



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

www.ramsey.gov.im

11th December, 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, 17th December, 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 – 10

- Board Meeting held on 19th November 2025

3. Matters arising not included within the Agenda.

4. Matters for Information:

page(s): 11 - 17

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

5. Finance and General Purposes:

page(s): 18 - 43

- Town Clerk's Report(s)
 - Open Consultations
 - Proposals for the Shared Equity Purchase Assistance Schemes
 - Public Audit Reform Consultations on Recommendations made by the Tynwald Auditor General
- Deputy Town Clerk's Report(s):
 - Election (Keys and Local Authorities) (Amendment) Regulations 2026
 - Public Meeting with DHSC Minister and Manx Care
 - Street Trader's Licence – "The Hutch"

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

6. Works and Development:

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- Town Clerk's Report(s):
 - National Infrastructure Security Bill (NISB)
- Deputy Town Clerk's Report(s):
 - North Ramsey Bowling Club – Storage Container
- Technical Services Manager's Report(s):
 - Planning Applications

7. Parks and Leisure:

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- Deputy Town Clerk's Reports:
 - Deckchairs
 - Gran Fondo 2026
 - Ramsey Library 2nd Quarter 2025/26

8. Housing and Property:

page(s): 56 - 60

- Housing and Property Manager's Report(s):
 - Annual Rent Setting for 2026/27

9. Notices of Motion:

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- Notice of Motion submitted by Mr. J. McGuinness
 - AI Generated Images

10. Other Business:

page(s): 62

(by permission of Chairman – Standing Order 13 1(i) refers

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



D. C. Flint

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 19th November, 2025, at 7.00p.m.

Present: Mesdames S. Cottam-Shea, W. Bruchal, E. L. Honey, [remotely] P. Johns-Garrett, S. M. Moss, E. S. Shimmin and Mrs. M. M. J. Webb; Messrs. Revd Canon N. D. Greenwood, J. McGuinness, C. J. Martin and W. G. Young.

Apologies for absence were received from Mr. A. J. Oldham (who has been granted leave of absence).

The 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.

(2025/26:194) Minutes:

Resolved: That, following a proposal by Ms Cottam-Shea, seconded by Mr. McGuinness and carried by 10 votes to 1, that the Minutes of the monthly Board Meeting held on 15th October, 2025, be confirmed and signed by the Deputy Chairman.

Miss Shimmin voted against, querying the accuracy within the first paragraph of Clause 163 in that the Town Clerk had not spoken with her in private. The Deputy Town Clerk undertook to speak with Miss Shimmin during the interval between the public and private sessions of this meeting.

(2025/26:195) Matters Arising:

No matters not included elsewhere within the agenda papers were raised.

Matters for Information:

(2025/26:196) Minutes Policy Committee:

Members considered the minutes of the meeting of the Policy Committee held on 3rd November, 2025, with appended draft Policies. Mr. McGuinness invited comments.

Mr. Martin raised concerns with regard to the Volunteering Policy about Section 6 Confidentiality and Data Protection; and with regard to Section 9 Indemnity Forms. Mr. McGuinness commented that the queries could be best addressed by the Town Clerk who had framed the policy and suggested that adoption of this policy be deferred.

Miss Shimmin referred to the Bullying and Harassment at Work Policy and queried if reference should be made to bullying by staff towards Commissioners.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Martin and carried without division the Minutes of the Policy Committee and the Policies referred to therein, with the exception of the Volunteering Policy be adopted

(2025/26:197) Action Tracker November, 2025:

Resolved: To note the “Action Tracker” to 13th November, 2025, subject to the following: -

Deck Chair Audit – in response to a query from Mr. McGuinness members were informed that this would be presented in December, 2025.

Library Report – in response to a further query from Mr. McGuinness members were informed that the report of library statistics would be presented in December, 2025.

Temporary Car Park – it was proposed by Mr. McGuinness, seconded by Mrs. Bruchal and agreed without division that the temporary car parking be in place for the 12 days prior to Christmas, from 12th to 24th December.

Adoption of Land Traie Twoaie – Mr. Martin asked about progress in this matter. The Deputy Town Clerk informed members that the developers are reminded of the need to finalise the matter.

Bus Services – Mr. Martin asked if it is the intention to again write concerning the perceived insufficiency of the bus services to and within the Town. The Deputy Town Clerk indicated that it is intended to write early in 2026. Mrs. Johns-Garrett asked if any response had been received with regard to the changes to the skipper bus service and was advised not.

Railway Line - Mr. Martin queried this progress in resolving land encroachments and was advised that it was not possible to give it high priority at the present time. Liability should an accident occur on the former Railway line was also queried and members were informed that should an accident occur the Commission could be liable as landowners.

BMX Track – Mr. Martin queried progress of discussions with third parties. Members were informed that those persons had not wished to enter into an agreement similar to that held by the BMX Club, and that the Commission’s commitment going forward would be considered as part of the imminent budget process. Mr. Martin queried if a “half-way” agreement could be reached with the third parties. The Deputy Town Clerk advised that research and discussions with our insurers would require to be undertaken, and the Parks and Housing sections of the Commission will liaise to discuss the matter further.

(2025/26:198) Ruinous Buildings Register November, 2025.

Resolved: To note the “Ruinous Buildings Register” to 13th November, 2025.

Finance and General Purposes:

(2025/26:199) Town Clerk's Report – Year of the Manx Language:

Members considered the Town Clerk's report dated 12th November, 2025, concerning the request of the Manx Language Network to promote 2026 as the Year of Manx Language.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Cottam-Shea, and agreed without division, the Commission agree in principle to participating in the Year of the Manx Language; the Library and the Mooragh Park being identified as best place for events. Members were asked to submit suggestions to the Deputy Town Clerk for further consideration in January, 2026.

(2025/26:200) Deputy Town Clerk's Report – Charity Street Collection:

Members considered the Deputy Town Clerk's report dated 10th November, 2025, advising of the request made by the Northern Chamber of Commerce to hold a "bucket charitable street collection" in aid of the Queen's Pier Restoration Trust on 21st November, 2025, for the Christmas Lights Switch on and on dates until 21st December, 2025, while the Christmas Grotto is on at the Courthouse.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Webb and carried without division, permission be granted.

(2025/26:201) Deputy Town Clerk's Report Data Protection Fee Consultation:

Members considered the Deputy Town Clerk's report dated 10th November, 2025, which detailed the questions put within the Data Protection Consultation instigated by the Information Commissioner's Office.

Mr. McGuinness proposed that the Commission do not respond.

Mr. Martin proposed that the Commission did respond with regard to the proposal to increase fees from £70 to £2,400 for business with 50 or more employees, which he felt was an incumbrance to such businesses. This proposal was seconded by Mrs. Johns-Garrett. At this stage Mr. McGuinness withdrew his proposal.

Miss Shimmin proposed that a suggestion that fees be based on the level of profit be added. This was seconded by Mrs. Webb.

Mr. McGuinness commented that he would be voting against because of difficulties in administering a system based on profit should that be ultimately agreed.

The combined proposal to include Mr. Martin's and Miss Shimmin's comments was put to the vote and carried by 8 votes to 3, Mesdames Bruchal and Honey and Mr. McGuinness voting against.

(2025/26:202) Deputy Town Clerk's Report – Gaming (Amendment) Act 1984:

Members considered the Deputy Town Clerk's report dated 12th November, 2025, advising of the request conveyed via the Gaming Supervision's Officer that the Commission comment on the application made by Ramsey AFC to site 2 controlled machines at their Ballacloan Stadium

Resolved: That, following a proposal by Mr. McGuinness, seconded by Ms Cottam-Shea and carried within division, no objection to the application be made.

(2025/26:203) Deputy Town Clerk's Report – Section 13 Agreement Britannia:

Members considered the Deputy Town Clerk's report dated 10th November, 2025, advising of the commuted sum figure of £5,784, in lieu of the provision of affordable housing and public open space with regard to proposals to redevelop the former Britannia Hotel to 10 apartments.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Johns-Garrett, and agreed without division, the Section 13 agreement be sealed and signed on behalf of the Commission.

(2025/26:204) Deputy Town Clerk's report – Street Trader's Licence "The Hutch":

Members considered the Deputy Town Clerk's report dated 11th November, 2025, advising of the request made by "The Hutch" for a street trader's licence to enable the operation of a trailer along the West Quay, between the Commercial and Trafalgar Hotels on Friday and Saturday evenings between 8.00 p.m. and 11.00 p.m. during the Christmas and New Year period.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mrs. Webb and agreed permission be granted, subject to an observation being included that the applicant must not impede the pavement. Mr. Martin asked about including a caveat concerning removal of litter – it was felt that the applicant is known to be responsible in this regard.

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

(2025/26:205) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's general report dated 12th November, 2025, subject to the following:-

Summary of Revenue Income and Expenditure: Mr. Martin queried costs allocated against the Boathouse Boiler – members were advised that the costs quoted were correct for the replacement and fitting of a new boiler, which had been a planned expense and part of the landlord's responsibilities within the lease agreement.

Mr. Martin referred to the figure quoted within Appendix 2 for Street Lighting and Maintenance and sought a breakdown of costs going back over 5 years. Mr. McGuinness explained that the figures included various projects and whilst recognising Mr. Martin's reasonable request, it would be difficult to fully compare costs over the last 5 years, but information would be provided to members.

Mr. Martin queried the circumstances of the grant paid to Ramsey Town Band – Members being advised that this enabled the town to call upon the Band's services for occasions such as Remembrance Sunday and for concerts without the requirement to pay individual fees.

Mrs. Johns-Garrett commented on the need to make replacements within the Mooragh Park – members were reminded about the forthcoming budget process and the approved Notice of Motion involving a strategic plan for the Mooragh Estate both of which will enable this matter to be considered.

Works and Development: -

(2025/26:206) Town Clerk's Report – "Orsted" Wind Farm Consultation:

Members considered the Town Clerk's report dated 10th November, 2025, referring to the Orsted Wind Farm Consultation details of which were previously sent to members, and suggesting a response subsequent to comments received.

Mr. McGuinness referred to an earlier consultation and reminded members of the comments made that should the proposed wind farm progress the Town should receive some financial benefit; and that the Orsted should be encouraged to view Ramsey as a centre for operation and should receive support.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Martin and agreed by 8 votes to 3, Mrs. Moss and Messrs. Canon Greenwood and Mr. Young voting against, that the response drafted reiterating previous comments, précis that the Town should receive fair investment and benefit from the developer, should the wind farm progress, be submitted.

(2025/26:207) Technical Services Manager's Report – Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 11th November, 2025, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following: -

Mr. McGuinness declared an interest with regard to the applications for the provision of fibre optic connectivity, he had an interest with one application but stated his interest would, for consistency, apply to all the applications. The Deputy Town Clerk declared an interest in one application due to residential proximity.

