



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

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

9<sup>th</sup> October, 2025.

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, 15<sup>th</sup> October, 2025**, in the Boardroom of the Town Hall, Ramsey.

### **BUSINESS:**

**1. Apologies for Absence:**

Mr. A. J. Oldham

**2. Minutes for Adoption:**

page(s): 1 – 11

- Board Meeting held on 17<sup>th</sup> September 2025

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

**4. Matters for Information:**

page(s): 12 - 18

- Action Tracker – October, 2025.
- Ruinous Buildings Register – October, 2025

**5. Finance and General Purposes:**

page(s): 19 - 24

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

**6. Works and Development:**

page(s): 25 - 32

- Technical Services Manager's Report(s):
  - Planning Applications
  - Health and Safety Legislation Consultation
  - South Beach Ramsey – Clearing Foreshores

**7. Parks and Leisure:**

page(s): 33

- Deputy Town Clerk's Reports:
  - Fireworks Display – Saturday, 1<sup>st</sup> November, 2025.

**8. Notices of Motion:**

page(s): 34 - 37

- Standing in the name of Mr. J. McGuinness:
  - Long Term Strategy – Mooragh Park Estate
  - Housing Support Officer – In Principle Proposal
  - Correspondence addressed to Chairman

**9. Any other Business:**

page(s):

(by permission of Chairman)

- Matter(s) Raised by the Public
  - ❖ None Received
  - ❖ Representative Report(s):
  - ❖ None Received



D. C. Flint  
Town Clerk and 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, 17<sup>th</sup> September, 2025, at 7.00p.m.

**Present:** Mesdames S. Cottam-Shea, E. L. Honey, P. Johns-Garrett, S. M. Moss, E. S. Shimmin and M. M. J. Webb; Messrs. Revd Canon N. D. Greenwood, J. McGuinness, and C. J. Martin.

Apologies for absence were received from Messrs. A. J. Oldham and W. G. Young.

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

In the absence of the Chairman, Ms Cottam-Shea occupied the Chair.

Before commencing the meeting, the Deputy Chairman referred to social media postings made by a member and matters ongoing in that concern. They noted there was no mechanism or grounds to exclude the member.

**(2025/26:127) Minutes:**

Resolved: That the Minutes of the monthly Board Meeting held on 20<sup>th</sup> August 2025, be confirmed and signed by the Chairman.

**(2025/26:128) Matters Arising:**

No matters were raised.

**Matters for Information:**

**(2025/26:129) Action Tracker September, 2025:**

Resolved: To note the “Action Tracker” to 11<sup>th</sup> September, 2025, subject to the following: -

**Family Library** – Mr. McGuinness queried progress on discussions with the Northern Parishes – the Deputy Town Clerk advised that no responses had been received.

**Bus Services** – Mrs. Johns-Garrett asked if any progress had been made about the request to reintroduce “Skipper Bus” services. The Deputy Town Clerk advised that no response had been received from Bus Vannin.

A proposal by Mr. McGuinness, seconded by Mrs. Johns-Garrett and carried without division that the Commission go back to Bus Vannin and seek feedback on the success or otherwise of the Shuttle bus service to determine if improvements can be made.

**(2025/26:130) Ruinous Buildings Register September, 2025:**

Resolved: To note the “Ruinous Buildings Register” to 11<sup>th</sup> September, 2025, subject to the following: -

**Bank Premises** – Mr. McGuinness referred to the two redundant ATM points boarded-over in town and proposed that the banks be written to in an attempt to improve the appearance, as both are attracting graffiti. The proposal was seconded by Mrs. Webb and carried without division.

**OCRA Building** – Mrs. Johns-Garrett referred to the OCRA Building seeking further information – the Technical Services Manager advised that this could be given in private and that the list in public is to make others aware that the Commission has concerns about the property.

**Finance and General Purposes:**

**(2025/26:131) Deputy Town Clerk’s Report – Public Accountability Meeting:**

Resolved: To note the Deputy Town Clerk’s report dated 10<sup>th</sup> September, 2025, containing a reminder about the Special Public Accountability Board Meeting to be held on Wednesday, 24<sup>th</sup> September, 2025, at the Town Hall at 7.00 p.m. and detailing how members of the public can register to speak or to submit questions.

**(2025/26:132) Deputy Town Clerk’s Report – Rating and Valuation (Amendment) Bill - Consultation:**

Members considered the Deputy Town Clerk’s report dated 8<sup>th</sup> September, 2025, concerning the above-titled (Amendment) Bill, a copy of the consultation having been provided to each member.

Mr. McGuinness commented on each of the four sections identified within the report, framing a proposal that the Commission indicate their support for the contents of the Bill subject to comments hereunder:-

- Allowing greater local flexibility in rebate schemes by removing the requirement that all such schemes are funded by the Treasury – **the Commission is against this proposal because of administrative costs;**
- Introducing a discount and potential cap on the rateable value of quarries, recognising their unique nature – **the Commission submit no response on this section.**
- Clarifying the treatment of property owned by charitable organisations, to ensure consistency and transparency in how rates are applied – **the Commission would be happy to hear further views on this section but would not object to the proposal.**

The proposal was seconded by Mrs. Honey and carried without division.

**(2025/26:133) Deputy Town Clerk's Report – Section 13 Agreement – Land Abutting Isle of Alanis:**

Members considered the Deputy Town Clerk's report dated 8<sup>th</sup> September, 2025, advising of the amount calculated as a Commuted Sum in lieu of the provision of public open space in terms of Section 13 of the Town and Country Planning Act 1999; and that the Attorney General has drafted a facilitating agreement in respect thereof.

Resolved: That following a proposal by Mr. McGuinness, seconded by and agreed the agreement be sealed and signed on behalf of the Commission.

**(2025/26:134) Deputy Town Clerk's Report – "Sweet Victory" – Outside Courthouse:**

Members considered the Deputy Town Clerk's report dated 8<sup>th</sup> September, 2025, advising of the request made by "Sweet Victory" to have a stall outside the Courthouse until no later than 4.30 p.m. being a time exceeding that permitted by the Farmers' Market is permitted to occupy the land.

Mr. McGuinness felt permitting the request would create a precedent and would affect Street Traders but wished the matter to be debated. A proposal by Mrs. Honey that the facility be extended to all traders.

Reference was made to the Farmers' Market organized in conjunction with The Hub and whilst the terms of the arrangement between the two parties was unknown concern was expressed about possible conflict.

Mr. Martin declared an interest due to his involvement with the The Hub.

Resolved: That following the proposal by Mrs. Honey, Mr. McGuinness, expanded on his understanding and in so doing seconded that the matter be deferred and officers be requested to develop a potential policy including fee structures and timings for outside the Courthouse and elsewhere.

The proposal was carried by 9 votes to 1, Mr. Martin voting against.

**(2025/26:135) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's general report dated 10<sup>th</sup> September, 2025.

Mr. McGuinness commented that the 2026/27 budget process has commenced.

**Works and Development: -**

**(2025/26:136) Town Clerk's Report – Consultation Strategic Plan Review:**

Members considered the Town Clerk's report dated 9<sup>th</sup> September, 2025, providing further detail about the Preliminary Publicity Consultation concerning the Isle of Man Strategic Plan, and suggesting a comprehensive submission, appended to the report, based on responses made by members.

Ms Shimmin felt that further public consultation should be undertaken as she understood that a 20-year Plan was based on views of only 150 respondents. The Town Clerk explained that the initial consultation had already taken place. A proposal by Ms Shimmin expressing her concern about the degree of feedback and that there should be more effort in engaging with the public going forward did not receive a seconder.

Mr. McGuinness proposed the acceptance of the Town Clerk's suggested response subject to the following amendments:-

- The Commission accept Ramsey as a service centre but need to make more of it being considered a Main Centre and Hub – the Town needs greater status within the Plan;
- The Commission accept Ramsey has boundary limitations but wish to reinforce that should not be a constraint to the Town's industrial and commercial development – stronger reference should be made with regard to regeneration with retail and offices in the Town Centre;
- Housing development is limited unless brownfield sites are used – Regeneration is essential, and Government must support local authorities with appropriate funding.
- Reinforcement must be given to Regeneration; the Town, and the North of the Island, must fight for and obtain appropriate and fair allocation of any regeneration funding – failing which the Island will become even more "Eastern Focused".

The proposal was seconded by Mrs. Johns-Garrett and carried without division.

**(2025/26:137) Technical Services Manager's Report – Planning Applications:**

Resolved: To note the Technical Services Manager's Report dated 9<sup>th</sup> September, 2025, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following: -

**RTC Board Meeting – 17<sup>th</sup> September, 2025, Public Continued:**

P.A. NO.: [25/90689/B](#)  
PROPOSED: Erection of new four storey dwelling  
NOTES: P.A. in Detail  
SITE: **11-12 West Quay, Ramsey.**

Discussion ensued during which members discussed various aspects of concern including projection over a pavement; flood risk; parking, loss of commercial space.

A proposal was put by Mr. McGuinness, seconded by Mr. Martin and carried by 7 votes to 3 that no objection be made to the application. Mesdames Bruchal, Johns-Garrett and Shimmin voted against.

P.A. NO.: [25/90735/B](#)  
PROPOSED: Creation of separate garden with vehicular access from Jurby Road  
NOTES: P.A. in Detail  
SITE: **Creg Malin, Jurby Road, Ramsey.**

Mrs. Johns-Garrett referred to difficulties with the bus service in the area and Mr. Martin commented that the area was prone to problems of overgrown hedges. The Technical Services Manager informed members that the Department of Infrastructure is aware of the problem with overgrown hedges and is understood to be acting to resolve these matters.

