

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

www.ramsey.gov.im

10th April, 2026.

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, 15th April, 2026**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. **Apologies for Absence:** Vacancies exist in South Ward
2. **Minutes for Adoption:** page(s): 1 – 6
 - Board Meeting held on 18th March, 2026.
3. **Matters arising not included within the Agenda**
4. **Matters for Information:** page(s): 7 - 15
 - Action Tracker – April, 2026.
 - Ruinous Buildings Register – April, 2026
5. **Finance and General Purposes:** page(s): 16 - 25
 - Deputy Town Clerk's Report(s):
 - Street Traders Licence – The Hutch
 - Street Traders Licence – South Beach Coffee
 - Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates
 - Technical Assistant's Report(s):
 - Town Warden

6. Works and Development: page(s): 26 - 58

- Deputy Town Clerk's Report(s):
 - Beach Cast Seaweed
 - Waste Strategy 2025 - 2035
- Technical Services Manager's Report(s):
 - Planning Applications

7. Parks and Leisure: page(s): 59 - 61

- Deputy Town Clerk's Reports:
 - Ramsey Library 4th Quarter 2025/26

8. Housing and Property: page(s): 62 - 70

- Housing and Property Manager Reports:
 - Housing Agency, Live Consultation – Income Thresholds, Public Sector Housing

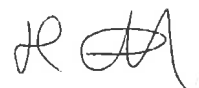
9. Notices of Motion: page(s): 71 - 73

- Notice of Motion submitted by Mrs. W. S. Bruchal
 - Love Ramsey
- Notice of Motion submitted by Mr. J. McGuinness
 - Library Usage

10. Other Business: page(s): ---

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

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



H. S. Bevan,
Deputy Town Clerk

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, 18th March, 2026, at 7.00p.m.

Present: Mesdames W. Bruchal, S. Cottam-Shea, E. L. Honey, P. Johns-Garrett, S. M. Moss, E. L. Shimmin (remotely) and Mrs. M. M. J. Webb;
Messrs. J. McGuinness and C. J. Martin.

Apologies for absence were received from Messrs. A. J. Oldham, Revd Canon N. D. Greenwood and W. G. Young.

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

(2025/26:320) Minutes:

Resolved: That, following a proposal by Ms. Cottam-Shea, seconded by Mrs. Webb, and carried nem con the Minutes of the monthly Board Meeting held on 25th February, 2026, be confirmed and signed

(2025/26:321) Matters Arising:

No matters were raised.

Matters for Information:

(2025/26:322) Action Tracker March, 2026:

Resolved: To note the “Action Tracker” to 13th March, 2026, subject to the following:

Redundant Telephone Kiosk – Mr. McGuinness queried progress with regard to the wish to install a defibrillator – the Deputy Town Clerk advised that he is still in discussion with planners and the charity involved.

Social Housing – Mr. McGuinness queried progress with regard to the provision of a housing strategy – the Housing and Property Manager advised that he hoped to be able to report more fully in April / May.

Hearing Loop for Boardroom – Miss Shimmin sought progress with regard to the provision of a hearing loop and in so doing suggested that the “live-streaming” be restricted to audio only without the video content. Mr. McGuinness commented that Mr. Glaister, who could best advise was in the room this evening and with whom a hearing loop would be discussed, but commented that members should stand when addressing the Board and speak clearly into the microphones.

Railway Line – Mr. Martin sought progress with regard to sale of land forming part of the former railway lane expressing the view that no land should be sold off. Members were reminded that the previous Board had required landowners to bring back the land to their existing boundaries or purchase what land had been encroached.

Tower Street Car Park – Mr. McGuinness sought an update on this matter – the Deputy Town Clerk advised that in the absence, due to illness of the Technical Services Manager, he was unable to provide an update.

Knife Crime – Mr. McGuinness referred to the matter of knife crime raised by Mr. Martin and proposed that the Constabulary be invited to address a public open forum. The proposal was seconded by Mr. Martin and agreed nem con.

Dog Fouling / Cigarette Litter Campaigns – Mrs. Webb queried if there had been any feed back to the two recent campaigns – Members were informed that there had been no feedback although it was noticed that the anti-cigarette litter paint was washing away. Mr. Martin asked if statistics of incidents of dog fouling / littering could be provided.

South Shore Showers – Mrs. Johns-Garrett asked if sea water could be used in any showers provided. Mr. Martin has been informed that it might be possible to use a “mole trench” to provide a water source which would negate the need to dig up the roadway; he is waiting further information in addition to which the best location for the showers needs to be decided.

Street Lighting Maintenance Contract – Mrs. Johns-Garrett raised questions concerning the awarding of the street lighting maintenance contract, agreed last month – the Deputy Town Clerk indicated that he would speak with Mrs. Johns-Garrett on this matter so that her concerns could be addressed.

Mountain Road Closure – Mr. Martin asked if the Department of Infrastructure and Manx Radio could be written to concerning his perceived bias of their reporting of road closures. It was noted that the Commission had expressed concern at the road closures of the Mountain Road and response from the Department is awaited.

Free Wi-Fi Provision – Ms Shimmin asked if other local authorities could be contacted with regard to the proposal to provide free wi-fi throughout the town. The Deputy Town Clerk informed members of his understanding of mixed success in other areas of the Island.

Use of Albert Road Car Park – Mr. Martin drew attention to railings of the former Albert Road School Car Park being used by striking bus drivers to promote their strike action and formally proposed that the drivers be instructed to remove them. The proposal did not receive a seconder.

Public Health Services Meeting – Mrs. Johns-Garrett proposed that the Minister for the Department of Health and the CEO of Manx Care be again asked to meet with the Commission. The proposal was seconded by Mr. McGuinness and carried nem con.

(2025/26.323:) Ruinous Buildings Register March, 2026:

Resolved: To note the Technical Services Manager’s report dated 11th March, 2025, advising that there had been no changes to “Ruinous Building Register” provided to 13th February, 2026.

Finance and General Purposes:

(2025/26:324) Deputy Town Clerk’s Report – Annual Meeting:

Resolved: To note the Deputy Town Clerk’s report dated 10th March, 2026, advising that the Commission’s annual meeting will take place on Friday, 1st May, 2026, at the Town Hall, at 7.00 p.m.

(2025/26:325) Deputy Town Clerk’s Report – Open Consultations:-

Resolved: To note the Deputy Town Clerk’s report dated 12th March, 2026, advising of ongoing Public Consultations.

(2025/26:326) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s report dated 11th March, 2026.

Works and Development:

(2025/26:327) Planning Applications:

Resolved: To note the Technical Services Manager’s Report dated 11th March, 2026, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures.

