas be identified, and other authorities be approached to identify what they have tried to resolve the problem.

1. Railway footpath
2. Poyll Dooey
3. Gardeners Lane
4. Parliament Street
5. Grass outside public toilets behind bowling alley
6. Old River Road
7. Mooragh Promenade
8. Grass on Grove Mount West
9. Bowring Road from traffic lights to hospital
10. Marine Gardens to Cummal Mooar
11. Hedge on Queen's Drive
12. Brookhill Path and Green space
13. East Street
14. Vollan area

Other local authorities were approached, and their actions have had various outcomes:

1. Dummy camera's – Got into trouble with the Information Commissioner's office.
2. Dog poo fairy campaign.
3. Painting around poo to highlight it – mostly on coastal and grass paths.
4. Mobile camera's worth £6,500 each – need clarity of image – concerns raised about visibility and use of wildlife camera's, need to be high up to prevent abuse, tampering or stealing (use of a cherry picker needed) potential breach of data if stolen.
5. Letter campaign – letters flood area highlighting issues, asking for assistance to stop issue.

Recommendation: For discussion.

B. Wallace.  
Technical Services Manager

8<sup>th</sup> April, 2024

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
EMPTY / PROBLEM PROPERTIES  
April 2024 – PUBLIC**

Mr. Chairman and Members,

On the 19<sup>th</sup> March the Town Clerk circulated to members a copy of the Empty / Problem Properties Consultation document.

Please find below questions and suggested answers.

**Occupancy Status**

<b>OCCUPANCY STATUS</b>	<b>DEFINITION</b>	<b>Do you agree with this status and definition, yes or no? If unsure please comment why</b>
Occupied	Properties regularly used for residential and/or commercial purposes during a 24-hour period	YES
Empty - Short Uninhabited	Occupied for more than six months of the year, but vacant for short periods (less than 28 days), for example: <ul style="list-style-type: none"> <li>• Holidays,</li> <li>• Family emergencies.</li> </ul>	YES
Empty - Long Uninhabited	Occupied for more than six months of the year, but empty from 28 days to 6 months consecutively, for example: <ul style="list-style-type: none"> <li>• Temporary travel,</li> <li>• Undergoing maintenance or renovations.</li> </ul>	YES
Empty - Frequently	Empty for 6 months or more in total over non-consecutive periods, for example: <ul style="list-style-type: none"> <li>• Second home,</li> <li>• Job relocation</li> </ul>	YES
Empty - Long-Term Empty	Empty for 6 months or more consecutively, for example: <ul style="list-style-type: none"> <li>• Unfavourable market conditions,</li> <li>• Undergoing major renovations and property is not useable for its intended purpose,</li> <li>• Resident has moved into a hospital or care home,</li> <li>• Unresolved legal or planning concerns,</li> <li>• Taken into possession by a mortgage lender,</li> <li>• Constraints imposed on buildings with Registered Status.</li> </ul>	YES



**Technical Services Manager's Report –Empty/ Problem Properties – April, 2024,  
Public Continued:**

Do you have any specific experiences or concerns regarding this proposal that you would like to share?	
Do you have any other comments or suggestions regarding this proposal?	

**Property State**

PROPERTY STATE	DEFINITION	Do you agree with this state and definition, yes or no? If unsure please comment why.
Satisfactory	A residential, commercial, or mixed-use property in a satisfactory state is well-maintained, safe, and suitable for its intended purpose. It is an asset to the local environment and adheres to legal and regulatory standards.	<b>YES</b>
Neglected	A residential, commercial, or mixed-use property that is in an unsightly, neglected state has not received adequate maintenance over a period and shows visible signs of deterioration, disrepair, and neglect.	Neglected properties are those where there has been an apparent lack of maintenance and there are signs of deterioration as a result. Examples include paint beginning to deteriorate and peel on woodwork or patches of masonry, small amounts of vegetation growing out of masonry or gutters, broken rainwater goods or a generally dirty appearance. Implementing a routine maintenance regime should easily bring the property back up to a good standard. Neglected land is likely to require some routine maintenance such as grass cutting, hedge trimming or litter picking of a generally domestic nature.
Dilapidated	A residential, commercial, or mixed-use property that is in a dilapidated state shows serious deterioration to the fabric of the building and may require extensive repairs or renovations to be fully suitable for its intended purpose.	YLS - Examples include broken windows, badly peeling paintwork on woodwork or masonry, vegetation growth, rotting woodwork, loose or deteriorating render or masonry. Some basic building work is likely to be required in excess of routine maintenance such as repairing or replacing woodwork, re-glazing or masonry and or render repairs.

**Technical Services Manager's Report –Empty/ Problem Properties – April, 2024,  
Public Continued:**

Ruinous	A residential, commercial, or mixed-use property that has severely deteriorated and decayed. Its overall state of disintegration renders it unsuitable for its intended purpose and potentially requires significant resources for restoration.	<b>YES</b> - Examples include actual or potential structural collapse of masonry or timber elements, lack of water-tightness, boarded up or broken windows or large areas of vegetation growth. A ruinous building is unlikely to be habitable or occupied. It is likely to require substantial building work in order to bring the building back into a habitable state.
Unfinished	A residential, commercial, or mixed-use property which is unfinished has been partially constructed but has not yet reached a state of completion, leaving it with incomplete structures, features, or amenities.	<b>YES</b>
Dangerous	A residential, commercial, or mixed-use building or structure that poses a risk of danger to the public or nearby properties.	“the potential to cause harm or injury” needs more clarity as different people have different perceptions of dangerous and legislation states that when it is perceived as being dangerous an Authority must step in.
Do you have any specific experiences or concerns regarding this proposal that you would like to share?		When it comes to dangerous it is having something to bench mark against. When something is classified as dangerous an authority has to take action this doesn't translate between the rural and town street scene and different standards are then brought in across authorities
Do you have any other comments or suggestions regarding this proposal?		Different people have different perspectives so some examples would be greatly received to ensure people across island are working to the same standard