P.A. NO.: [25/90803/C](#)  
PROPOSED: Change of Use of full ground floor area to Class 1.3 (food and drink) and Class 1.4 (hot food takeaway)  
NOTES: P.A. – Change of Use  
SITE: **8, Peel Street, Ramsey.**

Following a suggestion by Mr. McGuinness, it was proposed by Mrs. Bruchal, seconded by Ms Cottam-Shea and agreed without division that an observation be submitted that the hours of operation be restricted to no later than midnight.

**(2025/26:138) Technical Services Manager's Report – Tower Street Car Park:**

Members considered the Technical Services Manager's report dated 5<sup>th</sup> September, 2025, concerning use of land in Tower Street in the ownership of the Isle of Man Government as a temporary car park and advising that the Planning Committee seems to be disinclined to grant planning permission for temporary parking.

Resolved: That, following a proposal by Ms. Cottam-Shea, seconded by Mr. McGuinness, and agreed by 9 votes to 1, Ms Shimmin voting against, that the land be handed back to the Department of Infrastructure.

Members were informed that those few persons renting car parking spaces could be offered alternative spaces at Chapel Lane or Water Street.

**Parks and Leisure:**

**(2025/26:139) Town Clerk's Report – TT 2026 Air Display:**

Members considered the Town Clerk's report dated 11<sup>th</sup> September, 2025, suggesting that the Commission consider promoting an air display in Ramsey during TT 2026.

Resolved: That following a proposal by Mr. McGuinness, seconded by Ms Cottam-Shea that officers be authorised to investigate the possibility of hosting an air display in the town during TT 2027 and the opportunity be taken during TT 2026 to engage with those parties involved in bringing air displays to the Island.

Mr. Martin proposed an amendment that greater focus be given to motorcycles. Mr. McGuinness commented that the amendment was not pertinent to his proposal and suggested that Mr. Martin should vote against if he was not in favour of an air display.

The proposition was put to the vote and carried by 7 votes to 3, Mesdames Moss and Shimmin and Mr. Martin voted against.

**Notices of Motion:**

**(2025/26:140) Notice of Motion – Dogs in the Mooragh Park:**

Mr. Martin presented his Notice of Motion dated 1<sup>st</sup> September, 2025, standing in his name about his suggestion that dogs on a lead be permitted to enter the Mooragh Park in certain areas for a trial period from November, 2025 to the end of March, 2026. He felt that existing prohibitive signs were ineffective and that the Commission could reconsider the matter when next the byelaws are reviewed.

Mrs. Webb commented that she would prefer to maintain a ban as many people are fearful of dogs.

Mr. McGuinness proposed an amendment that, having regard to the long lead-in time for updating byelaws the matter be considered as part of the general review. Mr. Martin indicated he was happy to second the amendment which was put to the vote and carried by 9 votes to 1, Canon Greenwood voted against.

**(2025/26:141) Notice of Motion – Considerably Sized Artwork:**

Mr. Martin presented his Notice of Motion dated 8<sup>th</sup> September, 2025, standing in his name, about his suggestion that investigation be commenced into the provision of a considerably sized piece of artwork and proposed that the Commission supports the principle and officers be authorised to look into identifying a site, design, funding, etc.,

The Notice was seconded by Mr. McGuinness and carried without division.



**(2025/26:142) Notice of Motion – Cummal Mooar:**

Mr. McGuinness presented the Notice of Motion dated 10<sup>th</sup> September, 2025, standing in his name about Cummal Mooar, Ramsey, as hereunder:-

“That the Commission write to the Minister for Health and Social Care to:

1. Express the Board’s disappointment that, despite repeated assurances, no fixed date has been set for bringing forward firm plans and timelines for the replacement of Cummal Mooar.
2. Highlight the Board’s concern that the ongoing delays are undermining the provision of residential and respite care in Ramsey and across the north of the Island.
3. Seek reassurance that the replacement of Cummal Mooar remains a clear and urgent priority within the Department’s capital programme, and that adequate provision will be made to meet the needs of residents, carers, and staff.”

Mrs. Johns-Garrett proposed that the Minister be invited to meet with the Commissioners on this matter. The proposal did not receive a seconder.

Ms. Cottam-Shea seconded the Notice of Motion which was put to the vote and carried without division.

**(2025/26:143) Notice of Motion – Ramsey Library Statistics:**

Mr. McGuinness presented the Notice of Motion dated 10<sup>th</sup> September, 2025, as hereunder, standing in his name: -

"That Ramsey Town Commissioners resolve that the quarterly statistical report on library services, last provided to the Board in May 2024, be reinstated as a standing report. That the report should include, as a minimum, the membership and usage statistics previously reported, together with additional management information to support effective oversight of the service.

This should cover:

- borrowing activity analysis including percentage of members actively borrowing in the quarter, percentage of stock borrowed in the last 12 months and identification of number of books not borrowed for over 2-3 years;
- event attendance and community engagement; and
- stock levels by category to include total volumes in stock and net changes during the quarter (new acquisitions vs disposal)"

The motion was seconded by Mr. Martin and carried without division.

**Any Other Business:**

**(2025/26:144) Report Manx Wildlife Trust:**

Members noted the report on a recent meeting of the Manx Wildlife Trust Committee presented by Mrs. Bruchal which outlined the Trust's keenness to work more closely with the Commission not least in connection with Ramsey in Bloom.

**(2025/26:145) Defibrillator Units:**

Mrs. Johns-Garrett asked if the Commission is responsible for any defibrillator units. The Deputy Town Clerk advised that we were for any on our property which are checked on a regular basis; other units on private property will have private arrangements. Members were also informed that the Ambulance Service replace stock when any defibrillator unit is used and the Commission work closely with St. John Ambulance and Craig Heart Start Foundation.

Ms Cottam-Shea advised that a Register of Defibrillator Units is maintained at ESJCR control.

**(2025/26:147) Planning "Sub-Way":**

Mr. Martin asked if planning permission had been obtained to facilitate the "Sub-Way" take-away facilities at the Spar Garage on Parliament Square. The Technical Services Manager advised she was unsure but felt that it was unlikely to have been necessary because the garage already provided take-away food facilities.

**(2025/26:148) Sale of Greengrocery Products Quay:**

Mr. Martin queried the sale of greengrocery products from property on East Quay. The Deputy Town Clerk advised that this was a private arrangement, but Mr. Martin confirmed he was concerned about encroachment onto the pavement which he felt would require approval.

**(2025/26:149) Local Government Amendment Bill:**

The Town Clerk referred to the next stage in progressing the Local Government (Amendment) Bill and indicated that authorities have been invited to nominate a member to give oral evidence at the Hearing to be held on 28<sup>th</sup> October, 2025.

Resolved: That, following a proposal by Mr. Martin, seconded by Mrs. Johns-Garrett and agreed without division that Mr. McGuinness represent the Commission.

Mr. McGuinness confirmed that he would attend but would need to confirm his working commitments.

The Deputy Chairman closed the public meeting at 8.22 p.m.

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

**(2025/26:150) Minutes Recorded in Private:**

Resolved: That the Minutes of the Board Meeting held on 20<sup>th</sup> August, 2025, recorded in private be confirmed and signed by the Chairman.

It was further resolved, that subject to the words “it had been suggested by staff” being included in the fifth paragraph of page 4, the minutes of the Special Private Meeting held on 3<sup>rd</sup> September, 2025, be confirmed and signed by the Chairman.

**Matters for Information:**

**(2025/26:151) Action Tracker:**

Resolved: To note the “Action Tracker” to 11<sup>th</sup> September, 2025, subject to the following:-

**Community Garden** – the Technical Services Manager reported that only one tender had been received. It was proposed by Ms Cottam-Shea, seconded by Mrs. Honey and agreed that the applicant be invited to give a presentation at a special meeting of the Board, at which other matters will also be discussed. The Deputy Town Clerk advised that “Visit Isle of Man Agency” and the Members of the House of Keys for Ramsey (with whom the Commission has regular meetings) be invited to the same meeting.

**(2025/26:152) Ruinous Register:**

Resolved: To note the “Action Tracker” to 11<sup>th</sup> September, 2025, subject to the following:-

**Seymour House** – the Technical Services Manager informed members that the matter should be removed from the register because of the change in circumstances subsequent to the death of the owner.

**Former Methodist Church:** Mrs. Moss queried the former Methodist Church and its current rating classification. The Deputy Town Clerk indicated that there were many anomalies on the Rating List and matters about which the Commission is aware will be brought to the attention of the Rates Office.

**OCRA** – Mrs. Johns-Garrett sought an update with regard to this property – the Technical Services Manager advised that there was nothing current to report.

## **RTC Board Meeting – 17<sup>th</sup> September, 2025, Continued:**

Mr. Martin raised a question about redevelopment of sites where properties have been demolished. The Technical Services Manager advised that Under Section 14 of the Local Government Act it may be possible to include conditions with regard to vacant sites.

***Britannia Hotel*** – Mrs. Johns-Garrett asked for an update on this property – members were informed that a planning application had been submitted but the site is on a flood plain.

***Auldyn House*** – Mrs. Honey queried progress on this site – members were informed that the Contractor was understood to have “pulled-out”, a new contractor engaged but noted that the Road Closure Order was non-transferable.

### **Finance and General Purposes:**

#### **(2025/26:153) Finance Officer’s Report:**

Resolved; to note the Finance Officer’s private report dated 10<sup>th</sup> September, 2025.