RTC Board Meeting – 19th November, 2025, Public Continued:

The applications concerning the provision of fibre optic connectivity, summarised as below, were considered as a whole

<u>25/90937/B</u>	2 telegraph poles	12, 14, 15, 16 & 18, Barrule Park, Ramsey
<u>25/90938/B</u>	2 telegraph poles	19, 20, 21, 22 & Beech House (23), Barrule Park, Ramsey.
<u>25/90939/B</u>	2 telegraph poles	14 – 21, Princes Road, Ramsey
<u>25/90940/B</u>	3 telegraph poles	1-3, Thie Noa Ain, Thie Bane, Rudder House, The Annexe Rudder House, Four Trees, 9-16, Westbourne Close, Ramsey
<u>25/90941/B</u>	13 telegraph poles	1 – 80, Greenlands Avenue, Ramsey
<u>25/90942/B</u>	4 telegraph poles	20 – 32, Laurys Avenue, Ramsey

Members were informed that the applications did not comply with the Infrastructure Policy 3 of the Strategic Plan; General Policy 2 (b), (c) and (g) or Strategic Policy 4 (b) and (c).

Resolved: That following a proposal by Mrs. Bruchal, seconded by Mr. Martin and carried unanimously, Mr. McGuinness not voting, to object to the applications.

P.A. NO.: [25/90982/C](#)

PROPOSED: Temporary change of use of rugby pitch, clubhouse and surrounding area to provide a glamping site for TT race periods for five years from 2026 to 2030

NOTES: P.A. – Change of Use

SITE: **Ramsey Rugby Club, Mooragh Promenade, Ramsey**

Mr. Martin commented on his disappointment in that this application was progressing, whilst an approach made by the operators of “Silly Moos” campsite to establish facilities in Ramsey had not found favour. The Deputy Town Clerk informed members that discussions had taken place with one of the operators of “Silly Moos” which he would discuss later with Mr. Martin.

P.A. NO.: [25/90986/C](#)

PROPOSED: Change of use from restaurant and bar to combined use of retail (Class 1.1), cafe/restaurant (Class 1.3), takeaway (Class 1.4) and non-residential education and training centre (Class 4.2)

NOTES: P.A. – Change of Use

SITE: **66, Parliament Street, Ramsey**

Discussion ensued with regard to this application members expressing various concerns including the fact that cannabis use is illegal on the Island, and as to what rules and regulations might need to be followed. Mrs. Bruchal proposed that the Commission object to the proposal. Mr. McGuinness commented that the concerns were not pertinent to the planning application, other agencies would comment on social and parking concerns; the Commission had earlier approved application for gaming machines with no concerns expressed about gambling.

Mr. McGuinness proposed an amendment that the Commission submit an observation that they do have concerns but would wish to meet the applicant to learn more about the proposals; this action would retain the Commission's right to appeal should they wish to do so going forward. Ms Cottam-Shea seconded the amendment. The amendment was put to the vote and carried by 10 votes to 1, Mrs. Bruchal voting against.

(2025/26:208) Technical Services Manager's Report – Health and Safety Legislation Consultation:

Members considered the Technical Services Manager's report dated 11th November, 2025, advising of additional consultations to be progressed with regard to Health and Safety Legislation.

Resolved: That, following a proposal by Ms Cottam-Shea, seconded by Mrs. Bruchal that the Commission allow officers to prioritize consultations and submit appropriate responses on behalf of the Board. The proposal was carried by 9 votes to Miss Shimmin and Mr. Martin voting against.

Parks and Leisure:

(2025/26:209) Deputy Town Clerk's Report – British Enduro Round July 2026:

Members considered the Deputy Town Clerk's report dated 10th November, 2025, concerning the intention of Ramsey Motorcycle Club to stage two rounds of the ACU British Enduro Championship on 4th /5th July, 2026. Concern was expressed that awnings might be erected, which is contrary to conditions applied to people permitted to park motorhomes on the Mooragh Estate. Mr. Martin suggested that a ban on awnings be lifted during the event and proposed that the Rugby Club be approached to see if they are prepared to facilitate the event. This was seconded by Mrs. Johns-Garrett. Mr. McGuinness queried if Mr. Martin was suggesting that the Rugby Club was being asked to give a final approval? The Deputy Town Clerk advised that the organisers do contact the Rugby Club.

General discussion further ensued after which it was resolved that the Club be permitted to organise the event. The vote was carried unanimously, noting that Mrs. Honey declared an interest and did not vote.

It was further resolved, following a proposal by Miss Shimmin, seconded by Ms. Cottam Shea, and carried without division that the club be advised to apply for the required Road Closures.

(2025/26:210) Deputy Town Clerk's Report – Christmas Lights Switch On-Manx Telecom:

The Deputy Town Clerk informed members that the request made by Manx Telecom to have a retail stall at the Christmas Lights Switch On had been withdrawn, and the report no longer required to be considered.

(2025/26:211) RNLI Chilly Dip 2026:

Resolved: That, following a proposal by Miss Shimmin, seconded by Mr. McGuinness, and agreed without division, that the request made by Ramsey Branch RNLI conveyed in the Deputy Town Clerk's report dated 10th November, 2025, seeking permission to hold a Chilly Dip on 1st January, 2026, be approved.

(2025/26:212) Deputy Town Clerk's Report – Firework Display and Festive Events 2025:

Resolved: To note the Deputy Town Clerk's report dated 10th November, 2025, advising of the schedule of Festive Events – the Lights Switch ON; Festival of Christmas Trees; Young Farmers' Tractor Run and Carols at the Courthouse.

Miss Shimmin advised that it is hoped to set off the fireworks on Saturday, 6th December, 2025, subject to confirmation having regard to availability of the Isle of Man Constabulary.

(2025/26:213) Deputy Town Clerk's Report – SS Ellan Vannin Memorial Service:

Resolved: To note the Deputy Town Clerk's report dated 10th November, 2025, advising that a short Memorial Service in respect of the loss of SS Ellan Vannin on 3rd December 1909, will be held at the memorial on East Quay on 3rd December, 2025, at 3.30 p.m.

Any Other Business:

(2025/26:214) Quay Flood Defences:

Members were reminded that the Department of Infrastructure will have a display in the Atrium of the Town Hall between 24th – 28th November, 2025, of proposed flood defences. Officers from the Department will be in attendance on 27th November.

The Deputy Chairman closed the public meeting at 8.27 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.

(2025/26:215) Minutes Recorded in Private:

Resolved: That, following a proposal by Mr. McGuinness, seconded by Ms. Cottam-Shea and carried without division that the minutes Board Meeting held on 15th October, 2025, recorded in private be confirmed and signed by the Deputy Chairman.

Matters for Information:

(2025/26:216) Action Tracker:

Resolved: To note the “Action Tracker” to 13th November, 2025, subject to the following:

It was proposed by Mr. McGuinness, seconded by Ms Cottam-Shea and carried without division that the items headed “Ice Cream” and “Seymour” be removed from the Tracker.

(2025/26:217) Ruinous Register:

Resolved: To note the “Ruinous Buildings Register” to 13th November, 2025.

Mr. Young’s attempt to query the inclusion of property in his ownership on the list was not considered appropriate because of his obvious conflict of interest.

Miss Shimmin queried how properties were added to the list – members were advised that any properties reported were inspected, as far as officers are permitted, and if it was considered appropriate added to the list. Mr. Martin asked why specific properties had been included.

Finance and General Purposes:

(2025/26:218) Finance Officer’s Report:

Resolved; to note the Finance Officer’s private report dated 12th November, 2025, subject to the following:-

Rent Arrears – following queries put by Mr. Martin, Mr. McGuinness, as Lead Member, and the Finance Officer, explained the arrears recovery process and Court and benefits processes with regard to rent defaulters.

2026/27 Budget Process – Members and agreed the proposed schedule of budget meetings. Following a proposal by Mr. McGuinness, seconded by Ms Cottam-Shea and agreed without division, a 3% flat rate be applied during the budget process for inflation.

It was further resolved to defer consideration of the suggested day-to-day budget increases to the meeting of the Board to be held on 17th December, 2025.

RTC Board Meeting – 19th November, 2025, Public Continued:

Matters of Establishment:

(2025/26:219) Minutes Meeting Establishment Committee

Resolved: To note the minutes of the meeting of the Establishment Committee held on 3rd November, 2025.

The meeting closed at 9.44 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	Proposer	Seconder	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	DF	Sep-23		
Dec-21		Adoption of land at Auldyn Walk, Ramsey.C9			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. Some remedial works as required have been carried out by the contractor following a group meeting held on site at the end of July 2025. Meeting to be held with developer on 10th December 2025 to agree a way forward to complete the works to a satisfactory standard.	FGP	Dec-25	DF/AF	Dec-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. Memorial cleaned. quotes being sort for renovation works.	WD	Nov-25	AF	Repairs early 2026		
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.	Furhter shelter completed	PL	Nov-25	SB	Apr-26		

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconded	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
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		
Jul-23		Cloughbane 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	DF	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. Budget allowance for 2026/27. Options to be included in "Mooragh Park Strategic Review".	PL	Nov-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.	Grant approved by DfE. Work to be undertaken in better weather	PL	Nov-25	SB	May-26		
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. Budget item prepared for consideration.	HP	Nov-25	AF	Apr-26		
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.	Leaseholder has again been chased for a resolution for this.	FGP/ WD	Nov-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	Campaign underway	FGP	Nov-25	DF	Jan-25		

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	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. We are going to utilise the template that Douglas have used on the pavements on town. Have got paint now.	WD	Jan-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. See 25/26:078	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	Oct-25	SB	Aug-25		
Apr-25	24/25:342	New Land Sculpture			"I Ramsey" sculpture	Survey to be undertaken. Use draft report to put options out to public.	PL	Sep-25	SB/AF	Dec-25		
Apr-25	24/25:344	Notice of Motion - Decision Log			Establish a Decision Table	Implementing	FGP	Nov-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	25/26:025	Anti-Dog Fouling Campaign			Options for Campaign agreed	Ongoing	WD	Aug-25	GK	Aug-25		
	25/26:028	Deckchair audit			Report being compiled	Will be presented at November 2025	PL	Oct-25	BW/SB	Nov-25		