I1a. Rental Income Tax Holiday for owner and landlords who refurbish and rent problem properties to target demographics, such as key workers:

**Technical Services Manager's Report –Empty/ Problem Properties – April, 2024,  
Public Continued:**

Do you agree with the above proposal?	YES
Do you have any other comments or suggestions regarding this proposal?	NO

**I1b. Rental Schemes to incentivise owners to rent long term vacant properties:**

Do you have any specific experiences or concerns regarding this proposal that you would like to share?	YES – usually if a person goes into a home of any sort, they are no longer able to live on their own. If they have no family the property is usually sold to pay for their care. The property is not always in a fit condition for someone to live in meaning that the property would need to be renovated at public expense prior to renting out.
Do you have any other comments or suggestions regarding this proposal?	Not sure this is the right application – maybe encourage people to sell property to someone that either wants it or is prepared to do it up and rent it out.

**I1c. Rent to Buy Scheme (Housing and Communities Board):**

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	
Do you have any other comments or suggestions regarding this proposal?	it is getting harder for people to get on to the property ladder, with them paying extortionate mortgage rates for 30-40 years.

**I2. Grants & Financial Assistance**

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	
Do you have any other comments or suggestions regarding this proposal?	

**Technical Services Manager's Report –Empty/ Problem Properties – April, 2024,  
Public Continued:**

**I2b. Financial Assistance Scheme:**

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	
Do you have any other comments or suggestions regarding this proposal?	

**I2c. Island Infrastructure Scheme targeting development of brownfield sites:**

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	
Do you have any other comments or suggestions regarding this proposal?	There are some landowners that are land rich and penny poor looking for extortionate prices for pieces of land. What buildings they do own are not properly maintained and are frequently served notices by Authorities to do work on them. They should be reined in and either encouraged to sell the land at market prices to people that have the funds to do something with them.

**I2d. Town & Village Regeneration Scheme:**

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	
Do you have any other comments or suggestions regarding this proposal?	

**Proposed Disincentives**

**D1. Strengthen existing Enforcement Action**

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	It's jumping the gun going to compulsory purchase. There are many stages before that. The biggest concern is attempting to undertake the work in default which is where the money is required working in conjunction with the owners.

**Technical Services Manager's Report – Empty/ Problem Properties – April, 2024,  
Public Continued:**

Do you have any other comments or suggestions regarding this proposal?	Not all local authorities have a dedicated person to deal with this. Its time consuming at any stage and if you jump to compulsory purchase a lot sooner you could be putting stress on to a fragile owner.
--	---

D1b. Introduction of the Community Protection Notice to target owners of problem properties:

Do you agree with the above proposal?	
If you are unsure, please comment why	What are the trigger points to prevent targeting people? There is still a burden of proof that needs to be met, especially when potentially making someone a criminal – thinking about vulnerable people with safeguarding issues.
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	Would need more procedural information to ensure fair and consistent application of the notice.
Do you have any other comments or suggestions regarding this proposal?	

D1c. Introduction of the UK's Empty Dwelling Management Order on vacant properties:

Do you agree with the above proposal?	NO
If you are unsure, please comment why	
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	Concerns over the any associated costs to bring the property up to a good standard to let out.
Do you have any other comments or suggestions regarding this proposal?	

D1d. Evaluate and assess the effectiveness of the current Compulsory Purchase Order:

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	There needs to be some protection for vulnerable people. Don't want to be selling a property out from underneath someone and leaving them homeless. Concerns around the unequal application between rural and town applications.
Do you have any other comments or suggestions regarding this proposal?	

**Technical Services Manager's Report –Empty/ Problem Properties – April, 2024,  
Public Continued:**

D1e. Evaluate and assess the effectiveness of the current Sections 22, 23 and 24 of the Building Control Act 1991

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	In D1a you looked at strengthening enforcement action by giving grants to allow authorities to do something. This legislation is not being fairly applied by all local authorities rural vs town. Individual cases should be evaluated on their own merit. It is not a tick box exercise but it would benefit from being further explored / assessed/ evaluated.
Do you have any other comments or suggestions regarding this proposal?	

D2a. Reinstate Rates post receipt of a section 22 or 24 Order of the Building Control Act 1991 to target all problem property:

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	I am not sure that this is widely known. We got told by another authority after talking to them about how they do things. It is not clear in legislation. We have applied on a couple of properties.
Do you have any other comments or suggestions regarding this proposal?	

D2b. Rates exemptions removal to discourage vacant properties:

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	We are aware of properties that are abusing this in Ramsey, so they don't have to pay rates for the property and they just sit there empty. We like the idea removing these exemptions, although it could put more work back on the local authority responsible for collecting.
Do you have any other comments or suggestions regarding this proposal?	Where people have a proven track record of removing the rates and undertaking work with a short period and then reinstating them should be allowed this break but how would you manage it?

D2c. Rates exemptions only for specific classes similar to the UK Council Tax exemption classes:

Do you agree with the above proposal?	Yes
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	Some of these exemptions should be considered but all of them.
Do you have any other comments or suggestions regarding this proposal?	

**Technical Services Manager's Report –Empty/ Problem Properties – April, 2024,  
Public Continued:**

D2d. Multiplier Rate for rateable values on empty/problem properties:

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	
Do you have any other comments or suggestions regarding this proposal?	