### **Housing and Property:**

#### **(2025/26:154) Minutes Housing Committee:**

Resolved: To note and approve the minutes of the meeting of the Housing Committee held on 2<sup>nd</sup> September, 2025.

### **Matters of Establishment:**

#### **(2025/26:155) Minutes Meeting Establishment Committee**

Member noted the Minutes of a meeting of the Establishment Committee held on 9<sup>th</sup> September, 2025, the following matters being formally presented for adoption; and subject to the following:-

***155a) Appointment of a Second Apprentice Joiner*** – proposed by Mrs. Webb, seconded by Ms Cottam-Shea to confirm the appointment of a second apprentice joiner. The vote was carried by 7 votes to 3, Miss Shimmin and Messrs. McGuinness and Martin voting against.

***155b) Appointment of Deputy Finance Officer*** – proposed by Mr. McGuinness, seconded by Mrs. Webb and carried by 9 votes to 1, Mr. Martin voting against to re-introduce the role of Deputy Finance Officer.

***155c) Head Gardener*** – Mrs. Johns-Garrett queried the decision to consider the appointment of a Consultant. Mr. McGuinness explained the rationale behind the decision.

## **RTC Board Meeting – 17<sup>th</sup> September, 2025, Continued:**

**155d) Policies** Mr. McGuinness proposed the adoption of the two policies referred to within and appended to the Minutes, namely “Safeguarding” and “Leave and Absences”. The proposal was seconded by Ms. Cottam-Shea and carried without division.

### **(2025/26:156) Gibbs Park Meeting:**

The Town Clerk informed members that a meeting is to take place on 19<sup>th</sup> September, 2025, with various parties to discuss problems being encountered at Gibbs Park, and to which a political representative has been invited to attend.

Mrs. Honey’s offer to attend, with the Town Clerk, was accepted.

### **(2025/26:157) Leave of Absence:**

Resolved: That following a proposal by Mr. Martin, seconded by Mr. McGuinness and carried without division, the request made by the Chairman to be granted leave of absence until 1<sup>st</sup> December, 2025, be granted.

Mr. McGuinness explained the ruling that non-attendance at meetings for a consecutive period of 3 months would leave a member of a local authority open to disqualification of membership in terms of current legislation, unless such absence is approved.

The meeting closed at 9.40 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

**RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC**

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	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 met 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. ATC emailed developer again for update.	FGP	Dec-24	TRKC	Sep-23		
Dec-21		Adoption of land at Auldyn Walk, Ramsey.	Petition approved by DOI Feb 2022, playground received planning approval 25/2/22. Legal transfer of land can only take place following completion of the playground.	All snagging works remain outstanding.. Work has commenced. Discussions with developer on going with regards to park standard etc.	FGP	Apr-25	TC	Mar-25		
Jun-18		War Memorial (repair and renovation).	Memorial added to 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. Waiting on mason names from War memorial committee for someone competent to work on monument. AF (HPM) now reviewing.	WD	Oct-25	AF	Repairs 23/24		
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. Keep on tracker to follow up with DOI in future. No additional services during 2025. Town Clerk has written to Minister.	FGP	Jul-25	SB	Apr-26		
Jul-22		Mooragh Park shelter public art.	Mooragh Park shelters.	EOI process underway for final shelters	PL	Aug-25	SB	Jun-24		
Nov-22		Railway Line	Plots are being sold on the railway line. Awaiting quote from our advocate	Quotes received and forwarded to the potential purchasers. Now with the advocates. First sale complete. Letters need sending to other people who have occupied land not belonging to them.		Jan-24	BW	Jan-24		

**RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC**

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
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.	Developer been pursued about this area alongside Auldryn Walk.		Jul-25	TC	Dec-24		
Jan-24		BMX track.	Understand how the club is structured and the plans for the course.	Interested parties asked for update of their intent. Consider options available and consider including a budget allowance for 2026/27	PL	Aug-25	AF	Dec-25		
Jul-24		Merger of Town Wards.	Request DOI to put forward a scheme under Section 9 of the Local Government Act 1982 to make a scheme to merge the current North and South Wards into one electoral district.	A public enquiry will be held in due course - after the local Authority General Election. This will now be after the by election. Follow up with DOI	FGP	Aug-25	SB	Sep-25		
Jul-24		"Great Wave" Street Art - Old Swimming Pool.	Seek Expressions of Interest for Great Wave inspired art on west facing gable of Old Swimming Pool.	Awaiting outcome of application to DFE for Local Economy Fund grant.	PL	Aug-25	SB	Jul-25		
Jul-24		Hearing Loop for Board Room.	Look at options for provision of hearing loop within Board Room.	Portable unit declined by member. AF to bring to March meeting - none compatible hearing aids. Alternative option to be looked into. Local charity have presented options to be considered. Likely to be a project for the Budget process - costings being explored.	HP	Oct-25	AF	Nov-25		
Sep-24	24/25:128	Sprintfest	2026 event to held using same format. Include in 2026/27 budget.	Agreed in June 2025 to hold event on 2026	PL	Jun-25	SB	Jun-26		
Sep-24	24/25:148	Station Road Car Park.	Installation of cooling units. Liaise with interested parties to resolve.	Meeting with leaseholder during w/c 21 July 2025	FGP/ WD	Jul-25	SB	Mar-25		
Sep-24	24/25:149	FO Report Aged Debtors.	Doubtful commercial debt. Seek independent legal advice about recovery and report to the October Board Meeting.	Request for opinions sent to Advocates. Included in October Finance Report. All appropriate contribution invoices now raised, but remain outstanding. Report on outstanding debt treatment prepared. Provision to be made against debt in 2025 accounts as part of NCAS accounting.	FGP	Aug-25	NC	Oct-24		
Nov-24	24/25:190	Area Plan North and East	Provide further report once further Cabinet Office response received	Cabinet Office Response now received -- subject to Special Board.	WD	01/03/2025	DF	Jan-25		
Nov-24	24/25:196	Dog Fouling	Raise awareness and report on fines	Enquiries ongoing about options. Fixed Penalty set by Dog (Amendment) Act 2006 so would require a new Act to increase. Courts have option to fine up to £1,000 TA has prepared a report for the Board	FGP	Jun-25	TC	Jan-25		

**RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC**

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Nov-24	24/25:196	Cigarette Litter	Illustrations around drain covers - seek permission from Department for those on highways	Enquiries with DOI being undertaken by Member. Identifying suitable materials locations to illustrate Looking for alternative areas to do e.g. Park Road and Mooragh access Road. <i>We are going to utilise the template that Douglas have used on the pavements on town.</i>	WD	Sep-25	BW	Feb-25		
Jan-25	24/25:256	Review of Re-Use	To ask NCAS to allow to year end	With new regulations around the disposal of electrical items the re-use is current being used as collection and storage points as they have to be stored in the dry. Reviewed not able to change at this moment. <i>See 25/26:078</i>	WD	Aug-25	DF/BW	Feb-25		
Feb-25	24/25:284	Sprintfest Fan Zone and Vintage Club event	Attempt to obtain additional funding and enter into discussions with VMCC	View options for 2026	PL	Feb-25	SB	Jul-26		
Mar-25	24/25:302	Policy ruinous Buildings	Policy to be formatted	Draft Policy received reviewed, and amendments needed Clarification sought from EHI inspectorate on application of different parts of various legislation. Documentation sent to Policy Committee as requested Second draft received - in review Sent to Lead & Deputy W&D for comments on review & setting of authorisation levels for cost and charges to owners	Policy	Aug-25	BW	May-25		
Mar-25	24/25:302	Volunteer Policy	A volunteer Policy to be created		Policy	Mar-25	DF	Aug-25		
Mar-25	24/25:310	S13 Ballachrink	Seek meeting with Developer regarding proposals for the area		FGP	Mar-25	DF	May-25		
Mar-25	24/25:311	Loading Bay	Consult with business community regarding provision of loading bays	Survey to commence with Chamber of Commerce members	FGP	Jul-25	SB	Aug-25		
Apr-25	24/25:341	New Commissioners "On Boarding"	Member photographs on website.	<i>One Photograph pending.</i>	FGP	Sep-25	SB	May-25		
Apr-25	24/25:342	New Land Sculpture	"I Ramsey" sculpture	Survey to be undertaken. <i>Use draft report to put options out to public.</i>	PL	Sep-25	SB/AF	Oct-25		
Apr-25	24/25:344	Review of Recording of Minutes	Establish a Decision Table	Trailing Otter AI and format of table	FGP	Jun-25	DF	01/09/2025		
Apr-25	24/25:348	Provision of Free Wi-Fi	Investigate costs for various locations	Investigate costs and report back to Board	FGP	May-25	SB	Sep-25		
May-25	25/26:022	Car Parking Residents' Rates	Request to consider residents' rates	Refer to policy Committee	Policy	Jun-25	DF			
May-25	25/26:023	Hedges	Problem overgrown hedge	Action taken by property owner	WD	Jul-25	BW	Jul-25	Jul-25	
May-25	25/26:025	Anti-Dog Fouling Campaign	Options for Campaign agreed	Ongoing	WD	Aug-25	GK	Aug-25		
	25/26:028	Deckchair audit	Report being compiled	<i>Will be presented at November 2025</i>	PL	Oct-25	BW/SB	Nov-25		
May-25	25/26:031	Family Library	Meeting to organised with LM and DLM with northern local authorities.	Meeting date to be set	PL	Jul-25	SB	Aug-25		
Jun-25	25/26:042	Action Tracker Bus Services	Concern at level of services TT week etc.	Minister written to conveying concern.	FGP	Jul-25	DF	Jul-25	Jul-25	