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RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	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 no update. Club was due to meet with FA	PL	Jul-25	DF	Jul-25		
						Compiling documents for interested parties - documents sent Aug 25						
Jun-25	25/26:051	Community Garden			Site identified	Tenders being reviewed 15/09/25	PL	Nov-25	BW	Jul-25		
Jun-25	25/26:055	Redundant Telephone Kiosk			Pending installation of defibrillator	Not moving forward at this time	FGP	Nov-25	SB	Nov-25		
Jul-25	25/26:071	Environmental Projection			Bill yet to progress - progress report on implications	Checking planning obligations	FGP/WD	Jul-25	DF			
Jul-25	25/26:073	Street Traders Rumblin Tum			Agreement in principle to licence	Note consultation	FPB	Aug-25	SB			
					Draft Strategy and budgetary reports Lead Member for Housing with HPM; Publish strategy. Strategy development ongoing	Other areas to be considered by applicant.						
Jul-25	25/26:076	Social Housing				Approval of Notice of Motion. Strategy and report progressing. Draft Strategy included in Dec Board pack.	HPE	Dec-25	AF	Dec-25		
Jul-25	25/26:077	Art Trail			Agreement to set up an Art Trail	SB/H&P to provide schedule of mural board locations. A couple of positions to be finalised.	PL	Dec-25	SB/AF	Jan-25		
					Agreement in principle to re-opening - further reports to be presented on financial implications							
Jul-25	25/26:078	Re-Evaluation Re-use Facility				Defer until September 25 Meeting	WD	Jul-25	DF			
Aug-25	25/26:105	MUA Wayleave - Coronation Park			Petition DOI	Petition submitted - Approval obtained, all signed	WD	Nov-25	BW	Oct-25	Nov-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	Planning application expeted December 2025. DOI will display plans in Town Hall	FGP	Nov-25		Sep-25		
Aug-25	25/26:121	Padel Tennis			Carry on discussions with interested party	Ongoing no update	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	DOI informed - working on logistics of moving people and waiting on works to wall to be completed	WD	Nov-25	BW	Oct-25		
Sep-25	25/26:139	TT Air Display			Possible event for 2027	Repairs carried out, waiting on kerb stops.	PL		DF			
Sep-25	25/26:140	Dogs in Mooragh Park			Consider introudcing trial to permit when byelaws are updated	Correspondence with DFE	FGP		SB	May-26		
Sep-25	25/26:141	Art Work			Consider site, design, funding etc.		PL	Sep-25	DF			
Sep-25	25/26:142	Cummal Mooar			Write to Minister seek assurances	Piece of Art work of considerable size	HP	Sep-25	DF	Sep-25		
Sep-25	25/26:143	Ramsey Library Statistics			Reintroduce quarterly report	1st Report	PL	Oct-25	SB/NG	Oct-25		
Sep-25	25/26:148	Sale of Greengrocery Produce			possible encroachment of footpath	Determine if A board approval is needed	WD		GK			
Oct-25	25/26:164	Manx Telecom - Use of Telegraph Poles for fibre roll out			Bring back on Action Tracker. Engage with Manx Telecom	Manx Telecom have again been invited to attend a public meeting of the Commission but do not think it is appropraite while the planning process is taking place.	FGP	Nov-25	SB			
Oct-25	25/26:165	Review and update the whole action Tracker			In progress	All items being reviewd	FGP	Nov-25	DF/SB			

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RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Oct-25	25/26:164	Write to DHSC Minister and CEO Manx Care and invite to a public meeting regarding health in Ramsey and North.	JM	SCS	Invitation extended to Manx Care CEO and DHSC Minister. Date of 11 November agreed.	New date to be arranged as DHSC Minister not available on 11th November.	FGP	Nov-25	DF			
Oct-25	25/26:169	H&S consultation. Write as per the answers suggested	JM	WB		Answers submitted	WD	Nov-25	BW		Nov-25	
Oct-25	25/26:170	South Beach Leave as it is	WB	SCS	updated at 25/26:081	Repeat of item above	WD	Nov-25	BW		Nov-25	
Oct-25	25/26:172	Create a Strategy for Mooragh Estate	JM	LS	Create Strategy	Strategy being progressed. Updates being added.	HP/PL	Dec-25	AF/BW	Apr-26		
Oct-25	25/26:173	Scoping of a Housing Support Officer	JM	EH	Job Description being prepared	On-going. Draft prepared to submit to establishment committee for consideration. To be submitted with report early Jan 2026 at latest.	HP	Dec-25	AF	Jan-26		
Oct-25	25/26:175	NW Area Plan - no further comment	CM	JM		Matter now closed	FGP	Nov-25	DF		Nov-25	
Oct-25	25/26:176	Ramsey Carnival resurrection - write to committee	SM	SCS	To write to Committee	Correspondence sent	PL	Nov-25	SB		Nov-25	
Oct-25	25/26:179	Mountain Road Closure. Write to DOI with concerns as to the prevailing impact such road closures are having. (deliveries, footfall)	CM	LS	Write to DOI.		FGP		DF			
Oct-25	25/26:180	Use of Quayside. Investigate restrictions and liaise with Harbours/ DOI	CM	PJG	Contact DOI Harbours	Email sent to DOI Harbours	WD	Oct-25	DF			
Oct-25	25/26:181	Albert Road - temp Christmas Car Park. AF to investigate whether PP required and whether suitable?	JM	SCS		Option to have the site open for 12 days (permitted development), should RTC wish to proceed in offering the spaces FOC. Condition to be further assessed and possible capacity to be advised. Markings to be completed week ending 12th December for use.	HP	Dec 25	AF	Dec-25		
Nov-25	25/26:199	Year of the Manx Language	JM	SCS	Agreed to support in principle	Members to submit ideas by January 2026 to Deputy Town Clerk	PL	Nov-25	SB	Jan-26		
Nov-25	25/26:200	Charitable Christmas Collections	JM	MW	Queen's Pier Trust Bucket Collections	Approval given to Northern Chamber of Commerce	FGP	Nov-25	SB	Dec-25		
Nov-25	25/26:201	Data Protection Fees	CM	ES	Response sought to Consultation	Correspondence sent	FGP	Nov-25	SB	Nov-25	Nov-25	
Nov-25	25/26:202	Gaming Amendment Act	JM	SCS	Views sought on application for Gaming Machines Ramsey AFC	No objections Correspondence sent	FGP	Nov-25	SB	Nov-25	Nov-25	
Nov-25	25/26:203	Section 13 Agreement former Britannia Hotel	JM	PJ-G	Approval to Section 13 Agreement - by way of commuted sum	Agreement sealed and signed on behalf of RTC	FGP	Nov-25	SB	Nov-25	Nov-25	
Nov-25	25/26:204	Street Traders' Licence	JM	MW	Application by Hutch for Street Trader's Licence Fridays and Saturdays Christmas / New Year	Approval granted - applicant informed	FGP	Nov-25	SB	Jan-26	Nov-25	
Nov-25	25/26:206	Orsted Wind Farm Consultation	JM	CM	Responses sought to further consultation	Correspondence sent	WD	Nov-25	SB	Nov-25	Nov-25	
Nov-25	25/26:207	Planning Applications	WB	CM	Consider applications Fibre Poles	Submit Objections - Submitted	WD	Nov-25	BW	Nov-25	Nov-25	
Nov-25	25/26:207	Planning Applications	JM	SCS	Consider application Change of Use Restaurant and bar	Convey concerns request meeting with applicant. Applicant happy to meet - date to be agreed.	WD	Nov-25	SB			
Nov-25	25/26:208	Health and Safety Consultations	SCS	WB	On-going Health and Safety legislation Consultations	Officers delegated authority to respond Control of Vibration submitted	WD	Dec-25	BW			

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RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Nov-25	25/26:209	British Enduro 2026	ES	SCS	Club to organise themselves and apply for any required road closures. RTC to loan barriers and signage Camper Van Code to be updated to allow use of awnings etc	Applicant informed	PL	Nov-25	SB/GK			
Nov-25	25/26:211	RNLI Chilly Dip 2026	ES	JM	Permission sought to hold event	Application approved and permission conveyed	PL	Nov-25	SB	Jan-26	Nov-25	
Nov-25	25/26:218	FO report Budget Meetings and Inflation	JM	SCS	Consider inflation per centation to be applidd	Schedule of meetings approved and 3% applied to budget figures for inflation	FGP	Nov-25	NC	Jan-26		

Ref No	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 13/12/2022	16/05/2024		04/05/2021 28/10/2022 27/02/2023
	The Poplars - Bircham Ave, Ramsey	2019				
	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 Ocra Building Tower road	2021	07/10/2025			
	Stanley Public House	2021				
	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				
			27/08/2024			
	Cannon Court	2022		28/08/2024		
	Cool-Ny-Marrey Waterloo Road	Oct-24				
	Auldryn 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		
			01/12/2025			
	The Groom, Bride Road	2025	12/02/2025			Mar-25
			07/10/2025			
				22/05/2025		
			27/05/2025			
			07/10/2025			
				13/10/2025		
	Old River Road Depot	2025	18/02/2025			
	Lloyds Bank	May-25				
	Barclays Bank	May-25				
	6 Ash Grove	Jun-25	24/06/2025			
			09/12/2025			
	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		
	Young's Yard	Sep-25				
	30 Clifton Drive	May-24	07/10/2025			
	The Oaks	Nov-25	11/11/2025			
	The Mount May Hill	Nov-25				
	2, Hanley Villa's	Nov-25				

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
OPEN CONSULTATIONS
DECEMBER 2025 – PUBLIC**

Mr. Chairman, Members,

In the above connection, what follows below is a digest of open consultations for your information. Where there is potential impact, this is noted and a report raised. It is my intention to make this a monthly overview in order to keep members and officers fully informed and abreast of matters.

Health and Safety (General Duties of Self-Employed Persons) (Prescribed Undertakings) Regulations 2025 - Health and Safety Legislation Consultations

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating IOM Health and Safety legislation and refers directly to the following draft legislation: Health and Safety (General Duties of Self-Employed Persons) (Prescribed Undertakings) Regulations 2025.

Already reported on and in hand

Closes 12 December 2025

Control of Noise at Work Regulations 2025 - Health and Safety Legislation Consultations

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating IOM Health and Safety legislation and refers directly to the following draft legislation: Control of Noise at Work Regulations 2025 Recognising the potential impact on IOM businesses, DEFA will implement a phased approach designed to give businesses sufficient time to prepare.

Already reported on and in hand

Closes 12 December 2025

<p>Town Clerk's Report – Open Consultations – December, 2025, - Public Continued:</p>
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Isle of Man Financial Services Authority (Fees) Order 2026

This Consultation Paper ('Paper') is issued by the Isle of Man Financial Services Authority, which is the regulatory body for financial services in the Isle of Man. Purpose The purpose of this consultation is to obtain views on proposed changes to fees payable to the Authority from 1 April 2026 and the consolidation of the 2023 Fees Orders and Regulations into one Isle of Man Financial Services Authority (Fees) Order 2026.

No direct impact on our business.

Closes 18 December 2025

20 mph Speed Limits

The Department of Infrastructure (DOI) is seeking feedback on speed limits on residential roads in the Isle of Man. This follows a resolution from the Court of Tynwald. An initial Traffic Regulation Order (TRO) highlighting proposed changes was advertised for a period of two weeks in March 2025. This period of extended public consultation is a continuation of this TRO process. Currently, the default speed limit for residential roads on the Isle of Man is 30mph.

Already responded to

Closes 22 December 2025

Consultation on the proposed changes to the Legal Aid Act 1986

The Treasury, on behalf of the Legal Aid Committee, is seeking the views of relevant stakeholders and members of the public about proposed amendments to be made to the Legal Aid Act 1986. The consultation will run for a period of six weeks. After the consultation responses provided have been considered, the draft Bill will be further amended as necessary. Treasury then intends to introduce the draft Legal Aid (Amendment) Bill 2026 into the branches of Tynwald in early 2026.