D3a. Deemed Rental Tax treatment:

Do you agree with the above proposal?	YES
Do you have any specific experiences or concerns regarding this proposal that you would like to share?	We would have issue with this being applied to permanent residences - if people can't afford to undertake the work they won't be able to afford the additional tax, but for second homes, rentals or commercial properties more than happy.
Do you have any other comments or suggestions regarding this proposal?	

**6. Summary of Incentive & Disincentive Proposals**

	Rental incentives	Rank	Comment
I1a	Rental Income Tax Holiday for owner and landlords who refurbish and rent problem properties to target demographics, such as key workers.		
I1b	Rental Schemes to incentivise owners to rent long term vacant properties		
I1c	Rent to Buy Scheme (Housing and Communities Board)		
	Grants and Financial Assistance		
I2a	Landlord / Owner Property Improvement grant - targeted at empty properties and town centre conversions.	*	
I2b	Financial Assistance Scheme		
I2c	Island Infrastructure Scheme targeting development of brownfield sites.	<b>1</b>	

**Technical Services Manager's Report –Empty/ Problem Properties – April, 2024,  
Public Continued:**

		Rank	Comment
I2d	Town & Village Regeneration Scheme		
	Strengthen existing Enforcement Action		
D1a	Treasury grants to Local Authorities to support Enforcement Actions to tackle all problem property	*	
D1b	Introduction of the Community Protection Notice to target owners of problem properties.		
D1c	Introduction of the UK's Empty Dwelling Management Order on vacant properties		
D1d	Evaluation and review of the Compulsory Purchase Order		
D1e	Evaluation and review of Sections 22, 23 and 24 of the Building Control Act 1991	*	
	Rates Disincentives		
D2a	Reinstate Rates post receipt of a section 22 or 24 Order of the Building Control Act 1991 to target all problem property		
D2b	Rates exemptions removal to discourage vacant properties		
D2c	Rates exemptions only for specific classes similar to the UK Council Tax exemption classes		
D2d	Multiplier Rate for rateable values on empty/problem properties	*	
	Rental Tax Disincentive		
D3a	Deemed Rental Tax treatment on empty or poorly maintained properties, including vacant land often used for car parks		

Please suggest any additional proposals you believe would be effective in addressing issues with problem properties.

Recommendation: For discussion.

B. Wallace.  
Technical Services Manager

9<sup>th</sup> April, 2024



**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
SAND RACING 2024  
APRIL 2024 – PUBLIC**

Mr. Chairman and Members,

Sam Bottomley, Event Secretary of Manx Grass and Sand Racing Club, has submitted a request to hold a sand racing event on the South Beach on Sunday 30<sup>th</sup> June 2024.

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

The event is scheduled to start at 11 a.m. The organiser will liaise with other stakeholders.

Members are asked to consider if they would be supportive of this event and grant permission to hold this event on South Beach on Sunday 30<sup>th</sup> June 2024.

**Recommendation: allow Manx Grass and Sand Racing Club to stage sand racing on Sunday, 30<sup>th</sup> June 2024.**

**H S Bevan**  
Deputy Town Clerk

8<sup>th</sup> April 2024

**RAMSEY TOWN COMMISSIONERS**  
**NOTICE OF MOTION**  
**APRIL, 2024 - PUBLIC**

Mr. Chairman and Members:

The following Notice of Motion, dated 2<sup>nd</sup> April, 2024, is submitted in the name of Ms S. Cottam-Shea, Town Commissioner:

“Communication

In the process of canvassing and seeking election prior to being elected on the 7<sup>th</sup> of March it became obvious that clear and effective communication is essential to the efficient running of Ramsey Town Commissioners.

This effective communication includes:

Information that is easily available and current.

That there is a suitable forum created for the rate payers of Ramsey to meet us, their representatives, to discuss desires, problems and worries.

That every question, query and contact achieve acknowledgment and a substantive answer.

I know that RTC desire to be open and transparent as clearly demonstrated by the live streaming of our public meetings, but I feel that the rate payers’ voices could be heard in an additional meeting that they are part of.

I therefore propose three things...

1. Quarterly meetings/surgeries set up where the public have the opportunity to talk to us.
2. The website is completed, utilized to its fullest potential and managed within a timeframe of 3 months.
3. The Town Clerk to monitor and report on responses to questions and queries raised via email and the [enquiries@rtc.gov.im](mailto:enquiries@rtc.gov.im) email address.”