71



**RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC**

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Jun-25	25/26:042	Action Tracker Bags for Life	Assess costs and purchase if acceptable		PL	Jul-25	SB	Sep-25		
Jun-25	25/26:048	Leighney Field	Seek information from Ramsey AFC	Ongoing correspondence between TC and Club <b>no update. Club was due to meet with FA</b>	PL	Jul-25	DF	Jul-25		
Jun-25	25/26:051	Community Garden	Site identified	Compiling documents for interested parties - documents sent Aug 25 <b>Tenders being reviewed 15/09/25</b>	PL	Sep-25	BW	Jul-25		
Jun-25	25/26:055	Redundant Telephone Kiosk	Pending installation of defibrillator	Checking planning obligations	FGP	Sep-25	SB	Nov-25		
Jul-25	25/26:071	Environmental Projection	Bill yet to progress - progress report on implications	Note consultation	FGP/WD	Jul-25	DF			
Jul-25	25/26:073	Street Traders Rumblin Tum	Agreement in principle to licence	<b>Other areas to be considered by applicant.</b>	FPB	Aug-25	SB			
Jul-25	25/26:076	Social Housing	Draft Strategy and budgetary reports Lead Member for Housing with HPM; Publish strategy. <b>Strategy development ongoing</b>	Approval of Notice of Motion	HPE	Oct-25	AF	Dec-25		
Jul-25	25/26:077	Art Trail	Agreement to set up an Art Trail	<b>Discussions continuing with APP developer.</b>	PL	Sep-25	SB			
Jul-25	25/26:078	Re-Evaluation Re-use Facility	Agreement in principle to re-opening - further reports to be presented on financial implications	<b>Defer until September 25 Meeting</b> Obtain approval Harbours Division	WD	Jul-25	DF			
Jul-25	25/26:081	Clearing Foreshores	Agreement in principle to clearing	Department of infrastructure - aim to have clear if approved prior to nesting season Works undertake a clean of the south beach every year following storms and before nesting season anyway. We rake the beach to remove debris. Waiting on an answer from DOI <b>Report to Board</b>	PL	Sep-25	BW	Jan-26		
Aug-25	25/26:104	Isle of Man Strategic Plan	Members to submit views to Town Clerk by 8th September.	<b>No submissions received</b>	FGP		DF	Sep-25		
Aug-25	25/26:105	MUA Wayleave - Coronation Park	Petition DOI	Petition submitted	WD	Sep-25	BW	Oct-25		
Aug-25	25/26:111	Reduction of Beds at RDCH	Write to Minister	Letter sent	FGP	Sep-25	DF	Sep-25		
Aug-25	25/26:112	Investigate Fixed Charge for Household Waste	Investigate per Notice of Motion		WD		BW	Jan-26		
Aug-25	25/26:113	West Quay Defences	Response to presentation - make comments when planning starts	<b>Advised DOI</b>	FGP	Sep-25		Sep-25	Sep-25	
Aug-25	25/26:121	Padel Tennis	Carry on discussions with interested party	<b>Ongoing no update</b>	FGP		DF	Jan-26		
Sep-25	25/26:134	Trading Outside Courthouse	Defer application Sweet Victory - refer to policy which needs to be written		Policy	Sep-25	DF	Jan-26		
Sep-25	25/26:138	Tower Street Car Park	land revert back to Department of Infrastructure	<b>DOI informed - working on logistics of moving people and waiting on works to wall to be completed</b>	WD	Sep-25	BW	Oct-25		
Sep-25	25/26:139	TT Air Display	Possible event for 2027	Correspondence with DFE	PL		DF			
Sep-25	25/26:140	Dogs in Mooragh Park	Consider introducing trial to permit when byelaws are updated		FGP		SB	May-26		
Sep-25	25/26:141	Art Work	Consider site, design, funding etc.	<b>Piece of Art work of considerable size</b>	PL	Sep-25				

# RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Sep-25	25/26/142	Cummal Mooar	Write to Minister seek assurances		HP	Sep-25		Sep-25		
				1st Report will be presented at November 2025 meeting.	PL	Oct-25	SB/NG	Oct-25		
Sep-25	25/26:143	Ramsey Library Statistics	Reintroduce quarterly report		WD		GK			
Sep-25	25/26:148	Sale of Greengrocery Produce	possible encroachment of footpath	Determine if A board approval is needed						
Sep-25	25/26:149	Local Government Bill	Attendance at Hearing 28th October 2025	Mr. McGuinness nominated to attend						

	Property Address	Ruinous Register Entry Date	Commission's correspondence dates	Owner's correspondence dates	Stage	Letters of notices dates (if given)
	9 Auckland Lane	2019	27/02/2025			
	Water Street Boundary Wall	2018	27/02/2025			
	Britannia Hotel	2019				
	Seymour House - Ballure Road	2018	07/05/2025	16/05/2024		04/05/2021 28/10/2022 27/02/2023
	The Poplars - Bircham Ave, Ramsey	2019	13/12/2022			
	4 Hespera Terrace	2020				
	3 West Quay	2021				
	13 Water Street	2021	27/02/2025 12/05/2025			
	15 Water Street	2021	27/02/2025			
	17 Water Street	2021				
	Old Odra Building Tower road	2021	07/10/2025			
	Stanley Public House	2021				
	Railway Line	2022				
	Coffee Pot	2022	30/09/2022			
	Sub-station - Tower Street	2022				
	21 Bowring Road	2023	04/03/2024			
				04/03/2024		
			24/01/2025			
				24/01/2025		
			27/01/2025			
				27/01/2025		
			13/02/2025			
				13/02/2025		
				Mar-25		
				01/08/2025		
	2 Albion Terrace, Lezayre Road	2023	04/12/2023			
	Barry Curran's West Quay	2024	21/08/2024			
				21/08/2024		
			23/01/2025			
			24/01/2025			
			04/02/2025			
	5 Marine Gardens	2024				
	Cannon Court	2022	27/08/2024			
				28/08/2024		
	Cooil-Ny-Marrey Waterloo Road	Oct-24				
	Auldyn House - 22 Parliament St, 6 West Quay & 24 Parliament St (Tide & Jewel Box)	2019	20/01/2025			
				22/01/2025		
			14/02/2025			
				Feb-25		
				23/04/2025		
	The Groom, Bride Road	2025	12/02/2025			Mar-25
				22/05/2025		
			27/05/2025			

	Property Address	Ruinous Register Entry Date	Commission's correspondence dates	Owner's correspondence dates	Stage	Letters of notices dates (if given)
			07/10/2025			
	Old River Road Depot	2025	18/02/2025			
	Lloyds Bank	May-25				
	Barclays Bank	May-25				
	6 Ash Grove	Jun-25	24/06/2025			
	48 Ormly Road	Jun-25	23/07/2025			
	70 Ormly Estate	Jun-25	23/07/2025			
				28/07/2025		
	19 West Quay	Jul-25	22/07/2025			
	Tutti Fruitii	Jul-25	24/07/2025			
				29/07/2025		
	Flat Above Youngs	Sep-25				

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
OCTOBER 2025 - 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 September 2025 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period 1<sup>st</sup> April to 30<sup>th</sup> September 2025 – Appendix 2.

**Accounts**

Accounts of £1,317,302.49 were paid via the General Revenue Account and accounts of £41,124.30 were paid via the Northern Civic Amenity Site Account in September 2025. Details of the accounts paid and the suppliers utilised are attached at Appendix 1.

**Recommendation: To be noted.**

**Summary of Revenue Income and Expenditure**

Tabulated and graphical summaries of the 2025-26 Income and Expenditure from 1<sup>st</sup> April to 30<sup>th</sup> September 2025 is attached at Appendix 2.

Certain elements of capital expenditure incurred have been paid through the Revenue account some of which have been or will be financed by way of capital loans. They are not disclosed as part of Appendix 2, the 2025-26 Income and Expenditure figures, and they are:

LED street lighting replacement programme	£74,607
Cronk Elfin refurbishment – retentions & consultancy payments	£22,599
Upper Queen's Pier Road refurbishment – on-going prof. fees	£13,436
Close Woirrey demolition, site clearance & fencing	£31,735
Computer hardware	£10,716
Office equipment	£9,297
Boathouse boiler	£7,344
Lifebuoy housings around the Mooragh Lake	£5,052
Machinery – chainsaws, mower, trimmers	£3,897
Courthouse – deposit for new windows	£3,675
NCAS – new fuel tank	£2,886