No direct impact on our business.

Closes 22 December 2025

<p>Town Clerk's Report – Open Consultations – December, 2025, - Public Continued:</p>
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**Personal Protective Equipment at Work Regulations 2025 - Health and Safety
Legislation Consultations**

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating IOM Health and Safety legislation and refers directly to the following draft legislation: Personal Protective Equipment at Work Regulations 2025 This legislative reform also aims to ensure health and safety standards applies consistently to both onshore and offshore activities.

Already reported on and in hand

Closes 24 December 2025

**Health and Safety (Safety Signs and Signals) Regulations 2025 - Health and Safety
Legislation Consultations**

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating IOM Health and Safety legislation and refers directly to the following draft legislation: Health and Safety (Safety Signs and Signals) Regulations 2025 This legislative reform also aims to ensure health and safety standards applies consistently.

Already reported on and in hand

Closes 26 December 2025

**Safety Representatives and Safety Committees Regulations 2025 - Health and Safety
Legislation Consultations**

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating IOM Health and Safety legislation and refers directly to the following draft legislation: Safety Representatives and Safety Committees Regulations 2025 This legislative reform also aims to ensure health and safety standards applies consistently.

Already reported on and in hand

Closes 26 December 2025

Town Clerk's Report – Open Consultations – December, 2025, - Public Continued:

**Workplace (Health, Safety and Welfare) Regulations 2025 - Health and Safety
Legislation Consultations**

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating IOM Health and Safety legislation and refers directly to the following draft legislation: Workplace (Health, Safety & Welfare) Regulations 2025 Recognising the potential impact on IOM businesses, DEFA will implement a phased approach designed to give businesses sufficient time.

Already reported on and in hand

Closes 29 December 2025

**Health and Safety Information for Employees Regulations 2025 - Health and Safety
Legislation Consultations**

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating Isle of Man (IOM) Health and Safety legislation and refers directly to the following draft legislation: Health and Safety Information for Employees Regulations 2025 Recognising the potential impact on IOM businesses, DEFA will implement a phased approach.

Already reported on and in hand

Closes 2 January 2026

**Provision and use of Work Equipment Regulations 2025 - Health and Safety
Legislation Consultations**

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating IOM Health and Safety legislation and refers directly to the following draft legislation: Provision and use of Work Equipment Regulations 2025 Recognising the potential impact on IOM businesses, DEFA will implement a phased approach.

Already reported on and in hand

Closes 2 January 2026

**Town Clerk's Report – Open Consultations –
December, 2025, - Public Continued:**

Public Audit Reform – Consultation on recommendations made by the Tynwald Auditor General

The purpose of the consultation is to seek views of relevant stakeholders and members of the public on the recommendations made by the Tynwald Auditor General in his report 'Public Audit in the Isle of Man [TAG 2024/0001] (opens in a new tab)'. The consultation is relevant to all residents of the Isle of Man, but of particular interest to: Organisations who are subject to the current public audit framework (This will include Departments, Statutory Boards, offices linked to Government or the Legislature, Government owned entities and Local Authorities)

See separate report

Closes 5 January 2026

Updating the Island's Corporate Laws in line with international AML and CFT standards

The Isle of Man Central Registry is proposing to bring forward a Companies Miscellaneous Amendment Bill (the 'Bill') to ensure that our Corporate Laws and Beneficial Ownership legislation reflect the Island's commitment, as a jurisdiction, to international anti-money laundering, countering terrorist financing and proliferation financing standards and transparency.

No direct impact on our business

Closes 8 January 2026

National Security Infrastructure Bill (NISB)

Isle of Man residents should have confidence in the security and resilience of national infrastructure sectors to deliver essential goods and services. Essential services provided by both public and private sectors – such as our electricity grid, water supply and telecommunications systems should be able to withstand and recover from hazards that might disrupt their functions. Unfortunately, hostile entities and criminals have recognised that this dependency creates an opportunity for what have become known as 'cyber-attacks'.

See separate report

Closes 9 January 2026

Town Clerk's Report – Open Consultations – December, 2025, - Public Continued:

Health and Safety (Consultation with Employees) Regulations 2025 - Health and Safety Legislation

The Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK best practice. This consultation continues the process of updating Isle of Man (IOM) Health and Safety legislation and refers directly to the following draft legislation: Health and Safety (Consultation with Employees) Regulations 2025 Recognising the potential impact on IOM businesses, DEFA will implement a phased approach

Already reported on and in hand

Closes 9 January 2026

Construction (Design and Management) Regulations 2025 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported on and in hand

Closes 12 January 2026

Elections (Keys and Local Authorities) (Amendment) Regulations 2026

The Elections (Keys and Local Authorities) (Amendment) Bill 2025 (the Elections Amendment Bill) is currently being considered by the branches of Tynwald. We launched a public consultation for the Bill in December 2024 – you can read the results of the Elections (Keys and Local Authorities) (Amendment) Bill 2024 consultation online. If the Bill is passed and receives Royal Assent, it will introduce a variety of changes to our electoral system.

See separate report

Closes 12 January 2026

**Town Clerk's Report – Open Consultations –
December, 2025, - Public Continued:**

Proposals for the Shared Equity Purchase Assistance Schemes

The Housing Agency in the Department of Infrastructure currently provides house purchase assistance through two schemes offering Shared Equity Loan Assistance: Shared Equity Purchase Assistance (First Home Fixed) Scheme 2014 - First Home Fixed Scheme Shared Equity Purchase Assistance (First Home Choice) Scheme 2014 -First Home Choice Scheme This consultation outlines proposed amendments to these schemes aimed at improving affordability and access to home ownership.

See separate report

Closes 15 January 2026

Manual Handling Regulations 2025 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 16 January 2026

**Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2025 -
Health and Safety Legislation Consultations**

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 16 January 2026

**Town Clerk's Report – Open Consultations –
December, 2025, - Public Continued:**

Acetylene Safety Regulations 2026 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 28 January 2026

Confined Spaces Regulations 2025 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 28 January 2026

Control of Artificial Optical Radiation at Work Regulations 2026 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 30 January 2026

Town Clerk's Report – Open Consultations – December, 2025, - Public Continued:

Electricity at Work Regulations 2026 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 30 January 2026

Health and Safety (Display Screen Equipment) Regulations 2025 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 30 January 2026

Control of Electromagnetic Fields at Work Regulations 2025 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 2 February 2026

**Town Clerk's Report – Open Consultations –
December, 2025, - Public Continued:**

Work at Height Regulations 2025 - Health and Safety Legislation Consultations

The Isle of Man (IOM) has jurisdiction over its territorial waters but currently does not have a comprehensive offshore health, safety, and environmental framework to regulate work activities offshore. To address this gap, the Department of Environment, Food and Agriculture (DEFA) is reviewing and updating specific legislation to align with UK Health and Safety Executive (HSE) standards. This will enable offshore work to proceed under internationally recognised safety regulations.

Already reported and in hand.

Closes 3 February 2026

Recommendation: For Noting.

D C FLINT
Town Clerk & Chief Executive

10th December 2025

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PROPOSALS FOR THE SHARED EQUITY PURCHASE
ASSISTANCE SCHEMES
DECEMBER 2025 – PUBLIC**

Mr. Chairman, Members,

In the above connection, a set of changes are proposed by the Housing Agency board to improve affordability and access to home-ownership through the two existing shared-equity schemes. The proposals follow a Tynwald resolution (June 2024) and the Agency plans legislation to be drafted for implementation by 1 April 2026. The Main proposals include

- resetting income thresholds and discounted purchase prices and applying annual indexation
- extending interest-free periods and increasing maximum equity loan assistance (Choice Scheme)
- reducing residency requirements for Choice Scheme applicants
- adding fixed-value capital repayment options.

The consultation asks for stakeholder views on methodology practical impacts, and any unintended consequences.

Changes that are apparent include;

Index-linking of income thresholds and discounted purchase prices — thresholds will be reset (proposed using Isle of Man median earnings) and updated annually; discounted prices linked to construction cost indices (ONS Construction Output Price Index).

Affordability principle — the principle that repayments should generally not exceed 35% of net income, measured using advice and guidance rather than a strict eligibility test (applicants above the test would not be excluded automatically).

Loan term changes (Choice Scheme) — extend interest-free period from 1 to 3 years; raise maximum equity loan from 30% to 40%; permit fixed-value capital repayments up to 4% of original loan within first five years without a new valuation.

Residency requirement (Choice Scheme) — proposed reduction from 5 years to 1 year to improve access for new residents.

Town Clerk's Report – Proposals for the Shared Equity Purchases Assistance Schemes – December, 2025 – Public Continued:

RTC is of course a social housing provider. We currently have around 100 people on our waiting lists. Accordingly, anything which improves access to home ownership should be viewed as a positive. It may enable some to move out of social housing or private sector rentals earlier than might otherwise be the case. The following considerations should inform our response if one is proposed;

Demand and housing pressure

Easier access and higher loan shares may increase local housing demand, especially for entry-level properties, which could affect local housing markets, waiting lists for social housing, and local services.

Pressure on affordable-housing delivery and developer behaviour

Index linking discounted prices to construction costs may change developer viability calculations; it could support delivery (by keeping price caps realistic) but also alter developer interest in affordable schemes.

Resident profile and service planning

Lower residency threshold could allow more newcomers to buy locally, potentially changing the demographic profile and demand for services (school places, waste collection, transport).

It is suggested that we respond to this consultation with recognition that it may provide those with housing need a revised route to home ownership rather than rental.

A copy of the consultation questionnaire is attached, which provides more information.

Recommendation: For Consideration.

D C FLINT
Town Clerk & Chief Executive

10th December, 2025.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PUBLIC AUDIT REFORM - CONSULTATION ON
RECOMMENDATIONS MADE BY THE
TYNWALD AUDITOR GENERAL
DECEMBER 2025 – PUBLIC**

Mr. Chairman, Members,

In the above connection, the purpose of the consultation is to seek views of relevant stakeholders and members of the public on the recommendations made by the Tynwald Auditor General in his report ['Public Audit in the Isle of Man'](#).

The consultation is relevant to all residents of the Isle of Man, but of particular interest to:

- Organisations who are subject to the current public audit framework (This will include Departments, Statutory Boards, offices linked to Government or the Legislature, Government owned entities and **Local Authorities**)
- Organisations who are likely to be subject to the public audit framework recommended by the TAG (This will include private bodies who receive the majority of their income from public funding, including charities).
- Firms conducting inspections under the Audit Act 2006

The report is the first major review of the Island's public-audit framework carried out by the Tynwald Auditor General (TAG), following his appointment in March 2023. The review concludes that the existing audit legislation — in particular the Audit Act 2006 and related laws governing public-sector financial reporting — needs considerable updating to ensure accountability, transparency and effective oversight.