S. Cottam-Shea

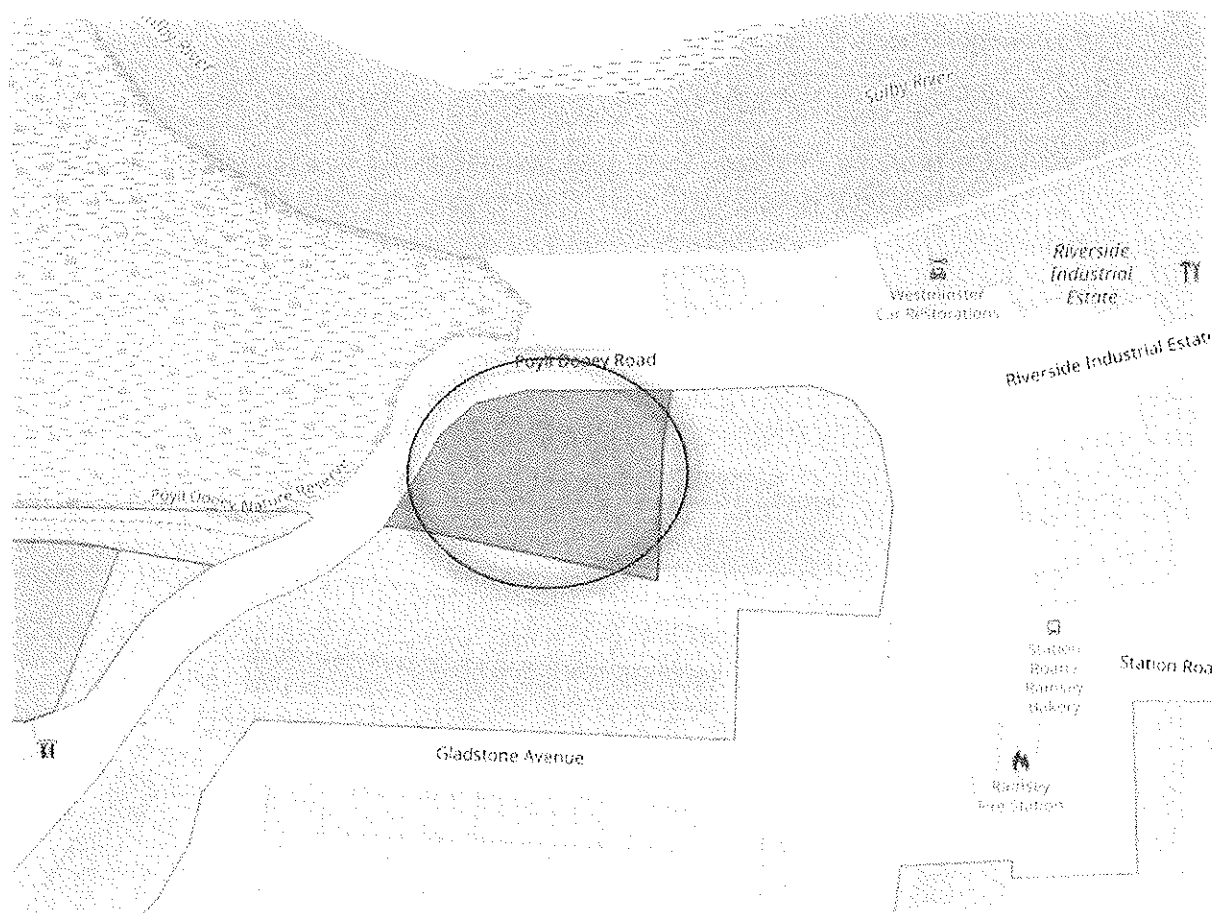
Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended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

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

9<sup>th</sup> April, 2024.

## RAMSEY TOWN COMMISSIONERS NOTICE OF MOTION APRIL, 2024 - PUBLIC

The land to the rear of Ramsey Town Commissioners Riverside Workshop is currently empty with temporary fencing surrounding the area.



It has been used by various parties in the past ten years to facilitate roadworks in the vicinity but has lain relatively dormant in recent time other than storing some items for the Queens Pier Restoration Trust and equipment for the Commission. I note that in recent weeks the area has been tidied up and I believe that officers are in the early stages of reviewing the use of the site. I would like to formalise this work with clear early board direction.

It makes logical sense to prepare a business plan ahead of the 2025/26 budget process setting, in December 2024, considering the various options for Ramsey Town Commissioners use and the costs required in order to better understand what utilisation opportunities are available both now and planning for future developments. With the potential development in the area it is of urgent importance for Ramsey Town Commissioners to have reviewed the site as a whole and considered the best ingress and egress for the site.

I would expect the options report to consider and provide cost/benefit analysis for all potential options which would include (but would not be limited to) extension of the existing facilities (be that permanent fencing, tarmac, the workshop facilities or a combination), repurposing of land under RTC ownership (such as community green spaces or rental to commercial third parties), sale of the land, maintain the status quo etc

By making a board resolution now it provides the officers with clarity of direction and over 6 months to bring a comprehensive set of options to the board. It is also an opportunity to explore whether the Commission has the appetite to invest in its assets should the opportunity and benefit present itself. Furthermore the decision made on the future of the land will have been thoroughly considered and fully informed on the potential benefits and costs so we can anticipate challenges and mitigate risks early in the planning process.

I bring this motion to the board for discussion but it will be my proposal to;

Request that officers produce, in time for the budget setting process in 2024, an options report for the use of the land situated behind the Riverside Workshops to enable a decision that is not just reactive but proactive, shaping the future of the area with foresight and ambition and making Ramsey a better place to be.

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

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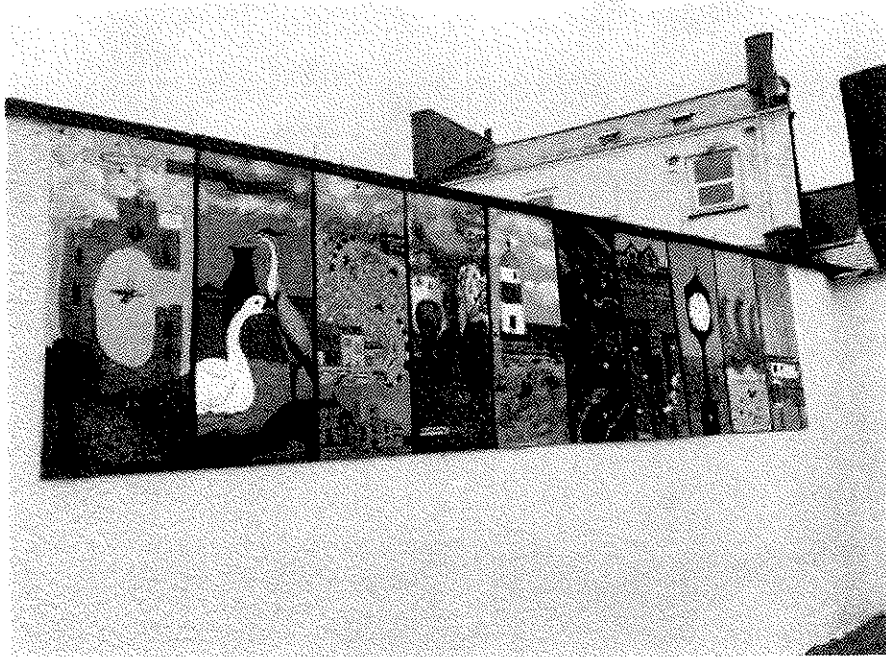
9<sup>th</sup> April, 2024.