Any Other Business:

(2025/26:328) Windfarm:

Reference was made to an email from a local resident concerning the Commission’s stance with regard to the Windfarm proposals. Members were reminded that they had on more than one occasion conveyed their comments with regard to the proposals having responded to two consultations. It was noted that a petition opposing the windfarm proposals was circulating on social media via the Community Pinboard.

(2025/26:329) Quayside redevelopment:

Mrs. Johns-Garrett referred to the withdrawal of the plans for the proposal and queried if any further information had been provided? The Deputy Town Clerk advised not but intimated that the Department of Infrastructure would probably wish to discuss the matter further with the Commission.

Members were reminded that they had agreed last month that a sub-Committee be selected to represent the Commission at any future meetings, and it was agreed nem con, following a proposal by Mr. Martin, seconded by Ms Cottam-Shea the membership be decided at the April Board meeting.

(2025/26:330) Campervan Byelaw Restrictions:

Mr. Martin queried the restrictions placed on the owners of campervans by way of town byelaws, in that they cannot reside in such vehicles parked on public highways. Members commented that whilst they recognised the byelaws they some did not fully agree with the sentiment of them.

The Deputy Chairman thanked those watching the live-streaming and closed the public meeting at 7.53 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.

(2025/26:331:) Minutes Recorded in Private:

Resolved: That, following a proposal by Ms. Cottam-Shea, seconded by Mrs. Webb, and agreed nem con that the minutes Board Meeting held on 25th February, 2026, recorded in private be confirmed and signed by the Deputy Chairman.

Matters for Information:

(2025/26:332) Action Tracker:

Resolved: To note the “Action Tracker” to 11th March, 2026.

(2025/26:333) Ruinous Register:

Resolved: To note the Technical Services Manager’s report dated 11th March, 2025, advising that there had been no changes to “Ruinous Building Register” provided to 13th February, 2026.

Finance and General Purposes:

(2025/26:334) Deputy Town Clerk’s Report – Accountability Meeting:

Members considered the Deputy Town Clerk report dated 10th March, 2026, concerning the Accountability Meeting, required to be held in terms of the Commission’s Standing Orders, a provisional date for which has been set as 31st March, 2026.

Resolved: That, following a proposal by Ms Cottam-Shea, seconded by Mrs. Honey and carried by 9 votes to 1, Mr. McGuinness voting against that the meeting be deferred until after the Commission’s Annual Meeting.

(2025/26:335) Deputy Town Clerk’s Report – Compliance:

Resolved: To note the Deputy Town Clerk’s report dated 5th March, 2026, advising of the engagement of “Impact” to assist with compliance with regard to GDPR and FOI requests, and about which further report(s) will be made.

(2025/26:336) Deputy Town Clerk’s Report – North Ramsey Bowling Club:

Members discussed the Deputy Town Clerk’s report dated 10th March, 2026, concerning the wish of North Ramsey Bowling Club to enter into a longer lease to enable them to make application for grants to assist funding for their proposed new pavilion.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Ms. Cottam-Shea, and agreed nem con, permission be granted to commence discussions with the bowling club with regard to entering into a 20 year lease, subject to the same caveats as are in the lease with the Rugby Club, and subject also to the ultimate approval of the Department of Infrastructure.

(2025/26:337) Finance Officer’s Report:

Resolved; to note the Finance Officer’s private report dated 11th March, 2026, subject to the following:-

Aged Debtors – The Finance Officer undertook to investigate a query made by Mr. McGuinness with regard to the transfer of a debt pertaining to the Civic Amenity Site.

Discussion continued with regard to the disposal of plant at the CA Site. It was resolved, following a proposal by Ms Cottam-Shea, seconded by Mrs. Honey and agreed nem con, that the Technical Services Manager, possibly in company with the Finance Officer; and Ms. Cottam-Shea, and /or Mrs. Bruchal be authorised to meet with the company awarded the contract to run the site, to negotiate the sale of plant. It was agreed that any sums ultimately agreed must reflect at least the minimum net book value.

Housing and Property:

(2025/26:338) Minutes Housing Committee Meeting:

Resolved: To note and approve the minutes of the meeting of the Housing Committee held on 3rd March, 2026, subject to the following:-

Clause 090a) Dryer Tokens – the Housing and Property Manager informed members that the suggestion to increase the cost of dryer tokens would not now be implemented, as the suggestion was contrary to the decision taken during the budget process.

RTC Board Meeting – 18th March, 2026, Continued:

Any Other Business:

(2025/26:339) Deputy Town Clerk's Report – Auldyn Way North:

Members considered the Deputy Town Clerk's report dated 16th March, 2026, conveying the willingness of the Planning Director for Dandara Homes to meet with the Board to present their proposed development at Auldyn Walk North.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mrs. Webb and agreed nem con, an invitation to meet the Commission be conveyed.

The meeting concluded at 9.10 p.m. giving a time for the payment of attendance allowances of 2 ½ hours.

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, 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.	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 held with developer on 10th December 2025. Way forward agreed. works to be carried out asap by developer to enable RTC to adopt. Slightly better weather required for rubber crumb application, of which will be done asap.	FGP	Feb-26	DF/AF	Mar-26		
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).	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. AF (HPM) now reviewing. Memorial cleaned. further quotes being sort for renovation works in line with specification.	WD	Feb-26	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.	Keep on tracker to follow up with DOI in future. No additional services during 2025. Town Clerk has written to Minister. Raised with DOI Minister 11 February 2026	FGP	Feb-26	SB	Apr-26		
Jul-22		Mooragh Park shelter public art.			Mooragh Park shelters.	Two further shelters completed.	PL	Apr-26	4	Apr-26		
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. Photographs taken in preparation for letters to be sent & in case of future action		Jan-26	BW	Jan-24		

7

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
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 commenced work on site and a snagging visit by RTC has been carried out.		Apr-26	DF	Dec-24		Orange
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". No further contact received from interested parties by officers. Additional budget allowed for this year for maintenance works. Email sent to member to see what the next steps could be with regards to setting up a meeting with interested parties. Further email sent to Members to look to set up a meeting with interested parties.	PL	Apr-26	AF	Apr-26		Green
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. Followed up with DOI	FGP	Mar-26	SB	Sep-25		Green
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.	Work commence in April 2026.	PL	Apr-26	SB	May-26		Green
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. budget items accepted. device to be ordered. wider discussions with specialist around linking microphones to speakers on going, specialist hopefully attending to review in the next few days. Specialist attended March Board meeting and assisted with sound issues - being monitored.	HP	Apr-26	AF	Apr-26		Orange
Sep-24	24/25:128	Sprintfest			2026 event to held using same format. Include in 2026/27 budget.	TRO applied for. Public Entertainments Licence applied for	PL	Apr-26	SB	Jun-26		Green
Sep-24	24/25:148	Station Road Car Park.			Installation of cooling units. Liaise with interested parties to resolve.	Discussions ongoing with IOME.	FGP	Apr-26	SB	Mar-25		Green