The TAG has made 93 recommendations, grouped under a set of priority themes (nine core themes overall) aimed at modernising and strengthening the public audit framework. This consultation is highly relevant to RTC: many of the proposed changes could directly affect governance, reporting and audit requirements.

**Town Clerk's Report – Public Audit Reform – Consultation
Recommendations made by the Tynwald Auditor General –
December, 2025, - Public Continued:**

Key Themes

Expanded scope of audit and oversight

The TAG recommends extending the audit remit to include all bodies carrying out public financial operations, not just traditional government departments — this would explicitly include local authorities, statutory boards, and any body receiving significant public funding. Bodies which currently may be “exempt” or outside regular inspection under the Audit Act 2006 should remain subject to the broader discretionary powers of the Auditor General. The TAG would be empowered to audit subsidies, grants or other public-funded payments “following the public pound” through to recipients (e.g., charities, community bodies) so that grant-funded work would come under much stricter scrutiny.

Enhanced powers and independence for TAG

Proposals include giving the Auditor General a fixed, non-renewable term; restricting post-office activities for former holders; and ensuring TAG cannot be directed in how he discharges his functions. A duty would be placed on the Treasury (and relevant bodies) to provide sufficient resources for TAG to carry out his functions. TAG would have broad powers to access financial and tax/customs information, inspect records and demand explanations.

New reporting, audit and assurance requirements

A more consistent, Island-wide framework is proposed for the preparation and inspection of accounts of all public bodies. The definition of “proper practices” for financial reporting would be broadened, to reflect modern expectations. Auditors’ and independent examiners’ responsibilities would shift: instead of producing certificates under old rules, they would report to TAG — who in turn decides on further action (e.g. investigations, special reports) if material concerns arise.

If a “Special Report” or “Warning Notice” is issued, publication could in future happen on a body’s website instead of in newspapers. TAG would be required to make recommendations to address any weaknesses identified; and bodies subject to audit may be required to submit “performance plans” in response.

Inclusion of TAG under right-to-information regime

The report recommends that TAG be added to the schedule of bodies covered by the Freedom of Information Act 2015, which may affect how audit reports and related communications are handled.

**Town Clerk's Report – Public Audit Reform – Consultation
Recommendations made by the Tynwald Auditor General –
December, 2025, - Public Continued:**

The implications for us may be as follows;

RTC may become formally subject to a wider and more rigorous audit and reporting regime — possibly requiring more frequent, detailed financial reporting, including on grants/subsidies received or disbursed.

Increased transparency and accountability: audits may probe not just end-of-year accounts, but value-for-money, efficiency, and “following the public pound” through any third-party grants or contracted work.

Potentially greater administrative burden: responding to information requests from the Auditor General, preparing for external audits/inspections, submitting performance plans, compliance with new reporting standards.

Deeper public scrutiny: audit reports (and any special reports / warning notices) may be published online — so poor performance, inefficiency or misuse of funds may become more visible.

Governance and compliance: may require strengthening internal control, record keeping, financial management and possibly adjustments to constitution/governance documentation to ensure compliance with new legislation.

Budgeting & resource implications: given the expanded scope of oversight and audit, the authority may need to commit more resources (staff time, data systems, compliance efforts) to meet new requirements.

However, RTC has prided itself on its progressive approach to openness and transparency. Such checks and balances stand to help assure ratepayers and other stakeholders that public money is handled effectively. It would also help improve financial governance and trust, identify inefficiencies and improve value-for-money in service delivery. These latter elements already form part of our Strategic Plan (Efficiency and Effectiveness).

It is suggested that we respond to this consultation, welcoming the drive for clear improvements in auditing of the public purse and function, whilst highlighting the impact that the proposals are likely to have on us. In the same way as the TAG Office would undoubtedly have to expand, it may be that our own administrative position, even after systems improvements are found would have to do the same.

Recommendation: For discussion.

D C FLINT
Town Clerk & Chief Executive

10th December, 2025.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
Elections (Keys and Local Authorities) (Amendment) Regulations 2026
DECEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

The Elections (Keys and Local Authorities) (Amendment) Bill 2025 (the Elections Amendment Bill) is currently being considered by the branches of Tynwald. We launched a public consultation for the Bill in December 2024.

If the Bill is passed and receives Royal Assent, it will introduce a variety of changes to our electoral system, and we will need to update our regulations to reflect some of those changes. The Cabinet Office is now consulting about how this should happen.

Two sets of regulations will need to be updated if the Elections Amendment Bill is passed by Tynwald – regulations for House of Keys elections and regulations for local authority elections (the Elections (Keys) Regulations 2021 and the Elections (Local Authorities) Regulations 2021).

If the Elections Amendment Bill is passed by Tynwald and receives Royal Assent by March 2026, the amendment regulations will be put before Tynwald for approval in April 2026.

The consultation questions are shown below:

Q1. *Are you responding on behalf of an organisation or as part of a professional group?*

- *No, I am responding as an individual*
- *Local authority*
- *Deputy returning officer*
- *Other election official*
- *Member of Tynwald*
- *Other organisation or professional group*

Please specify

--

Section 2. Publication of declarations of relevant interest

Please note: this section applies to both national and local elections.

Declarations of relevant interest are statements that all election candidates must make about any interest they have which could affect (or be seen to affect) the way they may carry out their duties if elected.

Examples of relevant interests include owning stocks or shares in a company, doing consultancy work, or being sponsored by a group or organisation.

The Elections Amendment Bill will allow for candidates' declarations of relevant interests to be published – this applies to candidates in House of Keys elections and candidates in local authority elections. Making these declarations available for voters to inspect will increase transparency in our elections by giving people more information about the candidates they can vote for.

When we consulted about the Elections Amendment Bill an overwhelming majority (92%) of people who responded said that they thought candidates' declarations of relevant interest should be published.

The Elections (Keys and Local Authorities) (Amendment) Regulations 2026 will set out when and how these declarations will be published. The draft amendment regulations say that candidates' declarations of relevant interests should be published:

- On an appropriate website, and
- As soon as practicable after the close of nominations

Q2. *Do you think it is appropriate to publish declarations of relevant interests online?*

- Yes
- No

Q3. *Is there anywhere else you think they should be published?*

--

Q4. *Do you think it is acceptable to publish these declarations as soon as practicable after the close of nominations?*

- Yes
- No

Q5. *Do you think the regulations should specify a different timeframe?*

--

Q6. *Is there anything else you would like to tell us about publishing declarations of relevant interests?*

--

Section 3. Pre-election meetings

Please note: this section only applies to national elections.

Pre-election meetings (sometimes called hustings) are meetings at which voters can hear from the candidates who are standing in their constituency and ask them questions. They give people an opportunity to scrutinize their candidates and find out more about their positions on important issues.

Pre-election meetings can be organised by different people or organisations. Before the 2021 House of Keys general election, the Cabinet Office arranged pre-election meetings in every parish, the four constituencies of Douglas, and in Castletown, Peel, and Ramsey. The Elections Amendment Bill will reduce the number of pre-election meetings to be organised by the Cabinet Office to a maximum of one per constituency – this will make it easier for other people or organisations (such as the Captains of the Parishes, or media outlets) to arrange their own pre-election meetings in addition to the ones arranged by the Cabinet Office.

The Elections Amendment Bill will require regulations to be written to standardise the format and quality of pre-election meetings arranged by the Cabinet Office. Specifying how pre-election meetings should be organised would create more consistency across meetings, making sure that voters in all constituencies get the same chance to hear from their candidates.

The Elections (Keys and Local Authorities) (Amendment) Regulations 2026 will set out how pre-election meetings arranged by the Cabinet Office should be run. The draft amendment regulations say that:

- *The Cabinet Office must arrange one pre-election meeting for each House of Keys constituency*
- *The meetings must be held in accordance with the principles of equality, accessibility, and transparency*
- *The meetings must be chaired by someone independent*
- *The date and venue of the meetings must be published as early as possible*
- *The Cabinet Office must issue guidance about how meetings will be held, and how venues and chairpersons will be selected*

Q7. *Do you think the Cabinet Office should arrange one pre-election meeting per constituency?*

- Yes
- No

Q8. *Are there any other principles you think it would be important to consider alongside equality, accessibility, and transparency?*

--

Q9. *Do you think anything else should be included in the regulations for arranging pre-election meetings?*

--

Q10. *Is there anything else you would like to tell us about the arrangement of pre-election meetings?*

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Section 4. Pre-verification of postal votes

Please note: this section applies to both national and local elections.

When someone votes by post, they return two sealed envelopes to the deputy returning officer – one contains their ballot, and the other contains their signed postal voting statement. The deputy returning officer verifies that the postal ballot is valid by checking the signature on the postal voting statement

against the signature on the person's application for a postal voting pack. All postal ballots must be verified before they are opened and counted.

The current election regulations say that postal ballots cannot be verified until polls are closed at the end of election day. This means that deputy returning officers must verify all postal ballots before the count can begin.

The Elections (Keys and Local Authorities) (Amendment) Regulations 2026 set out a procedure for pre-verifying postal ballots. This procedure would allow deputy returning officers to open voters' postal voting statement and check the signature at any time. The ballot papers themselves would remain sealed until the close of the poll. Allowing pre-verification of postal votes would reduce the burden on deputy returning officers on election day and make counting the vote quicker, meaning that results could be announced sooner.

The draft amendment regulations say that:

- *Postal ballots must be pre-verified in the presence of candidates' counting agents*
- *Deputy returning officers must give candidates as much notice as possible, and no less than 48 hours' notice, before they pre-verify any postal ballots*
- *Postal ballots themselves must not be opened until the counting of the vote*

Q11. *Do you agree that allowing pre-verification of postal ballots is a sensible way to make the vote count quicker on election day?*

- Yes
- No

Q12. *Do you think that a minimum of 48 hours' notice for candidates is sufficient?*

- Yes
- No

Q13. *Is there anything else you would like to tell us about the pre-verification of postal votes?*

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Any response to the consultation is required by 12th January 2026

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

9th December 2025.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
PUBLIC MEETING WITH DHSC MINISTER AND MANX CARE
DECEMBER 2025 PUBLIC**

Mr. Chairman and Members,

Officers have been in discussion with the Department of Health and Social Care to organize a public meeting of the Commissioners with the Minister of the Department of Health and Social Care and the Chief Executive of Manx Care. The meeting was requested at meeting of the Commission on 15th October, 2025, to discuss ongoing concerns over health provision in Ramsey and the North.

A representative of the Minister's office has written to the Commission regarding this request:

DHSC is preparing a public consultation aimed at understanding what wider services the community of Ramsey, and the Isle of Man more broadly, would like to see provided at RDCH. This will include the Minor Injuries Unit (MIU) service.

We are keen to explore whether there is public appetite for expanded diagnostics, additional clinics for minor procedures, or other service enhancements. This consultation will work in tandem with the conditioned surveys currently underway, which will inform us about the building's longevity and help shape future strategic planning, including any potential capital schemes.