## RAMSEY TOWN COMMISSIONERS NOTICE OF MOTION APRIL, 2024 - PUBLIC

### Street Art Project – Lamara Craine, Town Commissioner

#### Background

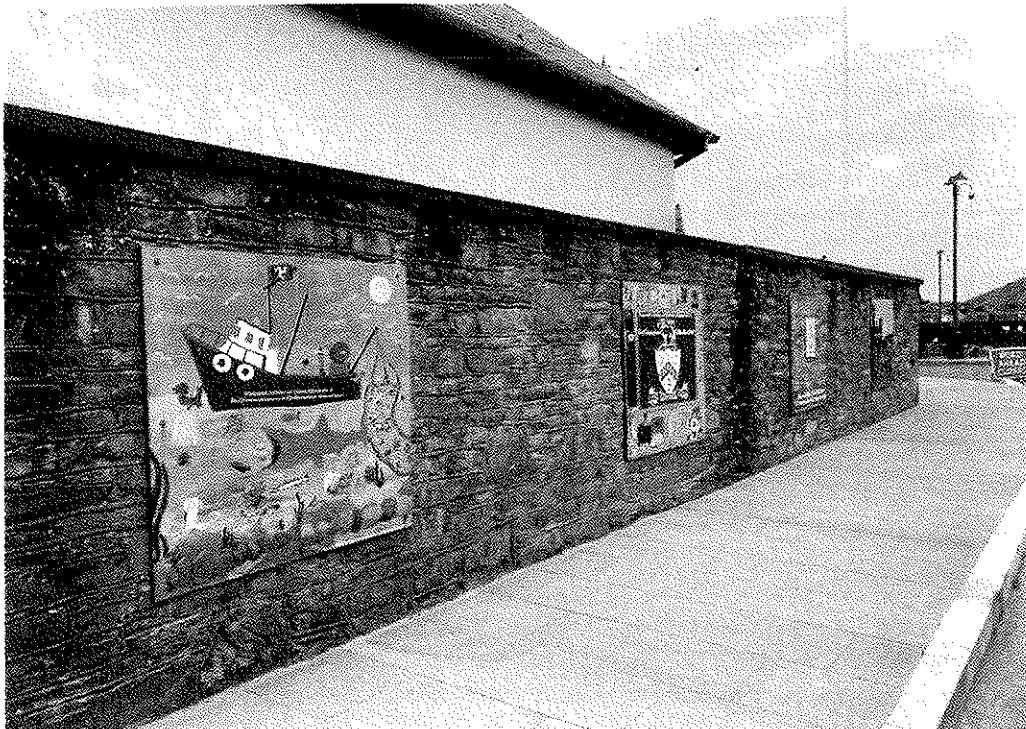
Street art can benefit towns in many positive ways. It can attract tourists and visitors, boosting local economies. People often visit towns specifically to see famous street art pieces or to explore vibrant street art scenes. Street art can transform neglected or rundown areas into lively and culturally rich spaces. It can breathe new life into neighborhoods, making them more attractive for residents and businesses. Projects often involve local artists and community members, fostering a sense of ownership and pride in the neighborhood. Collaborative murals and graffiti projects can bring people together and strengthen community bonds. Art reflects the unique identity and culture of a place. It allows artists to express themselves and convey important messages, sparking conversations about social issues, history, and cultural heritage. Festivals, workshops, and events can create opportunities for local artists to showcase their talents and generate income. Additionally, businesses near popular street art sites may benefit from increased foot traffic and visibility. It adds vibrancy, cultural richness, and economic value to towns and cities, making them more dynamic and appealing places to live, work, and visit.



Pictured above – 10 artwork boards displaying conjoined pictures depicting the word CASTLETOWN. Located outside the Town Hall in Castletown.

### Local Examples

There are several examples of successful street art initiatives in the Isle of Man and the UK. The artwork in the Mooragh Promenade shelters has been positively received, reaching British newspapers such as The Telegraph. The Mooragh Park shelters are currently undergoing a similar vibrant transformation. In Douglas, the Douglas Street Art Trail showcases various murals and street art pieces throughout the town. These artworks depict local history, culture, and natural landscapes, adding vibrancy to the streets and attracting tourists. Castletown showcases beautiful, colourful art mounted on walls around the town hall contributing to the visual aesthetics of the building and local area. Onchan Commissioners held a popular Mural Fest whereby artists live painted their work in public successfully showcasing their talents and bringing an unique event to life (<https://www.manxradio.com/news/isle-of-man-news/mural-artwork-to-decorate-buildings-around-onchan/>). Bristol is renowned for its thriving street art scene, with numerous famous pieces by artists like Banksy, who originates from the city. London is home to a diverse array of street art, ranging from large-scale murals to intricate stencil work. Areas like Shoreditch, Brick Lane, and Camden are known for their extensive street art scenes, with ever-changing displays of creativity adorning building facades and alleyways. Notable pieces include the iconic "Girl with a Balloon" by Banksy in Shoreditch and the "Leake Street Tunnel" graffiti gallery near Waterloo Station. These examples demonstrate how street art has become an integral part of the cultural landscape in both the Isle of Man and the UK, enhancing the aesthetic appeal of urban spaces and attracting visitors from near and far.