8

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
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. Provision in 2025 accounts. Post March 2025 figures being prepared monthly for DOI contract until March 2026. Treatment of debt will be part of 2026 accounts preparation and the allocation of the reserves to the parishes.	FGP	Apr-26	NC	Mar-26		
Nov-24	24/25:196	Cigarette Litter			Illustrations around drain covers - seek permission from Department for those on highways	Art work has been sprayed on the pavements around the drains. Permission given to use until 30th June 2025.	WD	Apr-26	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	No further progress	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 to Policy next policy committee	Policy	Jan-26	BW	May-25		
Mar-25	24/25:302	Volunteer Policy			A volunteer Policy to be created	In draft with Policy	Policy	Dec-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. Engagement with local business who are keen to support. Be+G146ing discussed to bring to board. See G135	PL	Jan-26	SB/AF	Feb-26		

6

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
Apr-25	24/25:348	Provision of Free Wi-Fi			Investigate costs for various locations	Officers progressing, have met with telecoms supplier to consider options	FGP	Mar-26	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			
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	Lheighnee 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		
Jun-25	25/26:055	Redundant Telephone Kiosk			Pending installation of defibrillator	Checking planning obligations.	FGP	Mar-26	SB	Nov-25		
Jul-25	25/26:071	Environmental Projection			Bill yet to progress - progress report on implications	Note consultation.	FGP/WD	Jul-25	DF			
Jul-25	25/26:077	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. Schedule of current installations being created.	PL	Apr-26	SB/AF	Mar-26		
Jul-25	25/26:078	Re-Evaluation Re-use Facility			Agreement in principle to re-opening - further reports to be presented on financial implications	Defer until September 25 Meeting	WD	Jul-25	DF			
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 expected December 2025. DOI will display plans in Town Hall. In this months planning	FGP	Feb-26		Sep-25		
Aug-25	25/26:121	Padel Tennis			Carry on discussions with interested party	Meeting on 13/3/26	FGP	01/03/2026	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	All spaces now vacated. Waiting for confirmations of next actions from DOI	WD	Apr-26	BW	Oct-25		
Sep-25	25/26:139	TT Air Display			Possible event for 2027	Correspondence with DFE.	PL		DF			
Sep-25	25/26:140	Dogs in Mooragh Park			Consider introducing trial to permit when byelaws are updated		FGP		SB	Sep-26		
Sep-25	25/26:141	Art Work			Consider site, design, funding etc.	Piece of Art work of considerable size.	PL	Sep-25	DF			
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 appropriate while the planning process is taking place. Planning applications have been refused but MT have appealed the decisions.	FGP	Apr-26	SB			
Oct-25	25/26:165	Review and update the whole action Tracker			In progress	Continuing	FGP	Apr-26	DF/SB			
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.	Officers have written DHSC (Minister and Chief Executive) and Manx Care (Chief Executive) again requesting this meeting.	FGP	Apr-26	DF			
Oct-25	25/26:172	Create a Strategy for Mooragh Estate	JM	LS	Create Strategy	Strategy being progressed. Updates being added. Ongoing - 3rd party comments being sought to input into the strategy where appropriate	HP/PL	Apr-26	AF/BW	May-26		

01

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	25/26:173	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. Internal meeting not able to be held with Clerk to discuss fully. To be presented to March Board. Further internal meetings in H&P have taken place and possible scope identified to finalise role required along with hours etc. financial information required and then to be presented to the board for consideration.	HP	Mar-26	AF	May-26		
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.	Issues raised with DOI Minister 11 February 2026. RTC Confirmed that main concern was around the impact of weather and maintenance closures rather than event closures.	FGP	01/03/2026	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. parking utilised over period. Enquiry sent to planning to ask if ok to continue to use in current form should RTC wish to continue to use as a temp car park. Planning have been in contact to advise that they will come back to RTC with position by 06.02.2026. Planning is not in place for Buses to use site. RTC have requested they be removed and seek appropriate planning permission going forward. Car Parking is identified on the 2012 approved plan which has been implemented in part by the DOI using their side of the site. AF to confirm with Planning if this is to remain following Board instruction.	HP	Mar-26	AF	Mar-26		
Nov-25	25/26:199	Year of the Manx Language	JM	SCS	Agreed to support in principle	Ongoing	PL	Feb-26	SB	Feb-26		
Nov-25	25/26:208	Health and Safety Consultations	SCS	WB	On-going Health and Safety legislation Consultations	Officers have responded to 7 consultations so far - including Workplace Regs, Vibration, Provision of PPE, Provision & use of work equip, H&S signs and information for employees. H&S (consultation with Employees) Regs Ongoing 2 further consultations have been responded to.	WD	Feb-26	BW			

11

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Second	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Dec-25	25/26:226	Rhumsaa Sign	JM	ES	Instructing staff to progress siting at North end of the Mooragh Lake	Discussion with possible sculpture supplier ongoing	PL	Apr-26	SB	Jun-26		
Dec-25	25/26:238	Deckchairs	JM	SCS	Audit carried out of existing stock	Grant application processed	PL	Mar-26	SB	Mar-26		
Dec-25	25/26	AI Generated Images	JM	SCS	New Notice of Motion that AI images be not used and art work be commissioned	Notice approved - ongoing	FGP	Dec-25	SB	Mar-26		
Jan-26	25/26:265	Waste Strategy.	SCS	JM	Consider long term strategy	Defer until meeting with new Minister - meeting took place 11th February 2026	WD	Feb-26	BW			
Jan-26	25/26:267	Street Lighting Lanes	SCS	MW	Lighting in lanes need attention	Refer back to Department of Infrastructure Letter sent to DOI Minister 09/02/2026 - acknowledgement letter received 10/02/2026	WD	Feb-26	BW			
Jan-26	25/26:269	Homelessness prevention and Support Consultation	JM	SCS	consider consultation	Welcome proposals improve our understanding and help our housing strategy going forward	HP	Jan-26	AF			
Jan-26	25/26:271	Designation of Electric Vehicle Charing Points / Traffic Legislation	CM	MM	Uncertainty with regard to parking places Orders	Seek information from the Department of Infrastructure and the matter be added to the Action Tracker. With regards to the electric charging bays in Market Place - they are not enforceable as they are not regulated. DOI will added it to the order but until such time as they do that it is not enforceable	WD	Feb-26	SB			
Jan-26	25/26:275	Access Park Hotel	CM	AO	Notice of motion concerning height of centre aisle Mooragh Promenade	Seek information from the Department of Infrastructure on the provision of drop kerbs Letter received back from DOI - Traffic Management Engineer post vacant. Once post filled the request will be assessed accordingly and prioritised against other schemes and available budgets. Request for traffic counters has been sent and they are in location.	WD	Mar-26	BW			
Jan-26	25/26:283	North Ramsey Bowling Club New Pavillion	SM	SCS	Request North Ramsey Bowling Club re new pavilion	Agreed in principle. Department of Infrastructure to be contacted with regard to parking and provision of a disabled space in Ballacloan Road. Request sent to DOI - Traffic Management Engineer post vacant. Once post filled the request will be assessed accordingly and prioritised against other schemes and available budgets.	HP	Feb-26	AF/BW			