As part of this initiative, the DHSC would like to establish a Consultation Committee, which we hope will include both Ramsey MHKs, and a Ramsey Commissioner. However, we will not proceed with this until the works on RDCH have been completed by the DOI. When the MIU does reopen Manx Care are progressing towards reopening the service on weekends in the mornings which I am sure will be welcomed by the community.

As the above is a work in progress, I think it might be that a meeting is a bit premature in the context of the RDCH with the planned consultation, and as we have already had the separate working group session on Cummal Mooar this could duplicate the work.

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

9th December, 2025.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
STREET TRADER'S LICENCE THE HUTCH
DECEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

At the meeting of the Commission held on 19th November 2025 it was resolved to issue a street traders licence to The Hutch to operate on West Quay on Friday and Saturday evenings in December 2025.

The Hutch have further requested permission to operate on New Year's Eve – Wednesday 31st December 2025. In addition, and subject to the organisers approval they are seeking to trade at the Chilly Dip on New Year's Day.

Members are therefore asked to consider whether to grant these requests.

Recommendation: for discussion.

H. S. Bevan
Deputy Town Clerk

9th December 2025

RAMSEY TOWN COMMISSIONERS **FINANCE OFFICER'S GENERAL REPORT** **DECEMBER 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 November 2025 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period 1st April to 30th November 2025 – Appendix 2.

Accounts

Accounts of £683,463.85 were paid via the General Revenue Account and accounts of £26,907.70 were paid via the Northern Civic Amenity Site Account in November 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 1st April to 30th November 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:

Refuse Collection Vehicle	£241,480
LED street lighting replacement programme	£93,743
Cronk Elfin refurbishment – retentions & consultancy payments	£22,599
Upper Queens Pier Road refurbishment – on-going prof. fees	£13,436
Close Woirrey demolition, site clearance & fencing	£39,546
Computer hardware	£10,716
Office equipment	£15,267
Boathouse boiler	£7,344
New Christmas lighting decorations	£5,282
Lifebuoy housings around the Mooragh Lake	£5,052
Machinery – chainsaws, mower, trimmers	£3,897
Courthouse – deposit for new windows	£3,675
Riverside Workshops – fuel tank	£2,971
NCAS – fuel tank	£2,886
Notebooks and i-pads	£2,611

Recommendation: To be noted.

<p style="text-align: center;">Finance Officer's General Report December 2025 - Public Continued:</p>

Rates

On 1st December 2025 Treasury has supplied a 3rd Supplemental Rating List for 2025 which indicates some changes in the gross and rateable values for the Town as follows:

	Gross	Rateable
	£	£
Existing list	860,448	744,843
Valuations to be added	3,929	3,144
Valuations to be cancelled	<u>(3,037)</u>	<u>(2,430)</u>
Revised list	<u>861,340</u>	<u>745,557</u>

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

Treasury have also confirmed that the total rateable value for the Town at 1st December 2025 is £743,133 (2024 - £743,678). The decrease of £545 equates to a 0.07% decrease (2024 – £4,161 or 0.56% increase).

This rateable value is the figure we apply in our budget and rate setting calculations.

Recommendation: To be noted.

10th December 2025

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid during November 2025

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	226,232.14
Rosborough Insurance IOM Ltd.	Combined commercial insurance	164,124.70
IOM Government	Contribution to Civic Amenity Site costs	103,659.56
IOM Government	Waste disposal at EFW Plant	43,326.23
Various	Housing property repairs, maint. & safety checks	31,240.20
Various	Vehicles maintenance & servicing	12,722.13
Various	IT costs - general expenditure	12,614.61
Various	Park materials - Tree survey work	10,710.00
Various	Town events	10,572.06
Swept Clean Road Sweeping Serv. Ltd.	Sweeper & gulley cleaner hire	8,262.00
Various	Refuse materials & equipment	7,044.86
Various	Staff training	6,990.00
Ellan Vannin Fuels Ltd.	Fuel & heating oil	6,964.55
Blachere Illumination UK Ltd.	New Christmas decorations	6,338.16
Various	Commission property repair, maint. & safety checks	5,995.06
Electric Avenue Leeds Ltd.	Street lighting - replacement lighting columns	5,272.48
Various	Office expenses - post, printing, stationery etc.	5,074.72
Various	Library books, materials & IT licences	3,116.17
Various	Legal & professional fees - non-Housing	2,154.00
Various	Phones	1,659.47
Argon Business Systems Ltd.	New IT equipment	1,800.00
Banks	Bank & debit card charges	1,576.32
Various	Rent refunds & transfers	1,599.65
Various	Park materials	1,355.46
Various	Machinery repairs & servicing	699.16
RTC	Petty cash	373.55
Various	Security & safety	226.61
Various	Gift vouchers	180.00
J McGuinness	Attendance Allowance	222.50
S Cottam Shea	Attendance Allowance	215.00
M Webb	Attendance Allowance	185.00
E Shimmin	Attendance Allowance	166.25
P Johns Garrett	Attendance Allowance	136.25
S Moss	Attendance Allowance	136.25
W Young	Attendance Allowance	106.25
C J Martin	Attendance Allowance	82.50
N Greenwood	Attendance Allowance	97.50
E Honey	Attendance Allowance	97.50
W Bruchal	Attendance Allowance	75.00
A J Oldham	Attendance Allowance	60.00
		683,463.85
Northern Civic Amenity Site		
IOM Government	Waste disposal at EFW Plant & Wrights Pit North	15,345.11
Various	Recycling charges	5,508.90
Mann Waste Recycling Ltd.	Skip haulage	4,143.68
Various	Site maintenance	1,139.26
Oddjob Services	Contract labour	562.50
Worldpay (UK) Ltd.	Debit card reader charge	94.58
Manx Telecom Ltd.	Phone	90.84
Bank	Charges	22.83
		26,907.70

Ramsey Town Commissioners

Suppliers utilised during November 2025

Appendix 1

Access UK Ltd.	UK	Manx Telecom Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Utilities	IOM
Askews & Holts Library Services Ltd.	UK	Mariannes Flowers	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Marksmann Locksmith	IOM
Blachere Illumination UK Ltd.	UK	Martin & Watson Ltd	IOM
Brew & Corkill Ltd.	IOM	North Point Plastics Ltd.	IOM
C E Richmond Ltd.	IOM	Oddjob Services Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
DP Electrical Contractors Ltd.	IOM	Paul Wheeler Ltd.	IOM
Diversigns Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Electric Avenue Leeds Ltd.	UK	Phoenix Windows Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Positive Solutions HR Ltd.	IOM
Eoin Molyneux	IOM	Ramsey Automotive Centre Ltd.	IOM
Event Lighting Services Grp. Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
Exceed Business Services Ltd.	IOM	Ramsey Skips	IOM
Feltons Ironmongers	IOM	Rentokil Pest Control	UK
Galaxy Fireworks IOM	IOM	Rosborough Insurance IOM Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Screwfix Direct Ltd.	UK
Glasdon UK Ltd.	UK	STARK Building Materials Ltd. (formerly Jewsons)	IOM
Haldane Fisher (IOM) Ltd.	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
Investec Asset Finance Ltd.	IOM	Sure IOM Ltd.	IOM
IOM Government	IOM	Swept Clean Road Sweeping Services Ltd.	IOM
JAC Distribution Ltd.	IOM	2 Clean	IOM
Jacqui Mulvagh	IOM	Test Meter Group Ltd.	UK
J Wood Tree & Gardening Servs. Ltd.	IOM	Ulverscroft Ltd.	UK
J. Qualtrough & Co. Ltd	IOM	Vannin Officepoint Ltd.	IOM
Mann Hire Ltd.	IOM	W.D.S. Ltd.	IOM
Mannin Pressure Washing Ltd.	IOM	Weighmann Ltd.	IOM
Mann Waste Recycling Ltd.	IOM	Westminster Car Restoration Ltd.	IOM
Manx Business Solutions Ltd.	IOM	Workwear Express Ltd.	UK
Manx Fork Trucks Ltd.	IOM	Worldpay (UK) Ltd.	UK
Manx Roots Ltd.	IOM	Wurth UK Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30th NOVEMBER 2025 - Appendix 2

	2025-26 to date			Estimate for 2025-26		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	3,032,470	3,752,716	(720,246)	4,767,064	5,193,041	(425,977)
Cl. Woirrey/ Cl. y C Ghlass	185	0	185	486	0	486
Brookfield Court	8,961	17	8,944	22,954	17,091	5,863
Close ny Mooragh	24,315	175	24,140	53,755	43,023	10,732
Sub Total	£3,065,931	£3,752,908	(£686,977)	£ 4,844,259	£ 5,253,155	£ (408,896)
Property and Assets						
Town Hall	139,259	22,309	116,950	297,764	28,716	269,048
Workshops	53,247	0	53,247	128,554	0	128,554
Public Conveniences	35,943	0	35,943	64,466	0	64,466
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	5,170	2,500	2,670	7,251	0	7,251
Mansail Lease	6,691	10,750	(4,059)	5,692	13,257	(7,565)
Lakeside Centre	4,754	7,307	(2,553)	5,523	12,600	(7,077)
Parklands Day Nursery	3,981	15,310	(11,329)	4,540	20,733	(16,193)
Bowling Alley	98	7,500	(7,402)	5,613	15,000	(9,387)
Non-Lease Properties	8,792	0	8,792	10,293	0	10,293
Prom shelters, benches, signs	23,460	5,133	18,327	41,572	0	41,572
Private Property Repairs	3,402	11,905	(8,503)	20,500	0	20,500
CCTV town centre	1,016	0	1,016	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.	6,045	6,723	(678)	20,600	22,660	(2,060)
Park assets	54,823	0	54,823	97,866	0	97,866
Sub Total	£361,481	£89,437	£272,044	£744,111	£112,966	£631,145
Works & Development						
Foreshores & Flags	3,247	0	3,247	4,339	0	4,339
Car Parks	12,225	23,602	(11,377)	27,566	29,827	(2,261)
Refuse Removal	538,057	104,233	433,824	873,134	175,701	697,433
Civic Amenity contribution	86,383	0	86,383	255,948	0	255,948
Civic Amenity contracting	399,630	238,599	161,031			0
Sewers & Pumps	52,010	52,010	0	103,978	103,978	0
Street lighting & maint.	90,176	0	90,176	288,268	0	288,268
Decorative maint.	394	0	394	10,940	0	10,940
Decorative lighting new items	0	0	0	50,000	0	50,000
Local Services	309,668	0	309,668	341,154	0	341,154
Sub Total	£1,491,790	£418,444	£1,073,346	£1,955,327	£309,506	£1,645,821
Parks & Leisure						
Events & Attractions	53,819	4,717	49,102	62,997	12,500	50,497
Parks & Gardens	199,718	102	199,616	339,262	4	339,258
Games Concessions	19	0	19	546	0	546
Public Library	101,729	5,986	95,743	170,103	9,616	160,487
Sub Total	£355,285	£10,805	£344,480	£572,908	£22,120	£550,788
Finance & General Purposes						
Administration	57,756	0	57,756	128,909	0	128,909
Office Expenses	511,756	21,170	490,586	848,073	120,803	727,270
Sundry Expenses	12,382	0	12,382	10,117	0	10,117
Miscellaneous	21,173	46,345	(25,172)	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	7,179	48	7,131	66	102	(36)
Sub Total	£658,192	£67,563	£590,629	£1,107,911	£162,468	£945,443
TOTAL	£5,932,679	£4,339,157	£1,682,959	£ 9,224,516	£ 5,860,215	£ 3,364,301
Town rates	£ -	£3,232,572	(£3,232,572)	£ -	£ 3,635,908	(£3,635,908)

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
NATIONAL INFRASTRUCTURE SECURITY BILL (NISB)
DECEMBER 2025 – PUBLIC**

Mr. Chairman, Members,

In the above connection Isle of Man residents should have confidence in the security and resilience of national infrastructure sectors to deliver essential goods and services. Essential services provided by both public and private sectors – such as our electricity grid, water supply and telecommunications systems should be able to withstand and recover from hazards that might disrupt their functions.