Pictured above: Four of six artwork boards displayed on the beach front at Peel. One board depicts the Diamond Jubilee celebration of 2012.

### **Street Art Project Outline for Marine Plywood Murals**

Marine plywood has outstanding durability designed to withstand saltwater penetration and weathering degradation. Having successfully been used for artwork murals in other locations around the island, it would be the ideal adjustable, impermanent canvas for artwork to be distributed around key locations in Ramsey, brightening up blank, unused, plain outdoor wall spaces. Marine plywood coated with water-resistant clear varnish and UV protection such as solvent-based polyurethane sealants will ensure the extended lifetime of the artwork. However, the transient and evolving nature of art should be harnessed so that new artworks are installed, creating a revolving opportunity for new art and artists to be showcased.

The project would be advertised to local artists who would submit a draft example of their artwork to the commission for review by the project leader and commission staff to confirm suitability. Artwork will be themed under the topics of 'Ramsey', 'Coastal Landscape', 'Connections to the Sea', 'Spirit of Adventure' – sailing, cycling, hiking, 'Historic Local Landmarks' 'Manx Folklore and Legends', 'Ramsey Community & Culture', 'Local Industrial Heritage', 'Isle of Man TT', 'Local Wildlife', 'Local Maps' and 'Local Iconic Buildings and Structures'.

Two methods of creating the artwork and delivering this project can be utilised. A public weekend event taking place in a spacious open venue such as The Old Courthouse or The Mooragh Park Band Stand where artists work on their art murals in front of visitors would be an opportunity to encourage individuals into the town, inspiring people to take interest in art, and engage the public in a commission-led event. Other artists commissioned may complete artwork in a place of their own choice and arrange collection/delivery of the artwork upon completion.



Pictured above: Two artwork boards approximately 1 metre x 2 metres

### **Further details**

Free of charge canvas material with prominent siting provides artists with incentive, motivation, publicity and outreach for their outwork at no upfront cost. Reimbursement for painting materials will be based on a scale of £100, £150 and £200 for small, medium and large canvasses. Marine Plywood 2440 x 1220 x 12mm, priced at £51.48 inc VAT per sheet, can create between 1-8 artwork board canvasses. Many artists and local businesses, such as Studio Umami and Pink Seawood, are keen to work on this project. Property owners have granted permission to erect boards on some walls in the town centre. Further permissions will be sought upon project approval and publicity. Artwork boards may be auctioned or sold in future to raise funds for further art projects.



Pictured above: Artwork from the Onchan Mural Festival is on display around the village.

### **Proposal**

- To approve the project as outlined above;
- To approve that the project be coordinated by Ms. Lamara Craine TC with the assistance of RTC' staff;
- To allocate £2,000 to purchase materials and reimburse artists for costs.

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

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9<sup>th</sup> April, 2024.



**RAMSEY TOWN COMMISSIONERS  
REPRESENTATIVE REPORT(S)  
APRIL, 2024 – PUBLIC**

Mr. Chairman and Members,

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

**“Northern Local Authorities Swimming Pool Board:**

Attended the NLASPB meeting on 25th March 2024.

The budget for the coming year was the main subject of discussion and understanding the impact of the announced additional funds for the regional pools. There are future meetings with DESC required which are as yet unscheduled.

Earlier in the evening members who had recently joined the board were invited to a tour of the facility, this was well received and as a result it was agreed to invite all board members from the local authorities to visit the pool for a tour at a date to be decided in April/May.

The swim school booking and management system is in the process of being brought online, whilst this has involved a fair amount of work initially for the team, it is envisaged that this new system will make the process a lot more user friendly and access to data much improved allowing a better service overall.

As always, the team at the pool approach every challenge with a positive attitude and put the service user first. It has been an absolute delight and honour to serve as Chairman this past year.

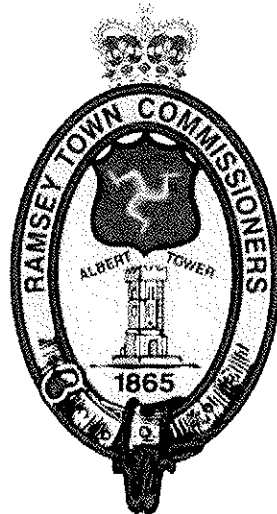
28<sup>th</sup> March, 2024.



**Pegasus Safety Consulting Limited**  
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E-mail: [Info@pegasussafety.com](mailto:Info@pegasussafety.com) Tel: 01624 677766

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**RAMSEY TOWN COMMISSIONERS**  
**RAFT REPORT**



**Client:** Ramsey Town Commissioners

**Date:** April 2024



Controlled Copy No: 1

Client: Ramsey Town Commissioners  
Safety Advisor: Pegasus Safety Consultancy Limited

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## Contents

Overview	Page 4	
Risk Benefit Analysis	Page 5	
Risks	Page 6	Page   3
Conclusions and recommendations	Page 9	
Images of Pontoon v Raft	Page 10	

## Overview

On Wednesday 3<sup>rd</sup> April 2024, Ian Alder of Pegasus Safety Consulting Limited was instructed to provide a risk-based report on the feasibility of returning the raft to Ramsey Bay. This report includes factors for consideration by the Commissioners.