12

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
Feb-26	25/26:292	Quayside Redevelopment	CM	SCS	Plans for redevelopment withdrawn -	Write to DOI, Agreed to form a sub-committee and focus on flood impact; parking and review sea defences. DOI Written to	WD	Mar-26	SB/BW			
Feb-26	25/26:300	Manx Credit Union	WB	SCS	Notice of Motion - officers to investigate practicality of occasional use of facilities at Town Hall	Enquiry to be made with Credit Union. Enquiry sent.	FGP	Mar-26	SB			
Feb-26	25/26:301	Knife Crime	CM	ES	Notice of Motion concern about knife crime	Officers to arrange for meetings with police	FGP	Apr-26	SB			
Feb-26	25/26:303	South Shore Showering, etc			Cost of providing water supply considered prohibitive	Mr. Martin to make enquiries and report back	PL		AF			
Feb-26	25/26:304	Lighting issues			Concerns about lighting being on all night at Close ny Mooragh	Officers requested to investigate	HP		AF			
Feb-26	25/26:315	North Ramsey Bowling Club Pavilion	JM	SCS	Request to provide new pavilion - permission granted to submit planning application	Agreement given to seeking lease options.	HP / WD	Feb-26	AF/SB			
Mar-26	25/26:337	FO Report	SCS	EH	Disposal of CA Site plant	Progress negotiation with contractor	WD	Mar-26	BW			
Mar-26	25/26:339	DTC Report Auldyn Way North	JM	MW	Developer indicate willingness to meet	Meeting to be arranged	WD	Mar-26	SB			

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 29/01/2026 28/03/2026	16/05/2024		04/05/2021 28/10/2022 27/02/2023
	The Poplars - Bircham Ave, Ramsey	2019	13/12/2022			
	4 Hespera Terrace	2020				
	3 West Quay	2021				
	13 Water Street	2021	27/02/2025 12/05/2025			
	15 Water Street	2021	27/02/2025			
	17 Water Street	2021				
	Old Odra Building Tower road	2021	07/10/2025			
	Stanley Public House	2021				
	Sub-station - Tower Street	2022				
	21 Bowring Road	2023	04/03/2024			
04/03/2024			04/03/2024			
24/01/2025				24/01/2025		
27/01/2025				27/01/2025		
13/02/2025						
			13/02/2025			
			Mar-25			
			01/08/2025			
	2 Albion Terrace, Lezayre Road	2023	04/12/2023			
	Barry Curran's West Quay	2024	21/08/2024			
			21/08/2024			
			23/01/2025			
			24/01/2025 04/02/2025			
	5 Marine Gardens	2024				
	Cannon Court	2022	27/08/2024			
				28/08/2024		
	Cooil-Ny-Marrey Waterloo Road	Oct-24				

Ref No	Property Address	Ruinous Register Entry Date	Commission's correspondence dates	Owner's correspondence dates	Stage	Letters of notices dates (if given)	
	Auldyn House - 22 Parliament St, 6 West Quay & 24 Parliament St (Tide & Jewel Box)	2019	20/01/2025				
					22/01/2025		
				14/02/2025			
						Feb-25	
						23/04/2025	
	The Groom, Bride Road	2025	01/12/2025				
				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					
	Victoria Mall	2018	29/03/2026				

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
STREET TRADERS LICENCE – THE HUTCH
APRIL 2026 – PUBLIC**

Mr. Chairman and Members,

The Hutch have requested a Street Traders Licence to operate their food trailer on West Quay during the period of the TT festival. The trailer would be located between The Trafalgar and The Commercial.

The Hutch operates a fixed premises in Parliament Square year-round, but these premises are inaccessible during periods when the TT Course is closed.

The Commission has previously granted Street Traders licence to The Hutch and Members are asked to consider whether they wish to grant one during the TT Festival 2026.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

7th March 2026

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
STREET TRADERS LICENCE – SOUTH BEACH COFFEE
APRIL 2026 – PUBLIC**

Mr. Chairman and Members,

The Commission have granted a Street Traders Licence to Wild Coffee to operate on South Promenade.

The operator of Wild Coffee will be away for a period of time.

Another operator, De Ja Brew, has requested permission to operate at South Promenade during times that Wild Coffee is not operating.

This request has initially been approved by Lead Member and Deputy Lead Member for Finance and is brought to the Board for full approval.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

7th April, 2026

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
APRIL 2026 - PUBLIC**

Mr. Chairman and Members

The following documents are appended for review and / or information:

1. A summary of accounts paid and suppliers used in March 2026 – Appendix 1.
2. Tabulated summaries of the Income and Expenditure for the period 1st April 2025 to 31st March 2026 – Appendix 2.

Accounts

Accounts of £1,755,789.80 were paid via the General Revenue Account and accounts of £42,980.63 were paid via the Northern Civic Amenity Site Account in March 2026. 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 summaries of the 2025-26 Income and Expenditure from 1st April 2025 to 31st March 2026 are 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
Refuse Collection Vehicle	£248,880
LED street lighting replacement programme	£93,743
Cronk Elfin refurbishment – retentions & consultancy payments	£22,599
Upper Queens Pier Road refurbishment – materials & fees	£159,428
Close Woirrey demolition, site clearance & fencing	£46,471
Computer hardware	£10,716
Office equipment	£13,546
Boathouse boiler	£7,344
New Christmas lighting decorations	£8,632
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.

Finance Officer's General Report
April 2026 - Public Continued:

Rates

Treasury has supplied a 1st Supplemental Rating List for 2026-27 which indicates some slight changes in the gross and rateable values for the Town as follows :

	Gross	Rateable
	£	£
Existing list	861,340	745,557
Valuations to be added	1,132	905
Valuations to be cancelled	<u>(1,215)</u>	<u>(972)</u>
Revised list	<u>861,257</u>	<u>745,490</u>

Recommendation: To be noted.