**Recommendation: To be noted.**

8<sup>th</sup> October 2025

N.Q. Cannell, FCCA  
Finance Officer

# Ramsey Town Commissioners

## Accounts paid during September 2025

## Appendix 1

Payee	Description	Amount (incl. VAT)
<b><u>General Account</u></b>		<b>£</b>
Banks	Quarterly loan repayment - capital element	511,704.13
Banks	Quarterly loan repayment - interest element	368,527.55
Staff	Wages, salaries, ITIP, NI & superannuation	200,331.79
Various	Housing property repairs, maint. & safety checks	66,308.02
NLASPB	Part 2025-26 rate contribution	36,886.43
Various	Housing - Close Woirrey site	20,643.74
Various	Commission property repair, maint. & safety checks	18,470.24
Various	Vehicles maintenance & servicing	16,029.44
Ellan Vannin Fuels Ltd.	Fuel & heating oil	15,772.36
Swept Clean Road Sweeping Serv. Ltd.	Sweeper & gulley cleaner hire	12,615.00
Various	Refuse materials & equipment	11,878.61
Manx Utilities	Electricity supply	7,154.73
Various	Office expenses - post, printing, stationery etc.	4,917.16
Various	IT costs - general expenditure	3,305.52
Electric Avenue Leeds Ltd.	Street lighting - review & repair programme	3,249.76
Various	Town events	3,040.60
Various	Legal & professional fees - Housing	2,786.00
2 Clean	Toilet cleaning contract	2,664.87
Various	Rent refunds & transfers	2,582.73
Various	Park materials	1,999.40
Various	Library books, materials & IT licences	1,939.31
Banks	Bank & debit card charges	1,694.14
Various	Security & safety	823.36
Various	Media	752.86
Various	Phones	490.60
Various	Machinery repair & maintenance	398.76
RTC	Petty cash	210.38
Various	Gift vouchers	125.00
		<u><u>1,317,302.49</u></u>
<b><u>Northern Civic Amenity Site</u></b>		
IOM Government	Waste disposal at EFW Plant & Wrights Pit North	18,144.71
Various	Recycling charges	17,105.09
Various	Site maintenance	3,463.20
Various	Equipment repairs	1,406.75
Oddjob Services	Contract labour	551.36
Yelloh Ltd.	Occupational health review	250.00
Manx Telecom Ltd.	Phone	92.39
Worldpay (UK) Ltd.	Debit card reader charge	89.37
Bank	Charges	21.43
		<u><u>41,124.30</u></u>

## Ramsey Town Commissioners

### Suppliers utilised during September 2025

### Appendix 1

Access UK Ltd.	UK	MannVend Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Bat Group	IOM
Askews & Holts Library Services Ltd.	UK	Manx Business Solutions Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Manx Crafts & Engraving	IOM
BB Consulting Engineers Ltd.	IOM	Manx Telecom Ltd.	IOM
BHW Print Group Ltd.	IOM	Manx Utilities	IOM
B.P.D. Ltd.	IOM	Martin & Watson Ltd	IOM
Brady Corp. Ltd.	UK	NLASPB	IOM
Brew & Corkill Ltd.	IOM	Northern Fuels Ltd.	IOM
Brian Walmsley (1988) Ltd.	IOM	Oddjob Services Ltd.	IOM
C E Richmond Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Paul Wheeler Ltd.	IOM
Countryside Maintenance Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Cuplas Callow IOM Ltd.	IOM	Phoenix Windows Ltd.	IOM
Dart Cubicles LLP	UK	Quest Landscape Services Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
DQ Advocates Ltd.	IOM	Ramsey Garden Centre	IOM
Egan Reid Stationery Co. Ltd.	IOM	Ramsey Rugby Club	IOM
Electric Avenue Leeds Ltd.	UK	Ramsey Shipping Services Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Skips	IOM
Energy Communications Ltd.	IOM	Recruitment Works Ltd.	IOM
Equi-Ag	IOM	Sadler Agricultural Supplies Ltd.	IOM
Exceed Business Services Ltd.	IOM	Screwfix Direct Ltd.	UK
Farmers Combine Ltd.	IOM	Signrite IOM Ltd.	IOM
Feltons Ironmongers	IOM	Slade Scaffolding Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	STARK Building Materials Ltd. (formerly Jewsons)	IOM
Glaister.net Ltd.	IOM	Sure IOM Ltd.	IOM
Gough Electrical Ltd	IOM	Swept Clean Road Sweeping Services Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	2 Clean	IOM
Hersham Electrical Engineers Ltd.	IOM	Top 2 Toe Ltd	IOM
Infotech Systems Ltd.	IOM	Ulverscroft Ltd.	UK
IOM Government	IOM	Vannin Officepoint Ltd.	IOM
IOM Newspapers Ltd.	IOM	W.D.S. Limited	IOM
IOM Post Office	IOM	Whittaker Trading Ltd.	IOM
Kirby Park Garden Centre	IOM	Worldpay (UK) Ltd.	UK
Lucy Savage	IOM	Wurth UK Ltd.	UK
Mannin Pressure Washing Ltd.	IOM	Yelloh Ltd.	IOM

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 30<sup>th</sup> SEPTEMBER 2025 - Appendix 2**

	2025-26 to date			Estimate for 2025-26		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Social Housing</b>						
Housing Schemes	2,753,811	2,859,718	(105,907)	4,767,064	5,193,041	(425,977)
Cl. Woirrey/ Cl. y C Ghlass	185	0	185	486	0	486
Brookfield Court	6,238	8	6,230	22,954	17,091	5,863
Close ny Mooragh	17,833	133	17,700	53,755	43,023	10,732
<b>Sub Total</b>	<b>£2,778,067</b>	<b>£2,859,859</b>	<b>(£81,792)</b>	<b>£ 4,844,259</b>	<b>£ 5,253,155</b>	<b>£ (408,896)</b>

<b>Property and Assets</b>						
Town Hall	118,581	20,077	98,504	297,764	28,716	269,048
Workshops	36,260	0	36,260	128,554	0	128,554
Public Conveniences	25,344	0	25,344	64,466	0	64,466
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint.. H & L etc.	3,289	1,250	2,039	7,251	0	7,251
Mansail Lease	5,485	8,250	(2,765)	5,692	13,257	(7,565)
Lakeside Centre	2,639	7,307	(4,668)	5,523	12,600	(7,077)
Parklands Day Nursery	754	10,265	(9,511)	4,540	20,733	(16,193)
Bowling Alley	0	7,500	(7,500)	5,613	15,000	(9,387)
Non-Lease Properties	7,090	0	7,090	10,293	0	10,293
Prom shelters, benches, signs	16,980	4,913	12,067	41,572	0	41,572
Private Property Repairs	3,402	11,905	(8,503)	20,500	0	20,500
CCTV town centre	930	0	930	1,910	0	1,910
Apprentices	0	0	0	0	0	0
Asbestos survey	0	0	0	17,167	0	17,167
R & N Districts Housing C.	4,939	5,939	(1,000)	20,600	22,660	(2,060)
Park assets	44,916	0	44,916	97,866	0	97,866
<b>Sub Total</b>	<b>£285,409</b>	<b>£77,406</b>	<b>£208,003</b>	<b>£744,111</b>	<b>£112,966</b>	<b>£631,145</b>

<b>Works &amp; Development</b>						
Foreshores & Flags	1,655	0	1,655	4,339	0	4,339
Car Parks	10,189	19,796	(9,607)	27,566	29,827	(2,261)
Refuse Removal	373,593	68,580	305,013	873,134	175,701	697,433
Civic Amenity contribution	0	0	0	255,948	0	255,948
Civic Amenity contracting	259,199	230,682	28,517	470,000	470,000	0
Sewers & Pumps	52,010	52,010	0	103,978	103,978	0
Street lighting & maint.	77,055	0	77,055	288,268	0	288,268
Decorative maint.	929	0	929	10,940	0	10,940
Decorative lighting new items	0	0	0	50,000	0	50,000
Local Services	230,042	0	230,042	341,154	0	341,154
<b>Sub Total</b>	<b>£1,004,672</b>	<b>£371,068</b>	<b>£633,604</b>	<b>£2,425,327</b>	<b>£779,506</b>	<b>£1,645,821</b>

<b>Parks &amp; Leisure</b>						
Events & Attractions	36,379	4,717	31,662	62,997	12,500	50,497
Parks & Gardens	154,645	2	154,643	339,262	4	339,258
Games Concessions	19	0	19	546	0	546
Public Library	77,798	4,286	73,512	170,103	9,616	160,487
<b>Sub Total</b>	<b>£268,841</b>	<b>£9,005</b>	<b>£259,836</b>	<b>£572,908</b>	<b>£22,120</b>	<b>£550,788</b>

<b>Finance &amp; General Purposes</b>						
Administration	16,464	0	16,464	128,909	0	128,909
Office Expenses	382,045	18,266	363,779	848,073	120,803	727,270
Sundry Expenses	8,029	0	8,029	10,117	0	10,117
Miscellaneous	13,347	26,461	(13,114)	71,295	41,563	29,732
Swimming Pool	45,946	0	45,946	47,451	0	47,451
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	7,048	48	7,000	66	102	(36)
<b>Sub Total</b>	<b>£474,879</b>	<b>£44,775</b>	<b>£430,104</b>	<b>£1,107,911</b>	<b>£162,468</b>	<b>£945,443</b>

<b>TOTAL</b>	<b>£4,811,868</b>	<b>£3,362,113</b>	<b>£1,527,161</b>	<b>£ 9,694,516</b>	<b>£ 6,330,215</b>	<b>£ 3,364,301</b>
--------------	-------------------	-------------------	-------------------	--------------------	--------------------	--------------------