These factors include risk benefit to the local community and visitors, risk assessment considering the Hazards and any mitigation measures, and liability in the event of an incident involving the raft.

Page | 4

On the question of putting the raft back in the water following repairs. The design of the raft is such that the legs are integral to the structure, therefore, to simply replace the legs would involve dismantling and rebuilding the entire raft. Whilst this raft in its existing form has been used in the past, it gives me some concerns over the structural integrity due to the extreme weather conditions of late, we have experienced a large number of storms so far this year and should this adverse weather persist we have no guarantee that the structure will withstand the impact of the stormy weather going forward.

The issue with insuring such a raft is that the insurer is unlikely to accept any liability for the structure whilst at sea. It may be possible to have an engineered design that could be signed off however I also think this is unlikely.

Consideration should be given to replacing the raft with a pontoon style flotation device in the long term. In the short term, should the raft be repaired and relocated back to the bay we have no mitigation should anyone become injured by impact or crushing injuries. We understand that the raft was considered fit for purpose previously, however things have moved on and a more suitable design is now available that would provide all of the benefits with fewer risks.

## Risk Benefit Analysis

<https://www.marine.ie/sites/default/files/MIFiles/docs/EducationSupport/VHI%20Healthcare%20-%20Benefits%20of%20sea%20swimming%20-%20Fact%20Sheet.pdf>

Above is a link to the Health Benefits of Sea Swimming.

Page | 5

The potential to increase the level of use of Ramsey beach in line with political ambitions.	Local knowledge and awareness that the island's busiest beaches are those with bathing rafts, i.e. Douglas, Port Erin, Peel, Laxey, Ramsey and to a lesser extent Chapel Bay in Port St Mary.
The provision of a play, leisure and recreation facility for Ramsey beach.	Local knowledge that bathing rafts at other beaches around the island are well used and much-loved facilities, this coupled with the public disappointment when the raft is not in the sea.
The potential to encourage and support the benefits of sea swimming and cold-water immersion.	Ramsey is well used by local groups for sea dipping, and this would attract more individuals and groups of various ages to the beach.
The potential for beach –related economic benefit in the vicinity of the beach. The bathing raft also has the potential to draw attention to Ramsey Beach as a venue for beach/sea activity providers.	This would draw people to the area and help support the economy in local shops, pubs, and eateries.
Risk-Benefit Judgement	On the basis of the factors described above, it is clear that there is a real benefit in providing a bathing raft in relation to the leisure and recreation offer provided to the community, increasing levels of beach use in line with the political ambition and the potential for economic benefit related to the beach. Although all bathing rafts involve an inherent danger of drowning by encouraging users into the sea, there is no apparent evidence of this risk materialising in relation to the many other rafts around the island and the specific measures adopted by this scheme provide a great deal of mitigation to support the minimisation of the drowning risk as well as the other risks identified. The use of a proprietary plastic pontoon over a traditional wooden approach is considered a valuable improvement on the facilities provided elsewhere. On balance, it is concluded that the potential benefits of the project greatly outweigh the potential risks involved.

## Risks

Drowning – Lack of awareness of dangers	<p>The most obvious risk associated with a bathing raft is drowning. This is an inherent risk with any bathing platform. Local knowledge including discussions with the Ports/Coast Guard Operations Officer suggests that accidents involving bathing platforms are extremely low. The UK's <a href="#">National Water Safety Forum</a> publishes annual data on water related fatalities. Of the 277 fatalities recorded in 2021, 2 were recorded as being on the coast/shore/beach related to "waterside activity/in water play".</p> <p>Bathing platforms are not specifically recorded as a separate category. The 2021 statistics are broadly typical.</p>
Drowning – Swimming ability	<p>Signage will be installed on the Promenade and on the rafts highlighting dangers and restrictions to make users aware of the dangers.</p> <p>To be able to use the raft safely, users will be required to be able to swim and must undertake their own assessment as to whether their swimming ability is sufficient to permit them to use the raft safely. The approximate swim distance will be included on the signs.</p> <p>The site of the raft is tidal on a gently shelving beach so the likelihood of falls from the shore into the water is extremely low.</p> <p>B lines will be installed at the life-saving equipment points closest to the raft as replacements for lifebelts.</p>
Slips	<p>The proposed raft is purpose designed as a floating pontoon and has a texture surface to help minimise slips. Weekly inspections will need to check to make sure algae, seaweed or other slippery substances are not allowed to build up.</p>
Entrapment	<p>The proposed use in Ramsey of a proprietary plastic pontoon system minimises the opportunity for snagging or entrapment in the raft structure. The design of the tether aims to</p>

	keep the chains directly underneath the raft as much as possible so that they are kept away from bathers. The proposed use of flooded pontoon units as steps rather than a ladder aims to reduce the potential for snagging on a ladder.
Crushing	There is the potential for crushing injuries to occur, particularly in respect of bare feet at half tide when the raft is only partially afloat. This can be mitigated by a proprietary plastic pontoon. These are smooth compared to the traditional timber structure. This will ensure that any loads are evenly spread across the base rather than point loading. The seabed beneath the raft is sand and so has the potential to compress to reduce the impact of parts of the raft beaching on top of feet.
Cuts	This can occur as the raft is damaged from the tidal movement causing sharp splinters of wood or exposed metal. Should we opt for the plastic pontoon, these units will be smoother to the touch than traditional rough sawn timber of the existing raft. Weekly inspections will need to check for damaged components that could give rise to cut injuries.
Impacts with raft	There is potential for the raft to impact bathers as a result of wave action, particularly when it is only just afloat. This again would be mitigated by the relatively light weight compared to a traditional raft and the fact that corners are chamfered with no protruding elements. Any impacts are likely to be spread loads with smooth surfaces. The raft has a degree of flex so that it will distort with wave action rather than lifting out of the water as a timber raft might do.
Impacts with seabed	There is a risk of bathers jumping or diving off the platform at states of the tide when they might impact the seabed. The raft location has been designed so that it will be afloat for as long as possible in as deep water as possible without resulting in an unachievable swim. Nevertheless, there will be times when it is afloat in water that is too shallow to dive into. Warning notices will be placed on the Promenade and on the raft warning of this risk.