8th April 2026

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid during March 2026

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Banks	Capital loan repayments - principal	530,968.12
Banks	Capital loan repayments - interest	345,191.35
Dennis Eagle Ltd.	New Refuse Collection Vehicle	298,656.00
Staff	Wages, salaries, ITIP, NI & superannuation	282,185.13
Various	Housing property repairs, maint. & safety checks	72,479.68
Various	Legal & professional fees - Non-Housing	46,873.97
Various	Commission property repair, maint. & safety checks	39,808.21
IOM Government	NCAS operating costs	25,172.86
Ellan Vannin Fuels Ltd.	Fuel & heating oil	22,255.34
Various	Vehicles maintenance & servicing	12,634.39
Manx Utilities	Electricity supply & Water charges	10,745.11
Various	IT costs - general expenditure	10,929.17
Various	HR support services	9,682.03
Various	Tree survey & surgery	7,140.00
Various	Street & Gulley cleaning	6,636.00
Various	Legal & professional fees - Housing	6,090.00
Various	Refuse materials & equipment	5,207.79
Various	Park materials	5,193.40
2 Clean	WC cleaning contract	2,664.87
Various	Rent refunds & transfers	2,617.33
Various	Machinery repairs & servicing	2,137.84
Various	Library books, materials & IT licences	1,987.28
Banks	Bank & debit card charges	1,702.33
Various	Phones	1,557.06
Various	Office expenses - post, printing, stationery etc.	1,316.93
Various	Town events	1,215.00
Various	Legal & professional fees - Ruinous buildings	700.00
RTC	Petty cash	567.54
Various	Security & safety	270.82
Various	Gift vouchers	143.00
S Moss	Attendance Allowance	127.50
P Johns Garrett	Attendance Allowance	120.00
E Shimmin	Attendance Allowance	120.00
S Cottam Shea	Attendance Allowance	116.25
J McGuinness	Attendance Allowance	116.25
W Bruchal	Attendance Allowance	82.50
D Greenwood	Attendance Allowance	82.50
E Honey	Attendance Allowance	82.50
M Webb	Attendance Allowance	67.50
C Martin	Attendance Allowance	63.75
W Young	Attendance Allowance	63.75
A Oldham	Attendance Allowance	18.75
		1,755,789.80
Northern Civic Amenity Site		
IOM Government	Waste disposal at EFW Plant & Wrights Pit North	17,888.36
Various	Recycling charges	9,766.47
Various	Skip haulage	7,079.91
Various	Site maintenance	5,212.73
Oddjob Services Ltd.	Contract staff	1,337.50
Manx Utilities	Heat & Light	1,044.18
Outdoor Power & Plant Ltd.	Plant servicing & maintenance	222.00
Manx Telecom Ltd.	Telephone service	188.68
Various	PPE	125.00
Worldpay (UK) Ltd.	Debit card reader charge	92.97
Bank	Charges	22.83
		42,980.63

Ramsey Town Commissioners

Suppliers utilised during March 2026

Appendix 1

Access UK Ltd.	UK	Marksmann Locksmith	IOM
Allan C Swales Ltd.	IOM	Middle Park Recycling Ltd.	IOM
Argon Business Systems Ltd.	IOM	Northern Fuels Ltd.	IOM
Ashcrofts 1997 Ltd.	IOM	Northern Men in Sheds	IOM
Askews & Holts Library Services Ltd.	UK	North Point Plastics Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Odd Job Services Ltd.	IOM
Brew & Corkill Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Callin Wild	IOM	Paul Wheeler Ltd.	IOM
C E Richmond Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Phoenix Windows Ltd.	IOM
Dennis Eagle Ltd.	UK	Positive Solutions HR Ltd.	IOM
DP Electrical Contractors Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Data Processing Network 1989 Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
J R Riley Ltd.	IOM	Ramsey Skips	IOM
Ellan Vannin Fuels Ltd.	IOM	Sadler Agricultural Supplies Ltd.	IOM
EPL Limited	IOM	Screwfix Direct Ltd.	UK
Equi Ag	IOM	Shennaghys Jiu	IOM
Equilibrium	IOM	Signrite IOM Ltd.	IOM
Farmers Combine Ltd.	IOM	Slade Scaffolding Ltd.	IOM
Feltons Ironmongers	IOM	Spa Power Machinery	UK
G4S Secure Solutions (IOM) Ltd.	IOM	STARK Building Materials Ltd. (formerly Jewsons)	IOM
Haldane Fisher (IOM) Ltd.	IOM	Steven Morley Ltd.	IOM
Hersham Electrical Engineers Ltd.	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
Howdens Joinery Ltd.	IOM	Suntera Accounting & Tax Ltd.	IOM
Infotech Systems Ltd.	IOM	Sure IOM Ltd.	IOM
Investec Asset Finance Ltd.	IOM	Swept Clean Road Sweeping Services Ltd.	IOM
IOM Government	IOM	2 Clean	IOM
IOM Post Office	IOM	TCQ Limited	IOM
J Wood Tree & Gardening Servs. Ltd.	IOM	Top-2-Toe Ltd.	IOM
Keep Britain Tidy	UK	Ulverscroft Ltd.	UK
Legg Surfacing Ltd.	IOM	Unique Fire Protection IOM Ltd.	IOM
Mann Recovery Services Ltd.	IOM	Vannin Office Point Ltd.	IOM
MannVend Ltd.	IOM	Watson's Nurseries Ltd.	IOM
Mann Waste Recycling Ltd.	IOM	W.D.S. Ltd.	IOM
Manx Business Solutions Ltd.	IOM	Whittaker Trading Ltd.	IOM
Manx Independent Carriers Ltd.	IOM	Workwear Express Ltd.	UK
Manx Telecom Ltd.	IOM	Worldpay (UK) Ltd.	UK
Manx Utilities	IOM	Yelloh Ltd.	IOM
		Zip Address Ltd.	IOM