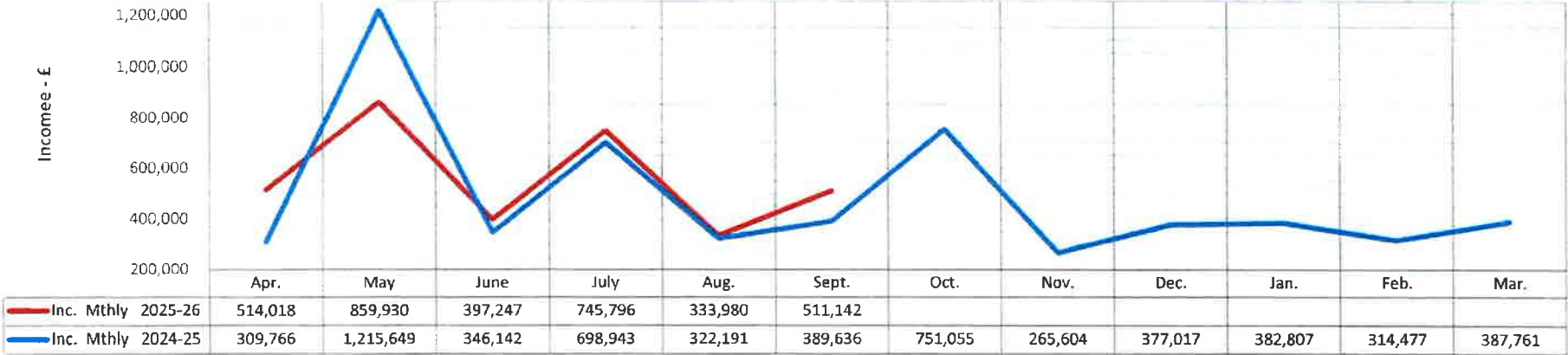
<b>Town rates</b>	<b>£ -</b>	<b>£3,232,572</b>	<b>(£3,232,572)</b>	<b>£ -</b>	<b>£ 3,635,908</b>	<b>(£3,635,908)</b>
-------------------	------------	-------------------	---------------------	------------	--------------------	---------------------



RAMSEY TOWN COMMISSIONERS  
SUMMARY OF INCOME & EXPENDITURE TO 30<sup>th</sup> SEPTEMBER 2025

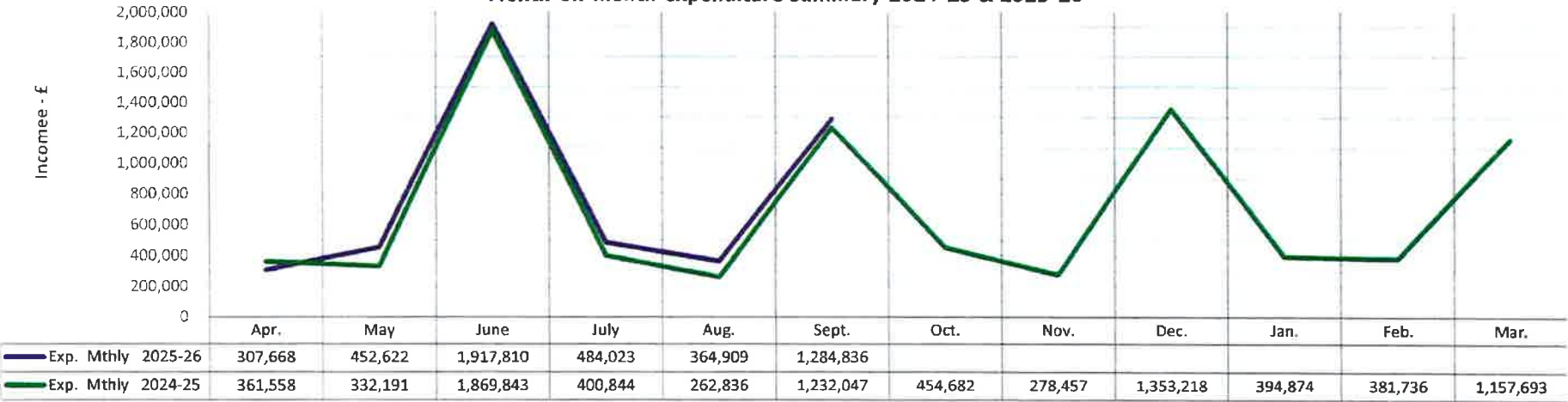
Appendix 2

Ramsey Town Commissioners  
Month-on-month income summary 2024-25 & 2025-26



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	514,018	1,373,948	1,771,195	2,516,991	2,850,971	3,362,113	-	-	-	-	-	-	6,330,215
Cum. 2024-25	309,766	1,525,415	1,871,557	2,570,500	2,892,691	3,282,327	4,033,382	4,298,986	4,676,003	5,058,810	5,373,287	5,761,048	5,693,191

Ramsey Town Commissioners  
Month-on-month expenditure summary 2024-25 & 2025-26

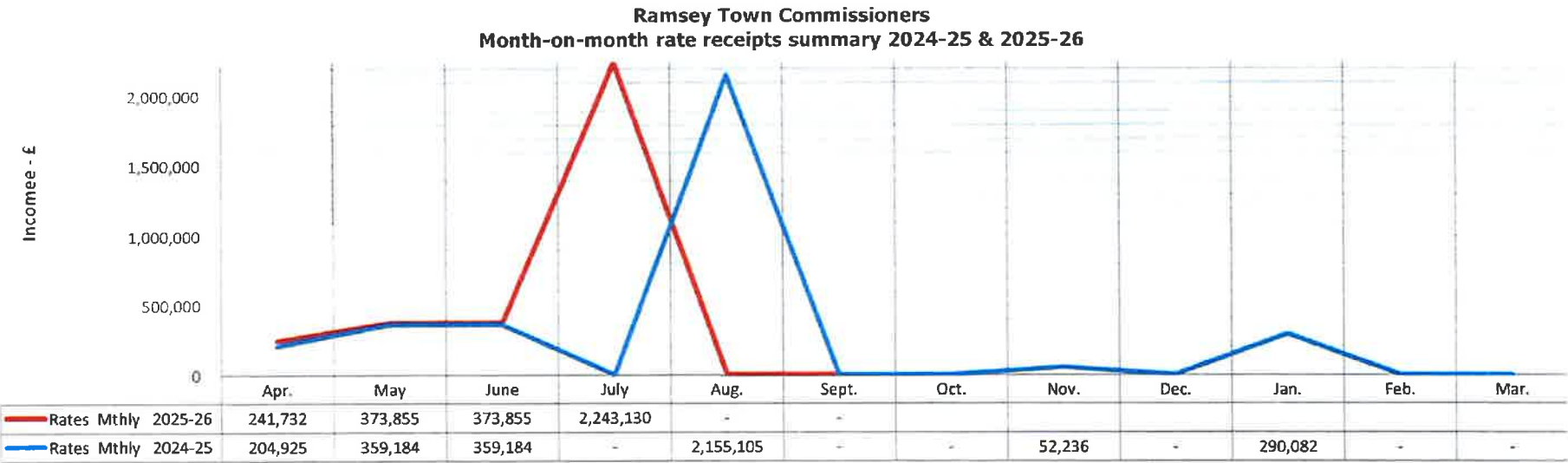


	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	307,668	760,290	2,678,100	3,162,123	3,527,032	4,811,868	-	-	-	-	-	-	9,694,516
Cum. 2024-25	361,558	693,749	2,563,592	2,964,436	3,227,272	4,459,319	4,914,001	5,192,458	6,545,676	6,940,550	7,322,286	8,479,979	9,377,281

23

RAMSEY TOWN COMMISSIONERS  
SUMMARY OF INCOME & EXPENDITURE TO 30<sup>th</sup> SEPTEMBER 2025

Appendix 2



72

	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	241,732	615,587	989,442	3,232,572	3,232,572	3,232,572	-	-	-	-	-	-	3,635,908
Cum. 2024-25	204,925	564,109	923,293	923,293	3,078,398	3,078,398	3,078,398	3,130,634	3,130,634	3,420,716	3,420,716	3,420,716	3,513,954

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
PLANNING APPLICATIONS – OCTOBER, 2025 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.

P.A. NO.: 25/00766/D (Re-advertised)  
 PROPOSED: Installation of illuminated and non-illuminated signage  
 (retrospective)  
 NOTES: P.A. - Advertising  
 SITE: **Tesco, 1a, St Pauls Square, Ramsey**

P.A. NO.: 25/90879/B  
 PROPOSED: Creation of vehicular access and driveway  
 NOTES: P.A. in Detail  
 SITE: **Ravenswood, 2, Coburg Road, Ramsey**

P.A. NO.: 25/90871/B  
 PROPOSED: Replacement of balcony balustrades to apartments 109, 113, 114,  
 212, 214 and 305  
 NOTES: P.A. in Detail  
 SITE: **Queens Court, St Pauls Square, Ramsey**

P.A. NO.: 25/90872/B  
 PROPOSED: Replacement of balcony balustrades to apartments 802, 901, 903  
 and 904  
 NOTES: P.A. in Detail  
 SITE: **Kings Court, St Pauls Square, Ramsey**

P.A. NO.: 25/90873/B  
 PROPOSED: Erection of greenhouse  
 NOTES: P.A. in Detail  
 SITE: **7, Grand Island, Bride Road, Ramsey**

**Technical Services Manager's Report – Planning Applications  
October, 2025 – Public Continued:**

P.A. NO.: 25/90893/B  
PROPOSED: Erection of two storey extension to side elevation and single storey extension to rear elevation of existing dwelling house  
NOTES: P.A. in Detail  
SITE: **4, Greenlands View, Ramsey**

P.A. NO.: 25/10115/AIR  
PROPOSED: Information in relation to condition 4 for PA 25/90113/B – The method of fixing and details of installation  
NOTES: P.A. – Application for Information Required  
SITE: **Kings Court, St Pauls Square, Ramsey**

B. Wallace,  
Technical Services Manager

8<sup>th</sup> October, 2025

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
HEALTH AND SAFETY LEGISLATION CONSULTATION  
OCTOBER 2025 – PUBLIC**

Mr. Chairman and Members,

When considering regulation and enforcement, offshore energy development is primarily regulated by the UK HSE, with marine oversight coordinated through a Memorandum of Understanding (MoU) between UK HSE, Maritime and Coastguard Agency (MCA), and Marine Accident Investigation Branch (MAIB).