Unfortunately, hostile entities and criminals have recognised that this dependency creates an opportunity for what have become known as ‘cyber-attacks’. The Department of Home Affairs wishes to introduce a National Infrastructure Security Bill to raise levels of cyber security and resilience for core services on the Isle of Man, which rely heavily on digital services.

For the purposes of this legislation the National Infrastructure means the systems and assets, including physical, digital and organisational, that are essential to the functioning of the Isle of Man and its economy.

The National Infrastructure for the Isle of Man comprises of many elements, commonly known as sectors and within those sectors will be businesses and organisations working to deliver the services upon which we rely.

NISB aims to improve the resilience and security of the Isle of Man’s “national infrastructure” — defined broadly as “the systems, assets (physical and digital), networks, processes, people ... necessary for the functioning of the Island and its economy.”

Within that broad definition, the bill distinguishes a subset as “Critical National Infrastructure (CNI)” — those parts whose disruption could have “severe and significant impact” on public safety, economic stability, public health, or national security.

Under the proposals: organisations involved in “national infrastructure” may be required to register with a designated “Competent Authority.” The bill uses a tiered classification system (e.g. “Essential,” “Important,” or other) depending on an organisation’s size, sector, and criticality. Compliance obligations may include adherence to a “Cyber Assurance Framework (CAF),” incident-notification requirements (when there is a service disruption or cyber-security incident), and possibly enforcement powers (regulator directions, vendor-controls, “Service Protection Orders,” etc.) for non-compliance.

Town Clerk's Report – National Infrastructure Security Bill (NISB)
December, 2025, Public Continued:

Whether NISB will apply to a given local authority depends on several factors — primarily: whether the services they provide or manage fall within the “national infrastructure” definition, and whether the authority’s role is sufficiently significant or critical to trigger classification under the bill.

Some of the considerations that RTC might consider include whether our provision of waste disposal, or street lighting and public housing fall under these proposals. For example, our refuse disposal system is quite sophisticated, utilising control and tracking of weights. It is not immediately apparent if a cyber-attack would disrupt the waste streams, but if there was a risk it may fall into the scope of this bill. Increased compliance burden could come with costs — both financial (e.g. hiring/outsourcing security or technical help) and operational (time, bureaucracy). Some responders to previous NISB consultation (e.g. business bodies) raised concerns that compliance costs might lead to an increase in the cost of services.

It is suggested that we respond to this consultation, seeking clarity as to whether some of our functions may fall under the definition of ‘National Infrastructure’. If it does, then this may require registration and subsequently a deeper review of our compliance and resilience and the potential budget implications.

A copy of the consultation guide is provided.

Recommendation: for consideration.

D C FLINT
Town Clerk & Chief Executive

10th December 2025

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
NORTH RAMSEY BOWLING CLUB – STORAGE CONTAINER
DECEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

The Commission has an agreement with North Ramsey Bowling Club (NRBC) for the Club to operate the bowling green in the Mooragh Park.

When the original agreement was entered into the Commission gave consent for the Club to install a metal storage container with a footprint of 7.9m. The container is painted dark green and is screened with trellis/plants.

Planning Permission was granted for the container for a period of 5 years which expires in June 2026. NRBC is requesting the Commission to submit a Planning Application for the continued installation of the container.

Since taking over the operation of the green the Club has gone from strength to strength. Membership has increased to 106 and they have invested over £21,000 in maintenance and development of the green.

NRBC were pleased to hear of the Mooragh Park Strategic Plan and look forward to inputting into the plan.

Members are asked to consider whether to support the request to submit a further planning application for the metal storage container.

Recommendation: for discussion.

H. S. Bevan
Deputy Town Clerk

9th December, 2025.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS –
DECEMBER, 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.: [25/90973/B](#)
PROPOSED: Erection of detached double garage with new vehicular access
NOTES: P.A. in Detail
SITE: **41, Claughbane Drive, Ramsey**

P.A. NO.: [25/91018/B](#)
PROPOSED: Enclosure of existing first floor level balcony to north east elevation of dwelling house
NOTES: P.A. in Detail
SITE: **Dreem-Ny-Geay, Grove Mount, Ramsey**

P.A. NO.: [25/91036/B](#)
PROPOSED: Erection of porch and replacement of existing window with bay window to front elevation
NOTES: P.A. in Detail
SITE: **6, Westlands Close, Ramsey**

P.A. NO.: [25/91026/B](#)
PROPOSED: Replacement of external doors & windows
NOTES: P.A. in Detail
SITE: **Isle of Man Bank, 18, Parliament Street, Ramsey**

P.A. NO.: [25/10144/AIR](#)
PROPOSED: Information in relation to Condition 8 and 17 of 23/00744/B and AP24/0048 detailing phasing of the development and timetable relating to butterfly bank and hibernaculum
NOTES: P.A. in Detail
SITE: **Land At Vollan Field No's 131042, 131043, 135315 And 135318 Land East Of Royal Park Field No's 131085 And 135140 Andreas Road Ramsey**

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

P.A. NO.: [25/10145/AIR](#)
PROPOSED: Information in relation to Condition 13 of 23/00744/B and
AP24/0048 detailing arboriculturally method statement
NOTES: P.A. in Detail
SITE: **Land At Vollan Field No's 131042, 131043, 135315 And
135318 Land East Of Royal Park Field No's 131085 And
135140 Andreas Road Ramsey**

P.A. NO.: [25/91086/B](#)
PROPOSED: Removal of two chimney stacks (RETROSPECTIVE)
NOTES: P.A. in Detail
SITE: **Orrisdale Brookfield Crescent Ramsey**

B. Wallace,
Technical Services Manager

8th December, 2025

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
DECKCHAIRS
DECEMBER 2025 PUBLIC**

Mr. Chairman and Members,

The Commission resolved to undertake an audit and create a business case for the purchase of deck chairs supported by a grant from the Local Economy Fund.

Audit

The Commission currently has 35 chairs branded with the RTC logo.

Moving Forward

We have frequently found that 35 deckchairs are not enough to service both the area around the Courthouse, events in the Town Centre (such as Ramsey Rocks, Brassed Off and Sprintfest) it is therefore suggested that 35 branded additional chairs at a cost of £110 each be acquired.

It is also proposed that storage facilities are created at three locations to allow for safe storage and easy access to the chairs. The cost for the materials would be £4,200. The locations for the “surrounds” would be Courthouse, Mooragh Water Park and the entrance to the Mooragh. The storage units would be constructed by RTC resources.

Business Case for Local Economy Fund (LEF)

Executive Summary

The Commission currently has 35 RTC branded deck chairs. These have proved to popular, but that number is not adequate to service both the area around the Courthouse, events in the Town Centre (such as Ramsey Rocks, Brassed Off and Sprintfest) and the Mooragh Park. This business case requests Local Economy Fund support to buy 35 additional branded deck chairs for placement outside the Ramsey Courthouse and in the Mooragh Park. It also seeks support to purchase the materials to build storage surrounds along Ramsey promenade and key public spaces. Total estimated cost £8,350;). The purchase supports local footfall and visitor experience consistent with the Local Economy Fund objectives.

Deputy Town Clerk's Report – Deckchairs – December, 2025, - Public Continued:

Background and Need

Ramsey's Town Centre and Mooragh Park are primary assets for local spending and visitor and resident footfall. During peak months there is insufficient seating, reducing dwell time and spend at nearby cafes and shops. Providing comfortable, managed seating will increase visitor dwell time, encourage repeat visits, and create a visible improvement to the town offer.

Ramsey Town Commissioners branded deckchairs are frequently requested for use at events outside of Ramsey – including Tynwald Day Fair – and have effect of promoting the town when in use in these areas.

Alignment with Local Economy Fund Guidance

*The Local Economy Fund (LEF) aims to support projects that stimulate local footfall and economic activity and provides capital support for place-based interventions that increase visitor spend and business resilience. This deck chair purchase is a **capital, footfall-stimulus project** that directly aligns with those aims and is therefore eligible for LEF support. Visitors to the Mooragh Park frequently visit the Town Centre and vice-versa.*

Project Description

- ***Scope:*** Purchase, RTC branded deckchairs, and storage of **35 deck chairs**; installation of storage points
- ***Delivery:*** Local supplier procurement, delivery within 6–8 weeks of order.

Costs and Funding

- ***Unit cost estimate:*** £110 per chair (supply, fabric, delivery). The materials for the construction of the storage units is £4200.
- ***Total capital cost:*** £3,850 for chairs + £4,200 for materials for construction of storage = **£8,350**.
- ***Proposed funding:*** LEF grant £8,350
- ***Ongoing costs:*** Seasonal deployment and minor repairs would be undertaken by the Commission.

**Deputy Town Clerk's Report – Deckchairs –
December, 2025, - Public Continued:**

Benefits and Outcomes

- ***Economic:*** Increased footfall and longer dwell times supporting local traders; measurable uplift in summer weekend spend.
- ***Social:*** Improved public realm and accessibility for older residents and families.
- ***Operational:*** Low-maintenance asset with multi-year lifespan (5 years).
- ***KPIs:*** Visitor counts/increased footfall, trader feedback, event organiser feedback and chair usage rates

Procurement and Compliance

- Procure via **local** business to support Isle of Man suppliers where possible.
- Ensure procurement meets LEF capital grant conditions and reporting requirements; retain invoices and delivery records for grant claim.

Recommendation: for discussion

H S Bevan
Deputy Town Clerk

9th December, 2025.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
GRAN FONDO 2026
DECEMBER 2025 PUBLIC**

Mr. Chairman and Members,

Gran Fondo Isle of Man is seeking permission to stage some of their events in and around the Mooragh Park in 2026.

Gran Fondo will change in format to a mass start gravel and XC Mountain Bike event covering 100km starting in the North and ending in the South of the Island.

The 2026 event will take place on the weekend of 25th and 26th July. The organisers are seeking permission to stage events in and around the Mooragh Park and logistical support provided in previous years including the loan of barriers.

The main Gran Fondo event will take place on Sunday, 26th July, 2026.