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st MARCH 2026 - Appendix 2

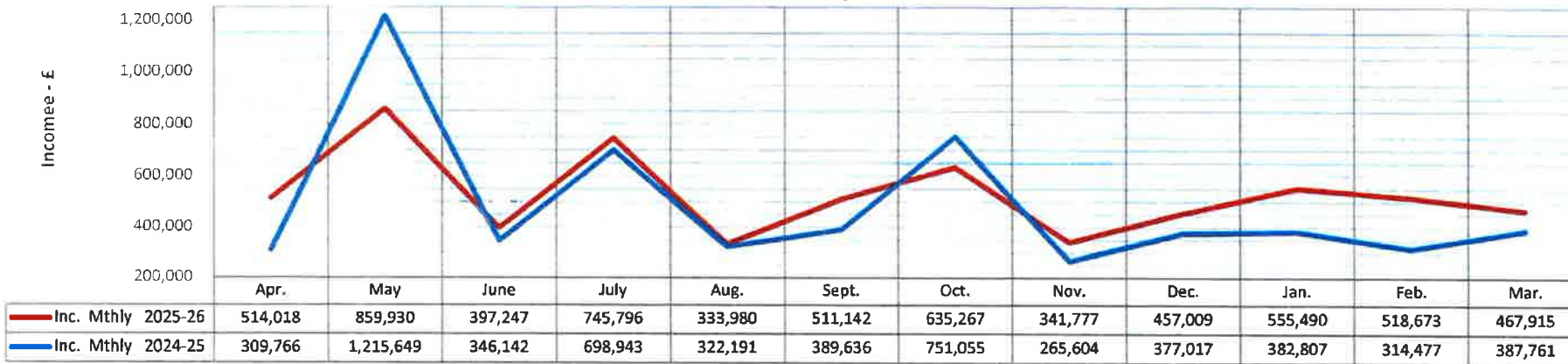
	2025-26 to date			Estimate for 2025-26		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	4,923,791	5,107,589	(183,798)	4,767,064	5,193,041	(425,977)
Cl. Woirrey/ Cl. y C Ghlass	386	0	386	486	0	486
Brookfield Court	17,009	29	16,980	22,954	17,091	5,863
Close ny Mooragh	39,128	208	38,920	53,755	43,023	10,732
Sub Total	£4,980,314	£5,107,826	(£127,512)	£ 4,844,259	£ 5,253,155	£ (408,896)
Property and Assets						
Town Hall	251,459	25,616	225,843	297,764	28,716	269,048
Workshops	76,392	0	76,392	128,554	0	128,554
Public Conveniences	50,580	0	50,580	64,466	0	64,466
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	10,079	5,000	5,079	7,251	0	7,251
Mansail Lease	7,070	13,250	(6,180)	5,692	13,257	(7,565)
Lakeside Centre	5,449	12,632	(7,183)	5,523	12,600	(7,077)
Parklands Day Nursery	5,876	20,356	(14,480)	4,540	20,733	(16,193)
Bowling Alley	98	15,000	(14,902)	5,613	15,000	(9,387)
Non-Lease Properties	16,492	0	16,492	10,293	0	10,293
Prom shelters, benches, signs	27,168	7,503	19,665	41,572	0	41,572
Private Property Repairs	4,105	11,905	(7,800)	20,500	0	20,500
CCTV town centre	2,032	0	2,032	1,910	0	1,910
Apprentices	34,482	0	34,482	0	0	0
Asbestos survey	0	0	0	17,167	0	17,167
R & N Districts Housing C.	12,088	12,780	(692)	20,600	22,660	(2,060)
Park assets	83,528	0	83,528	97,866	0	97,866
Sub Total	£601,698	£124,042	£477,656	£744,111	£112,966	£631,145
Works & Development						
Foreshores & Flags	4,200	0	4,200	4,339	0	4,339
Car Parks	24,454	26,776	(2,322)	27,566	29,827	(2,261)
Refuse Removal	780,399	144,294	636,105	873,134	175,701	697,433
Civic Amenity contribution	235,225	0	235,225	255,948	0	255,948
Civic Amenity contracting	568,227	527,813	40,414	0	0	0
Sewers & Pumps	103,978	103,978	0	103,978	103,978	0
Street lighting & maint.	133,553	0	133,553	288,268	0	288,268
Decorative maint.	13,483	0	13,483	10,940	0	10,940
Decorative lighting new items	0	0	0	50,000	0	50,000
Local Services	468,523	0	468,523	341,154	0	341,154
Sub Total	£2,332,042	£802,861	£1,529,181	£1,955,327	£309,506	£1,645,821
Parks & Leisure						
Events & Attractions	65,044	13,541	51,503	62,997	12,500	50,497
Parks & Gardens	294,222	102	294,120	339,262	4	339,258
Games Concessions	149	0	149	546	0	546
Public Library	151,595	8,590	143,005	170,103	9,616	160,487
Sub Total	£511,010	£22,233	£488,777	£572,908	£22,120	£550,788
Finance & General Purposes						
Administration	171,456	0	171,456	128,909	0	128,909
Office Expenses	799,637	210,440	589,197	848,073	120,803	727,270
Sundry Expenses	16,900	0	16,900	10,117	0	10,117
Miscellaneous	42,337	70,790	(28,453)	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	7,479	52	7,427	66	102	(36)
Sub Total	£1,085,755	£281,282	£804,473	£1,107,911	£162,468	£945,443
TOTAL	£9,510,819	£6,338,244	£3,296,617	£ 9,224,516	£ 5,860,215	£ 3,364,301
Town rates	£ -	£3,512,314	(£3,512,314)	£ -	£ 3,635,908	(£3,635,908)

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st MARCH 2026

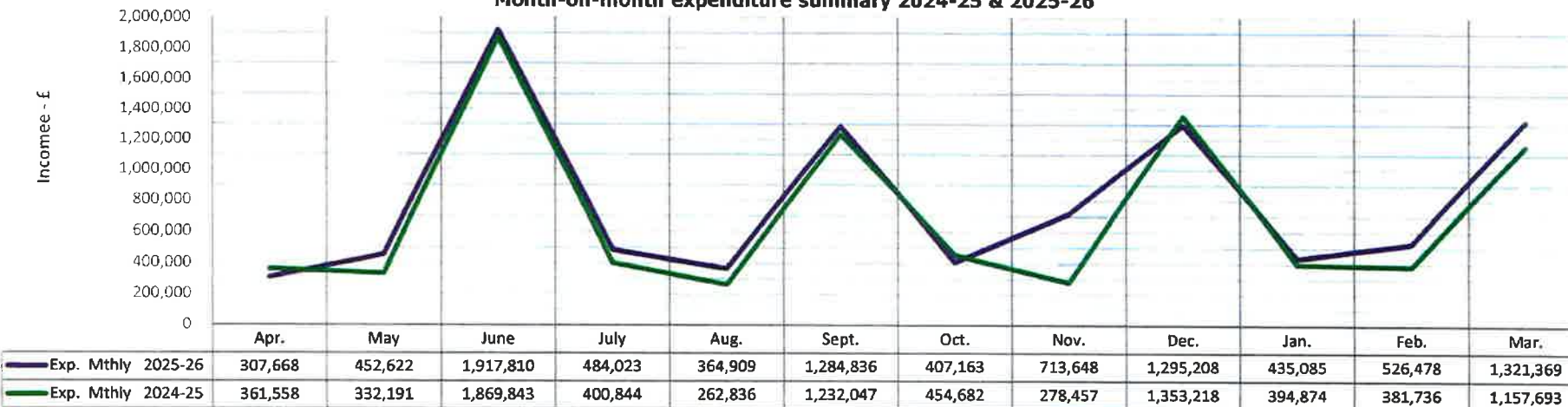
Appendix 2

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



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	514,018	1,373,948	1,771,195	2,516,991	2,850,971	3,362,113	3,997,380	4,339,157	4,796,166	5,351,656	5,870,329	6,338,244	5,860,215
Cum. 2024-25	309,766	1,525,415	1,871,557	2,570,500	2,892,691	3,282,327	4,033,382	4,298,986	4,676,003	5,058,810	5,373,287	5,761,048	5,693,191