The core UK Health and Safety (H&S) legislation that applies to onshore business activities also applies to offshore energy production; be that oil, gas or wind. This is primarily the Health and Safety at Work etc. Act 1974 (HSWA) and supported by the following legislation:

- **Management of Health and Safety at Work Regulations 1999** – Risk assessments, preventive measures, and safety systems
- **Construction (Design and Management) Regulations 2015** – Defines roles and responsibilities across project phases

This core UK legislation is extended into UK territorial waters via the Health and Safety at Work etc. Act 1974 (Application Outside Great Britain) Order 2013, covering, offshore installations, wells, pipelines, gas importation/storage and energy production from water or wind.

The HSWA has been applied to the Island, so it also forms the core of the Island's H&S legislation.

It is being proposed that new core Manx H&S legislation will be required, and it will be subject to consultation and submitted to Tynwald for approval, with the aim of it being approved by July 2026.

The first batch of legislation to be consulted upon is as follows:

- Health and Safety at Work (Amendment) Order 2025
- Health and Safety at Work etc Act 1974 (Application to the Territorial Sea) Order 2025

The Consultation can be found at <https://consult.gov.im/environment-food-and-agriculture/introduction-of-health-and-safety-legislation/consultation/subpage.2025-08-18.3320330060/>

It is proposed that the core H&S legislation that will amend the application to the Island of the UK's HSWA, as well as legislation that will apply that Act to the specific premises (specific physical locations or facilities) and activities in the territorial sea, will come into force immediately if it receives Tynwald approval. However, the majority of the other legislation that will affect offshore energy production would be planned to come into operation over a much longer timeframe to align with any offshore development activities.

**Technical Services Manager's Report – Health & Safety Legislation  
Consultation – October, 2025, Public Continued:**

This phased implementation strategy is designed to give industry, regulators, and Government departments the time they need for the introduction of this new legislative framework. It should be noted that not all the legislation is for offshore and some of it will impact onshore activities.

The consultation process for the new and updated legislation will be carried out in stages.

**Health & Safety at Work (Amendment) Order 2025**

1. Do you have any comments on the Health and Safety at Work (Amendment) Order 2025 draft legislation?

Yes ~~No~~

If yes, please share any comments:

We support the general aim of the Amendment Order in strengthening health and safety regulation, particularly in relation to the Isle of Man's territorial sea. The flexibility to make bespoke provision for offshore is welcomed.

We also support stronger enforcement powers but would question how this is going to be monitored, especially offshore.

**Health & Safety at Work etc Act 1974 (Application to the Territorial Sea) Order 2005**

1. Do you have any comments on the Health and Safety at Work Act etc 1974 (Application to the Territorial Sea) Order 2025 draft legislation?

Yes ~~No~~

If yes, please share any comments:

Again, we support the general aim of the legislation, and the clarity it sets out with regards to specific activities and premises in the territorial seas. The legislation appears to be target and not over-reaching.

**General Questions on this Consultation**

1. Do you agree that the Isle of Man should follow UK standards and processes for offshore health and safety laws and its regulation?

Yes ~~No~~

Please tell us why you agree or disagree:

Offshore working is inherently dangerous, and working to the same standards and processes ensures consistency and avoids confusion or conflicts which could lead to dangerous situations.

We should retain some flexibility to adapt rules proportionality to our own scale of activity and resources so not to exclude or impact local businesses.

2. Are there any parts of the legislation being consulted upon that require more clarity to aid understanding and assist with compliance?

Yes ~~No~~

If yes, please tell us which areas and why:

**Technical Services Manager's Report – Health & Safety Legislation Consultation  
– October, 2025, Public Continued:**

While we support the aims of the legislation changes, some areas would benefit from greater clarity to assist compliance.

3. Is the proposed implementation strategy and timescale appropriate for industry readiness?

~~Yes~~-No

Please provide any comments that you may have:

Whilst the Island has legislation in place already, these changes give clarity to territorial seas; and offers some further consistency between jurisdictions that the industry should already be working to. The unknown part is the legislation that is due to come into place, further down the line and the impacts they are going to have on and offshore.

4. Are there any specific support mechanisms (e.g., guidance, training, transitional arrangements) that would help your organisation prepare for the new legislation?

Yes ~~No~~

If yes, please tell us what kind of support would be most helpful:

To help prepare for the new legislation, it would be valuable to have plain-language guidance and consolidated information on how the amended Act applies. Also, an understanding of the impacts this is going to have on the island.

5. Should health and safety regulations be able to amend the Employment Act 2006 to provide legal protections for employees involved in health and safety consultation?

Yes ~~No~~

Please tell us why you agree or disagree:

It protects employees from unfair treatment and will provide a safer environment where feedback can be given to assist in the development of legislation as well as other areas.

6. Is there anything else you'd like to tell us about the proposed changes or the consultation process?

Please provide any comments / feedback:

The Board has a few options available for responding to this consultation:

- Use the suggested answers,
- Suggest or provide alternative answers to the questions,
- To not respond at all

**Recommendation:** For discussion.

B. Wallace.  
Technical Services Manager

8<sup>th</sup> October, 2025.

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
SOUTH BEACH RAMEY – CLEARING FORESHORES  
OCTOBER 2025 – PUBLIC**

Mr. Chairman and Members,

At the July Board meeting Mr Young commented about Clearing foreshores:

**(2025/26:081) Clearing Foreshores:**

Mr. Young commented about weeds on the South foreshore and indicated that Carey's had, through him, offered to clear them in January or February 2026, prior to the nesting season, at no cost to the Commission. The Town Clerk reminded members that permission needs to be obtained before any materials are removed from the beach although he would need to check the restrictions.

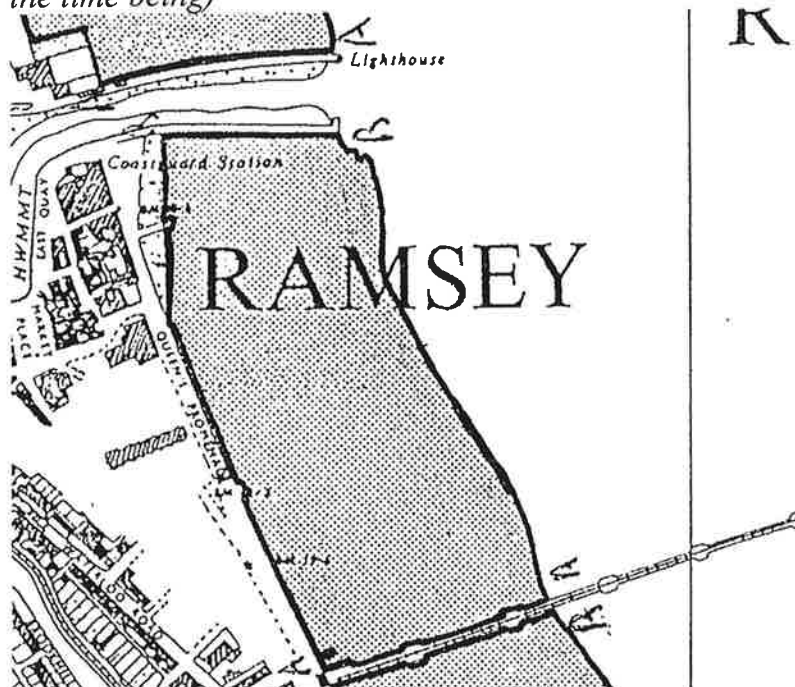
the "weeds" on the South foreshore and that a local contractor has offered to clear the weeds at no cost in January/ February 2026.

Resolved: That, following a proposal by Mr. Young, seconded by Mrs. John-Garrett, and agreed without division, the Commission agreed in principle to the clearing of the weeds the offer subject to the required permission being first obtained.

It should be noted that the offer was for the removal of sand and gravel as well as weeds and other debris.

Firstly, the lease agreement that RTC has for the beach states:

*"ALL those three pieces of land lying between the two lines marked "AA" and "BB" respectively upon the plan attached hereto as may from time to time be situate between the high and low-water marks of ordinary tides within or adjacent to the Parishes of Lezayre and Maughold in the Isle of Man such pieceg of land in so far as they now lie between high and low-water marks respectively being (for the purpose of assisting and explaining the description thereof and not as in any way governing or controlling it in the event of any variation in the lines of high and low-water mark for the time being)"*





**Technical Services Manager's Report – South Beach – Clearing Foreshores–  
October, 2025, Public Continued:**

This means that the area of beach above the high tide mark does not fall under RTC care and remains with the DOI - Harbours.

We do have written permission from Harbours for us to undertake a clean and reprofile once a year (following the winter storms) and subsequent litter picks throughout the summer as required, but we do not have the right to remove sand and gravel without permission as referenced in pages 2&3 of this report.

I appreciate we have a new board but in October 23 it was resolved:

**179c) South Foreshore Beach Care** – email correspondence from Mr. P. Duncan circulated. Proposed by Mr. Young, seconded Mr. Oldham and agreed by 6 votes to 3, Messrs. Court, McGuinness and Parker voting against that Mr. Duncan be invited to meet the Commission to discuss the matter.

A special Board meeting was held on the 22<sup>nd</sup> November 2023 where Mr P. Duncan Marine Environment Officer and Ms S. Costain Eco System Policy Officer both from DEFA spoke to the board at length about the different methods of management.