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

Recommendation: for consideration.

H S Bevan
Deputy Town Clerk

9th December, 2025.

<p style="text-align: center;">RAMSEY TOWN COMMISSIONERS</p> <p style="text-align: center;">DEPUTY TOWN CLERK'S REPORT –</p> <p style="text-align: center;">LIBRARY 2ND QUARTER 2025/26 – DECEMBER, 2025, PUBLIC</p>
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Mr. Chairman and Members,

Further to the Notice of Motion passed at the September 2025 Board Meeting this report is provided for the period July to September 2025.

Number of new members

July	15 Adult	18 Junior
August	12 Adult	11 Junior
September	19 Adult	10 Junior
Total	46 Adult	39 Junior – TOTAL 85 New Members

Category of Members

Town	506 – 54 % have used library in period
Country	200 – 60 % have used library in period
Junior/Students	622 – 41 % have used library in period
Visitor	5 - 5% have used library in period
Total	1333 members

Type of items borrowed by type in reporting period

Text	6,235
DVD	396
Audio	<u>254</u>
Other	<u>3</u>
	<u>6,888</u>

Number of transactions by type during the quarter

Month/Year	Issues	Renewals	Returns	Total
July 2025	2219	1484	2061	5764
August 2025	2350	1056	2353	5759
September 2025	2319	1069	2315	5703
Total	6888	3609	6729	17226

Deputy Town Clerk's Report – Library Report

2nd Quarter 2025/26 – December, 2025, Public Continued:

Transactions by membership type in 12 months to 30/09/20225

	Issues	Renewals	Returns
Town	18931	6595	12439
Country	10007	3743	6310
Junior	11922	4056	7800
Student	373	236	104
Visitor	12	1	11

Total = 41245 14631 26664

Overall Total = 82,540 items

We are developing a report to provide more detail on the usage of our stock. We currently have is 36,608 of which 15,588 items have not been borrowed in the last 36 months.

The Head Librarian has provided the following report of activities undertaken during this reporting period:

Library staff assisted with the By-Election – re: a new commissioner for South ward.

Library staff helped steward at Ramsey Rocks.

Creation of a Ramsey Library Instagram page.

We worked with the Northern Chamber of Commerce, with their “Share/Tell your Ramsey Story” Exhibition. (Ramsey 2035).

Mannin Art Group – Thomas, Ramsey Art Trail 2025. We displayed a numbered piece of artwork in our window, which was part of the trail. We printed off the application forms for the Art Group – displaying the application forms in the Library. We printed off additional application forms as and when required. A ballot box was placed in the Library for customers to place their completed forms in.

We also placed the 20mph Residential Zone, Northern Consultation on a board in the foyer. Complete with information booklets and feedback forms, replenishing the forms and booklets as and when required.

We were tasked with displaying the information for the Mooir Vannin Offshore Wind Farm (11 lever arch files in total). They are for viewing on the first floor of the Library. In connection with this we are also displaying in the Library and on the Reception desk the response forms for the Windfarm consultation.

From Monday 15th September for initially a fortnight, the Library promoted the “Safer Surfaces – Safer Spaces” Campaign.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT –
LIBRARY 2ND QUARTER 2025/26 – DECEMBER, 2025, PUBLIC**

The report will be provided quarterly going forward.

Recommendations: For noting.

H S Bevan

Deputy Town Clerk

6th December 2025.

**RAMSEY TOWN COMMISSIONERS
HOUSING & PROPERTY MANAGERS REPORT
ANNUAL RENT SETTING FOR 2026/2027
DECEMBER 2025 – PUBLIC**

Mr. Chairman and Members

Appended to this report are recent communications from the Department of Infrastructure with regards to the annual rent setting process.

They are –

- Final LA notification letter – 2026-27 Rent Increase – dated 1st December 2025
- Final Press Release – 2026-27 Rent Increase – sent on the 1st of December 2025.

These documents outline the changes to the Public Sector Rents process.

The advised increase in rent for the year 2026/2027 will be **2.9%**.

The option of an additional **1%** is at the discretion of the Board.

The Department have advised that the deadline for declaring RTCs planned increase is the 8th of December 2025. [The Department has been informed that the Commission will meet on 17th December, 2025, and convey their decision on 18th.]

Recommendation: for decision.

A Feeney
Housing & Property Manager

10th December 2025

Confidential – Embargoed until 16.30 1 December 2025

To All Local Housing Authorities
(via email)

Our Ref: HOH/LJP
Date: 1st December 2025

Dear Colleagues

2026/27 Public Sector Rents and Allowances

I am writing to update you on recent discussions regarding the annual rent setting process.

From April 2026 a new, more streamlined approach will be taken, which will incorporate a metric to ensure that decisions are data driven.

Going forward rent increases will be based upon the Consumer Price Index (CPI). Each year public sector housing rents will increase at a minimum of CPI using the preceding September's CPI figure.

The Department will monitor increases and retain the authority to intervene if it is felt that rents are rising to unsustainable levels.

From April 2026, public sector housing providers will have the additional ability to increase rents by a further 1% without the need for Departmental approval.

This year the decision to use this discretion must be declared by the date below. Next year it will be earlier, as you will be able to gain the appropriate approvals in advance.

This policy development is underpinned by The Housing Act 1955 Part IV Section 49 (3):

"The authority shall from time to time review rents and (subject to the approval of the Department) make such changes, either of rents generally or of particular rents, and rebates (if any) as circumstances may require."

- 1) The annual increase in public sector rents with effect from 1st April 2026 will be **2.9%** for landlords implementing the minimum increase. The rent point value therefore increases from 1.797 to **1.849**.
- 2) Landlords applying the additional discretionary uplift (**+1%**) will use a rent point value of **1.867**.
- 3) The administration allowance will remain **7.0%** of the total rental income.
- 4) The maintenance allowance will remain **32.5%** of total rental income.
- 5) The community reserve (for Older Person's Housing) will remain at **8.4%** of the total rental income.

- 6) The deadline for declaring your planned increase (at CPI or CPI + 1%) is **8th December 2025**.

You will be aware, following the recent Public Sector Housing Conference, that additional changes to empower housing providers are being considered; these will be developed further, along with additional detailed policy prior to additional consultation taking place. It is envisaged that these additional changes may be implemented as early as April 2027.

If you have any queries about your organisation's anticipated rental income for the coming year, or the allowances that should be deducted then please contact Rachel Smith, RachelDOI.Smith@gov.im, Business Support Manager, for any further information you may require.

Your intention to utilise the additional 1% rental levy increase should also be declared to Rachel.

Yours faithfully



Lisa Philliskirk
Head of Housing
On behalf of the Minister for Infrastructure

New annual rent-setting model for public sector housing

The Department of Infrastructure is changing the mechanism for setting public sector housing rents across the Island. This will apply to both DoI Housing Agency tenants and Local Authority housing tenants.

Starting in April 2026, annual rent adjustments for more than 6,200 public sector properties will be directly linked to the previous year's September Consumer Price Index (CPI). The expected annual increase will be the September CPI rate with an option for housing organisations to add 1% more at their discretion.

Previously rent increases were determined by the DoI following representations from Local Authorities, however this process was not considered transparent enough, with no clear guidance about the rationale used for setting the rate.

Furthermore, Government has been moving towards an annual uplift of fees and charges across all government services, usually linked to the relevant index, in this case CPI.

The proposed change aims to modernise the rent-setting process by aligning annual increases with the Island's economic conditions while improving financial predictability for both tenants and landlords.

Consultation with housing providers about changing the rent-setting process has been ongoing since 2022. This new approach was well received at the recent Local Authority Housing Conference, and further engagement is planned for future rent reforms.

To assess the potential impact before changing the mechanism, the Department looked at what would have been the impact of this rent rise mechanism if it had been applied for the last 14 years.

The analysis showed that the average annual increase would have remained largely unchanged. If during that period all landlords had chosen to apply the optional additional 1%, the overall difference would have been just 0.2% higher than the current situation. However, a scenario where all landlords chose to impose the extra 1% rate every year is considered unlikely.

A key feature of the policy is a safeguard clause: if inflation spikes and proposed rent increases were untenable, the Department has retained the ability to intervene and set a lower rate. The policy aligns more closely with the Housing Act 1955, which requires regular rent reviews and Departmental approval for changes.

Many benefits from Treasury's Social Security Division are set with reference to the September CPI, and aligning rents with this mechanism will ensure that the increases are affordable for tenants on minimum or living wages.

Housing Authorities will be required to notify both the Department and tenants of their decision to utilise any discretionary increases, and all tenants will receive formal notice of their new rent levels ahead of the 2026 financial year.

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

Mr. Chairman and Members:

The following Notice of Motion is submitted in the name of Mr. J. McGuinness:

Notice of Motion dated 9th December 2025 – AI Generated Images:

“That from the date of this resolution Ramsey Town Commissioners shall not use AI generated images in any RTC issued public notifications, social media posts, promotional materials or advertising posters.

This Board recognises that Ramsey has an established record of supporting local creativity including public street art, community murals and locally produced graphics which has contributed significantly to the town's identity and sense of place. The continued use of AI generated imagery would run counter to that culture, offering neither the quality nor the authenticity delivered by genuine artistic work and undermining the commitment to nurture local talent.

Accordingly, the Board further resolves that

(1) As part of the current budget process staff are instructed to bring forward costings for a small ongoing project to commission Ramsey themed artwork for use across the Commissioners regular calendar of events and announcements and

(2) Expressions of interest must be sought from local artists including Ramsey based and Island based practitioners to create a suite of professional artwork for this purpose.”

December, 2025.

**RAMSEY TOWN COMMISSIONERS
REPRESENTATIVE REPORTS
DECEMBER, 2025 – PUBLIC**

Mr. Chairman and Members,

The following Report has been submitted by Mrs. Bruchal:-

“Manx Wildlife Trust

Meeting held for the Northern Group 27 November 2025

Invited also were Carl Huxham, Lezayre, Sue Gower Jackson, Garff, and Jackie Faragher, Andreas.

Presentation of the annual budget by Graham Makepeace-Warne the CEO of MWT.

Discussed were the ongoing activities of the Northern Group included Autumn Talks how to engage with more people ; pub nights in the Swan and other venues to be considered, more themed walks with a subject expert.

Update Hairpin Woodland Park, new staff appointments with emphasis on Green Prescribing and mental health well-being.

95 year lease signed with the DOI for 2 fields with 10.73 acres in Claughbane -there will be a PR event in the future.

Full planning permission for a carpark in the old quarry to begin in January -further plans include paths on owned land in the Crossag links and fields Further information in the spring

Discussions with the Parish Commissioners regarding how we could work together. Ideas such as wilding verges, public open spaces and communal gardens consultations and with volunteer assistance from MWT.

Interest in the Ramsey idea of a Community Garden -a meeting to be set up to explore potential synergies with their volunteers as the previous submission with another party was not successful . They are also working on a native pollinator mix for the IOM.”

9th December, 2025.