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



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	307,668	760,290	2,678,100	3,162,123	3,527,032	4,811,868	5,219,031	5,932,679	7,227,887	7,662,972	8,189,450	9,510,819	9,224,516
Cum. 2024-25	361,558	693,749	2,563,592	2,964,436	3,227,272	4,459,319	4,914,001	5,192,458	6,545,676	6,940,550	7,322,286	8,479,979	9,377,281

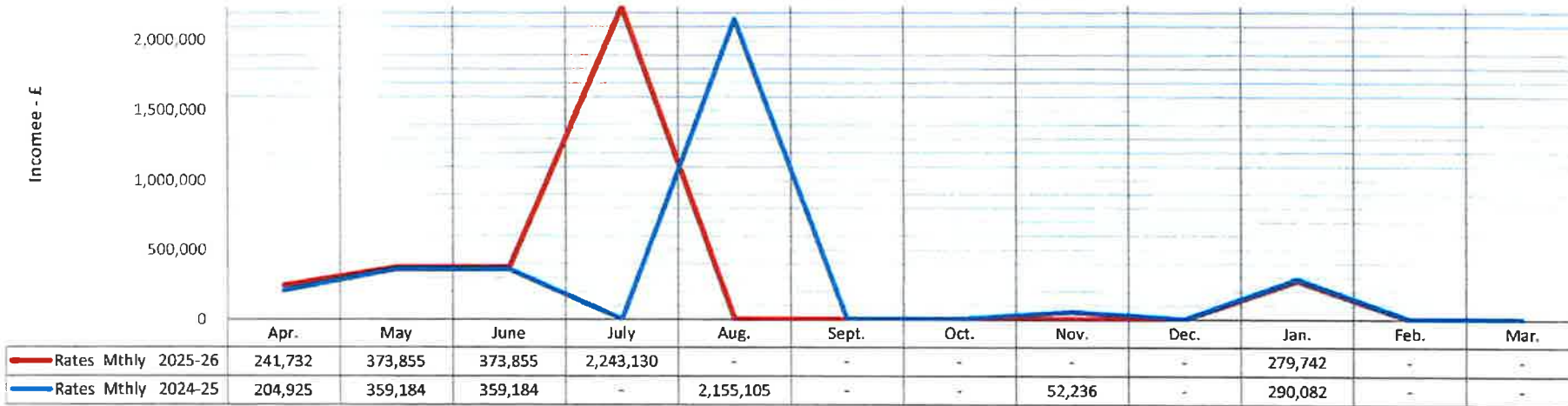
23

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st MARCH 2026

Appendix 2

**Ramsey Town Commissioners
Month-on-month rate receipts summary 2024-25 & 2025-26**



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	241,732	615,587	989,442	3,232,572	3,232,572	3,232,572	3,232,572	3,232,572	3,232,572	3,512,314	3,512,314	3,512,314	3,635,908
Cum. 2024-25	204,925	564,109	923,293	923,293	3,078,398	3,078,398	3,078,398	3,130,634	3,130,634	3,420,716	3,420,716	3,420,716	3,513,954

24

**RAMSEY TOWN COMMISSIONERS
TECHNICAL ASSISTANT'S REPORT
TOWN WARDEN
APRIL, 2026 - PUBLIC**

Mr. Chairman and Members,

The following report summarises enforcement actions addressed by the Town Warden over the last three months:-

DoI FPN – Untaxed vehicles	82
DoI FPN parking on disabled spaces, no permit, parking longer than permitted, DYL's, other offences)	70
FPN Dogs	1
14 day notices (off street)	5
14 day notices (highway)	15

A number of problems associated with dog fouling were reported and the Town Warden increased his patrols accordingly. He reported that there has been a significant reduction in the number of cases of dog fouling since the commencement of his employment. Reports of repeated offences, possibly by the same offender were received in the Waterloo Road and Cummal Moor area and patrols were increased.

The Town Warden also advised that the Town is relatively clear of dog faeces which his increased presence has more than likely acted as a deterrent.

During the past month, the Warden has been experiencing problems with vehicles remaining in R.T.C. car parks over the specified times and not displaying permits. Untaxed vehicles around the Town and residential estates have also been a particular problem recently.

All of the Town's R.T.C. car parks are inspected regularly and action taken either under the provisions of the Parking Order or by issuing Fixed Penalties. The ability to issue FPN's has significantly reduced the need to prosecute offenders which is both time consuming and costly. Several vehicles were issued with 14 days notices and were subsequently removed by the D.o.I..

Despite untaxed and abandoned vehicles the Warden managed to resolve all problems without resorting to legal action and kept parking availability on Commissioners land to a reasonable and acceptable standard.

Recommendation: To be noted.

G. Kelly (Miss),
TECHNICAL ASSISTANT

7th April 2026.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
BEACH CAST SEAWEED
APRIL 2026 – PUBLIC**

Mr. Chairman and Members,

The Minister for Environment, Food and Agriculture, Hon Clare Barber MHK, has written to the Commissioners as shown below:

I am writing to seek your assistance with understanding the feasibility of local farmers being able to gain responsible access to collect naturally deposited seaweed from beaches within your authority for use as an agricultural fertiliser.

Recent enquiries from members of the public and global rising costs of fertiliser, have highlighted a growing interest and the need for clarity on the collection of seaweed for agricultural use.

As such the Department is currently exploring the possibilities and benefits of utilising beach cast seaweed for soil improvement and crop nutrition.

Whilst this concept is very much in early development stages, we are cognisant that Local Authorities would be critical to any such approval, and we are writing at this stage to understand the willingness of Local Authorities to support this in principle. Some of the communications we have received would indicate that enquiries have been made of some Local Authorities who have indicated they need DEFA approval, so we are keen to understand and unpick any barriers if it is felt this is a scheme that should be progressed.

Significant further work is underway to understand the benefits, constraints and risks for such a proposal. Once information has been gathered and a firm proposal has been developed, if supported in principle by the Department, we will write again to those Local Authorities willing in principle to discuss the proposal in much more detail.

Please note that an indication of support at this stage is by no means a commitment to partake in the finalised proposal. We are seeking merely to understand the feasibility of such a concept.