- 1) Manage the area seasonally
- 2) Have the area as an ecological area and turn it into a feature
- 3) Fully manage the area

During the December meeting a report from the TSM was considered and the board resolved that the matter be considered as part of the budget process subject to removal of any thought of purchasing a large beach cleaning machine and inclusion of consideration to using the services of a contractor offering their services at no cost to the Commission.

The amendment was put to the vote and carried by 10 votes to 1, Mr. Williams voted against.

Board Meeting 24<sup>th</sup> January 2024 as part of the budget process it was resolved - Beach reprofiling and cleaning to be researched and undertaken with the necessary permission with the help of volunteers at no cost to the Commission.

Board Meeting 21<sup>st</sup> February as a follow up to the request to remove sand and gravel  
**(2023/24:324) Reprofilng and Regrading Beach:**

The Town Clerk informed members that he, as requested, investigated the feasibility of reprofiling and regrading the South beach, having been in touch with the Department of Infrastructure's Harbours Division. The Town Clerk confirmed from an email received dates that permission to remove matters cannot be granted under part of Section 56 of the Harbour Byelaws until Department and Harbour engineers can investigate the impact on slipways and steps. Also of concern to the Department were the arrangements for use and end use of materials which is public property and any arrangements will have to meet government financial regulations. Harbours suggest a meeting with Highway Services, prior to any further meeting with the Town Clerk.

**Technical Services Manager's Report – South Beach – Clearing Foreshores–  
October, 2025, Public Continued:**

To remove sand and gravel from the foreshore we would need to obtain a permit from DEFA. To obtain a permit we need to be able to provide information to DEFA about how much sand and gravel we are looking to have removed, and a location as to where it is going to be disposed of.

It should be noted that this corner is the only bit of beach available to beach users at high tide, and that reducing the height of the beach could impact the stability of the wall and affect users' ability to enjoy the foreshore.

Due to commercial activities, yachting and parking there is little space for people to enjoy the sea from the roadside of the sea wall unlike the Mooragh (North) Promenade.

If a permit was permitted by DEFA, permission would still need to be sought from DOI Harbours and Highways to remove requested amounts, and to then have consultation with stakeholders.

Further clarification is needed from Mr Young to apply for permits as to how much he wishes to have removed from the foreshore and where the materials are going to start the process?

**Recommendation:** To decline the offer and continue with the previous Board's resolution, to scrape and reprofile foreshore following storms, and undertake litter picks over the summer as required.

B. Wallace.  
Technical Services Manager

29<sup>th</sup> September, 2025

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
FIREWORK DISPLAY 2025  
OCTOBER 2025 – PUBLIC**

Mr. Chairman and Members

**Firework Display – Saturday 1<sup>st</sup> November 2025**

As previously reported the annual firework display will take place on Saturday 1<sup>st</sup> November 2025. The firework display will commence at 7.30pm and will be set to music from the 80's. There will be entertainment at the Lakeside Centre from 6.15p.m.

There will be places to purchase food and drink within the park before and after the display. In addition many hospitality venues in the town centre will be open before and after the display.

Visitors to the display are encouraged to arrive early, to walk to the park and take advantage of the parking within the town centre.

**Recommendation:** for noting.

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

8<sup>th</sup> October 2025

**RAMSEY TOWN COMMISSIONERS  
NOTICES OF MOTION  
OCTOBER 2025 - PUBLIC**

Mr. Chairman and Members:

The following Notice of Motion dated 7<sup>th</sup> October, 2025, is submitted in the name of Mr. J. McGuinness:-

In accordance with standing orders I would like to put forward the following motion;

**“That Ramsey Town Commissioners prepare a long-term strategy document for the Mooragh Park Estate.**

The strategy shall:

- Provide a vision for the future of Mooragh Park over 5, 10 and 25 years, covering all land, green spaces, facilities and assets within the estate;
- Include both a practical baseline for deliverable maintenance and investment, and visionary options for redevelopment and enhancement;
- Build upon the existing maintenance schedule, but provide alternative options rather than assuming automatic like-for-like replacement;
- Cover leased assets including Parklands Nursery, the Lakeside Centre, the Boathouse Café, and the lake amenities, alongside directly managed assets;
- Contain projected future costs and income, with annual updating in line with the budget cycle and maintenance review;
- Take into account staffing and maintenance requirements for the estate;
- Consider partnership working and external funding and grant opportunities to support future development.
- Be presented to the board for consideration by April 2026

**Appendix: Outline Brief for Mooragh Park Estate Strategy**

**1. Purpose and Scope**

- To set a long-term vision for Mooragh Park as Ramsey’s principal open space and community asset.
- Time horizons of 5, 10 and 25 years.
- To include all land and facilities within the Mooragh Park Estate.
- 

**2. Assets Covered**

- Leased: Parklands Nursery Building, Lakeside Centre, Boathouse Café, lake amenities, Bowling Green, Rugby Pitch
- Directly managed: Play areas, BMX track, skate park, tennis courts, outdoor gym equipment, shelters, murals, gardens, green spaces, paths, lighting, car parking, and public toilets.

### **3. Content**

- **Baseline:** deliverable plan based on current maintenance schedule, updated with realistic projections of future costs.
- **Visionary Options:** alternative uses and enhancements for facilities and open spaces, including opportunities for cultural, recreational, sporting, or commercial use.
- **Financial Modelling:** cost projections, estimated over 5, 10 and 25 years; potential income sources; funding opportunities including grants (e.g. Manx Lottery Trust).
- **Staffing and Maintenance:** projected needs for upkeep of green space and facilities.
- **Partnerships:** consideration of collaboration with government departments, community groups, schools, sports clubs, and external funders.
- **Risk and Resilience:** consideration of tree management, insurance, and long-term sustainability.
- **Review:** the strategy to be reviewed annually alongside the maintenance review and updated as required in line with the budget cycle.

### **4. Output**

- A strategy document with a clear baseline and visionary options, presented with estimated costs and options for funding.
- Recommendations for priorities and sequencing over 5, 10 and 25 year horizons.”

The following Notice of Motion dated 7<sup>th</sup> October, 2025, is submitted in the name of Mr. J. McGuinness:-

“In accordance with standing orders I would like to put forward the following motion for the public section of the next board;

#### **Housing Support Officer – In Principle Proposal**

That the Board notes the pressures on the Housing Team in relation to tenant support and Finance Team with respect of arrears management, coupled with increasing exposure to social/welfare issues and interactions with the relevant Government Dept's.

That the Board agrees in principle to the creation of a Housing Support Officer post within the Housing Team, positioned below the Housing Officers, with the primary purpose of providing proactive tenant support, including:

- assisting tenants to complete forms and applications for benefits and support schemes;
- signposting and liaising with appropriate agencies;
- helping tenants to sustain their tenancies and prevent arrears; and
- undertaking external visits where required.

That the Board further agrees that:

1. A detailed role profile, salary scale, and budget implications be developed jointly by the Housing and Finance teams;
2. Costs be considered within the housing budget and deficiency allowance framework; and
3. The matter be referred to the Establishment Committee for detailed consideration and recommendation back to the Board ahead of a head count increase and recruitment exercise being undertaken.

## **APPENDIX – Business Case Summary**

### **Housing Support Officer (In Principle Proposal)**

#### **Purpose**

To provide proactive tenant support to improve wellbeing, reduce arrears, and strengthen Ramsey Town Commissioners' housing service.

#### **Background**

- Current Housing Team: Housing & Property Manager, 2 Housing Officers.
- Officers and Finance staff currently absorb tenant support and arrears work.
- Rising demand for help with benefits, welfare forms, and liaison with other agencies.
- Court action is sometimes required to enforce arrears, consuming staff time and resources.

#### **Proposal**

Create a Housing Support Officer role, positioned below Housing Officers, to:

- Provide direct support to tenants with forms, benefits, and service access.
- Undertake proactive engagement to sustain tenancies and reduce arrears.
- Work flexibly between office duties and external visits.
- Role profile, salary, and costings to be developed by Housing and Finance teams.

#### **Rationale**

- Community benefit: improved tenant wellbeing and satisfaction.
- Preventative approach reduces arrears, enforcement costs, and voids.
- Aligns with DOI's Housing Standards of Performance, especially in tenancy management and satisfaction.

#### **Financial Implications**

- Salary to be determined in line with local authority structures.
- To be included within Housing Budget and covered by the Housing Deficiency allowance (subject to DOI approval).

**Risks of Not Proceeding**

- Continued high staff time spent on reactive arrears management.
- Ongoing reliance on court action and associated costs.
- Vulnerable tenants risk falling into arrears and eviction without timely support.
- Reduced tenant satisfaction and performance outcomes.”

The following Notice of Motion dated 7<sup>th</sup> October, 2025, is submitted in the name of Mr. J. McGuinness:-

“In accordance with Standing Orders I would like to put forward the following motion for the public section of the next Board meeting:

**That this Board directs the Town Clerk to ensure that all correspondence received which is addressed to the Chairman of the Board be circulated in full to all Members of the Board.**

This direction recognises that it is a long-standing convention for correspondence from Government Departments and other bodies to be formally addressed to the Chairman as a matter of protocol rather than personal or confidential intent. Such correspondence is intended for the attention of the local authority as a corporate body, and all elected Members share collective responsibility for its consideration.

The Board further notes that clarity on this procedure will prevent any future misunderstanding or delay in the sharing of information, ensuring that all Commissioners have equal and timely access to official correspondence. This approach reflects the principles of openness and accountability set out in the Department of Infrastructure’s Corporate Governance Principles and Code of Conduct and aligns with the Board’s commitment to transparent decision-making and good governance.”

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.

October, 2025.