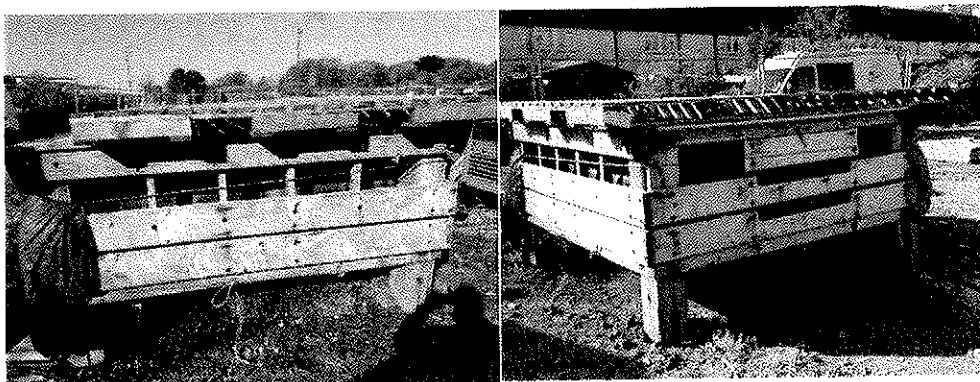
	Any impacts will be mitigated by the fact that the seabed is generally sandy rather than rocky. The water in Ramsey Bay is relatively clear and so on many occasions it will be possible to see the seabed. The concrete anchors to which the raft will be tethered will be set well below the level of the sand to ensure that they do not pose a hazard.
Impacts with marine craft	The site of the raft is within a designated bathing area where fast moving craft including jet skis are discouraged. Marine byelaws will shortly be introduced by the Department of Infrastructure that will create a legal prohibition from entering designated bathing areas by marine craft.
Risk of complaints from residents	There is a risk that raft users and bathers will cause noise. The raft is well established and is considered likely to become a nuisance.
Risk of claims, litigation and loss of reputation	The raft proposed is a proprietary floating pontoon which has been designed for marine industrial use. It is fit for this use and therefore more than adequate for bathing. Being modular in construction makes it easier and quicker to repair if damage were to occur.
Risk of damage to the environment.	The raft is composed of inert materials; plastic units and metal chains. The chain will rust. The main impact on the environment would be the chance of the raft breaking apart in a storm. The chances of this occurring will be minimised by removing the raft from the sea from October to May. It may also be necessary to remove the raft temporarily should extreme weather be forecast from May to October. If the raft did break apart, there is potential for the plastic units to float away and be washed up elsewhere. Flooded units would sink to the seabed immediately. The units are inert and if washed up would cause beach litter but could be removed relatively easily if emptied of any water. Single floating units are unlikely to cause a major impact hazard as they are relatively light. The units are blue and white and therefore relatively easy to identify.

### **Conclusions/Recommendations**

The traditional raft was a great benefit to the community and therefore continuing to have some form of floatation device in the bay would also be a benefit, however due to the significant changes in weather conditions the structure will continue to break up and with that there will be future maintenance costs with the raft potentially being taken out of service for long periods of time. In addition to the cost there is a far greater risk of injury from the traditional style structure. It is extremely heavy and should it trap a person's foot between the ground and one of the legs of the structure, the potential for life changing injuries is present.

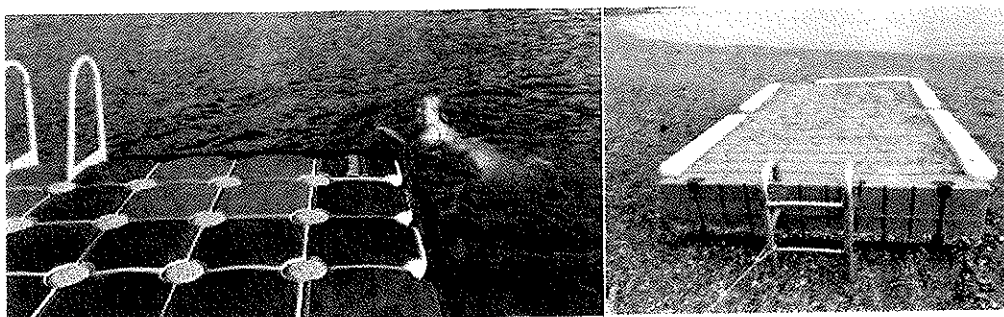
Page | 9

In conclusion it is strongly recommended that Ramsey Town Commissioners investigate the possibility of replacing the existing structure with a purpose-built pontoon that has been designed to a suitable specification. This has already been tested on the island in both Port Erin Bay and Douglas Bay. It is also under consideration for Laxey Bay.



Traditional Style Raft.

This is well built and heavy construction, the timber is prone to rot from the sea conditions, it is a ridged construction, and this can cause stress on the anchor points.



Pontoon Style Raft.

This is a purpose-built modular construction, light weight in comparison and can be removed from the sea by hand in sections if required.

Signed: *T Alder*

For and behalf of

**Pegasus Safety Consulting Ltd.**

Lilac Cottage, Lhoobs Road, Eairy, Isle of Man, IM4 3JA.

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