We would appreciate a response at your earliest convenience and if possible, by 8th May 2026.

Members are asked to consider if they would like to submit a response to the enquiry from the Minister.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

7th March 2026

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
WASTE STRATEGY 2025-2035
APRIL 2026 – PUBLIC**

Mr. Chairman and Members,

The Interim Head of the Waste Management has written to the Commission seeking views on the Waste Strategy:

The Department is preparing to present a Waste Strategy 2025–2035 to Tynwald and is seeking feedback from Local Authorities prior to its submission. Your views are important to ensuring that the strategy is practical, deliverable, and reflective of community needs across the Island.

You will recall that in 2024 the Department conducted a public consultation on the principles intended to underpin this long-term strategy. The attached document provides a summary of the responses received during that consultation, which informed the development of the current draft.

We would welcome your comments on the attached Waste Strategy 2025–2035.

Please provide your feedback by 30th April. All responses received will be reviewed and considered ahead of the strategy's resubmission to Tynwald.

Members are therefore asked to consider if they wish to comment on the Strategy 2025-2035.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

7th March 2026



**Isle of Man
Government**

Reilrys Ellan Vannin

GD 2025/0123

Waste Strategy

2025-2035



CONTENTS

Foreword	4
Part 1	5
1.0 Introduction	5
2.0 Wastes covered by the Waste Strategy	5
3.0 Roles and Responsibilities in Waste Management	6
4.0 Waste arisings	7
4.1 Waste from households	9
4.2 Construction & demolition	9
4.3 Other waste arisings	9
5.0 Approach towards revising the Island's Waste Strategy for 2025-2035	10
5.1 Operational Considerations	10
5.2 Waste Strategy Principles	10
Part 2	12
6.0 Household Waste	13
6.1 Household General Waste Collection Services	13
6.2 Civic Amenity Site Service	13
6.3 Enabling householder recycling	13
7.0 Waste Strategy for Waste Prevention & Reuse	14
8.0 Waste Recycling	15
9.0 Waste Strategy for Energy from Waste	16
10.0 Hazardous Waste	17
11.0 Waste Landfill	18
12.0 Waste Strategy for Waste Regulation	20
Part 3	22
3.0 Delivery Framework	22
3.1 Key Delivery Components	22
3.2 Next Steps	22
Annex 1 - Waste disposal options and destinations	23

PART 1

1.0 Introduction

The Isle of Man faces growing challenges in managing waste sustainably, efficiently and responsibly. Waste is created by every resident, business and sector on the Island, and waste management has direct implications for public health, environmental protection, economic development and climate resilience.

This Waste Strategy has been developed to ensure that the Island has a clear, coordinated and forward-looking approach to waste management over the next decade. This Strategy sets out how we will:



Protect our environment by reducing pollution, emissions and the negative impact of waste on natural resources.



Support our economy by enabling cost-effective waste services, encouraging innovation and creating opportunities for green growth.



Meet our legal and international obligations including commitments under the Basel Convention and the Climate Change Act 2021.



Improve public services by ensuring consistent, accessible, and high-quality waste collection, recycling and disposal options.



Plan for the future by investing in infrastructure, data and regulation that will support long-term sustainability and resilience.

The Strategy responds to the direction set out in *Our Island Plan: Building a Secure, Vibrant and Sustainable Future for Our Island*, approved by Tynwald in January 2022. It reflects the need for a waste system that is financially viable, environmentally sound, and tailored to the unique context of Island life.

Our overarching vision is:

AS AN ISLAND WE AIM TO BE AS SELF-SUFFICIENT AS POSSIBLE IN MANAGING OUR WASTE IN AN ENVIRONMENTALLY AND ECONOMICALLY SUSTAINABLE WAY.

This Strategy provides the framework to achieve that vision, guiding decision-making, investment and collaboration across Government, industry and the community.

2.0 Wastes covered by the Waste Strategy

UK legislation, including section 75(2) of the Environmental Protection Act 1990, defines waste as:

"Any substance or object which the holder discards or intends or is required to discard".

Waste streams are used to classify types of waste from individuals or organisations in this Waste Strategy:

- Household and similar commercial waste
- Industrial and other commercial waste
- Construction and demolition waste
- Hazardous waste from any source

3.0 Roles and Responsibilities in Waste Management

This table compares the roles and responsibilities of the Department of Infrastructure (DOI) and the Department of Environment, Food and Agriculture (DEFA) in relation to waste management. Local Authorities are primarily responsible for household waste collection under the Public Health Act. Some collect commercial wastes voluntarily via the Civic Amenity Sites and charge for this service.

Function	Department of Infrastructure (DOI)	Department of Environment, Food and Agriculture (DEFA)
Strategic Planning	Leads the development and implementation of the Waste Strategy, including infrastructure planning and service delivery models.	Develops environmental policy and legislation to support sustainable waste management and regulatory compliance.
Infrastructure Management	Oversees key waste infrastructure (EfW facility, landfills, transfer stations), ensuring operational efficiency and future capacity.	Provides planning decisions for waste infrastructure and ensures environmental risks are managed.
Service Oversight	Coordinates with Local Authorities on household waste collection and can apply performance standards and service levels.	Supports policy development with the DOI to promote waste prevention, reuse, and recycling, particularly in the commercial sector.
Market Intervention	Intervenes where market failure exists (e.g. small scale, monopolies) to ensure essential services are delivered.	Encourages compliance and innovation through proportionate regulation and guidance eg. difficult wastes such as AWCCT
Environmental Regulation	Ensures waste is directed to appropriate facilities and supports emissions reduction through EfW, reuse and recycling policies.	Issues waste licences, enforces environmental standards, and monitors compliance with waste regulations.
Hazardous Waste	Develops infrastructure for on-Island hazardous waste treatment and disposal.	Oversees classification, licensing, and safe handling of hazardous waste, including transfrontier shipment compliance.
Data and Monitoring	Collects and analyses waste data to inform strategic decisions and track progress.	Supports waste audits and data collection to evaluate environmental outcomes and policy effectiveness.
Legislation and Standards	May develop legislation to enforce service standards and waste acceptance criteria.	Leads on waste legislation, including adoption of European Waste Codes and classification of waste materials. <i>See appendix 2</i>
Public and Industry Engagement	Works with Local Authorities and contractors to deliver services and improve efficiency.	Consultation for legislation, regulations and guidance documents.

Nothing within this strategy prevents the Department of Environment Food & Agriculture (DEFA) from undertaking its role as a regulator.

4.0 Waste arisings

The term “waste arisings” refers to the total quantity of waste from a particular source over a period of time.

The waste arisings assessment consolidates information on the current extent, nature, and sources of waste which is necessary to underpin decisions for waste management.

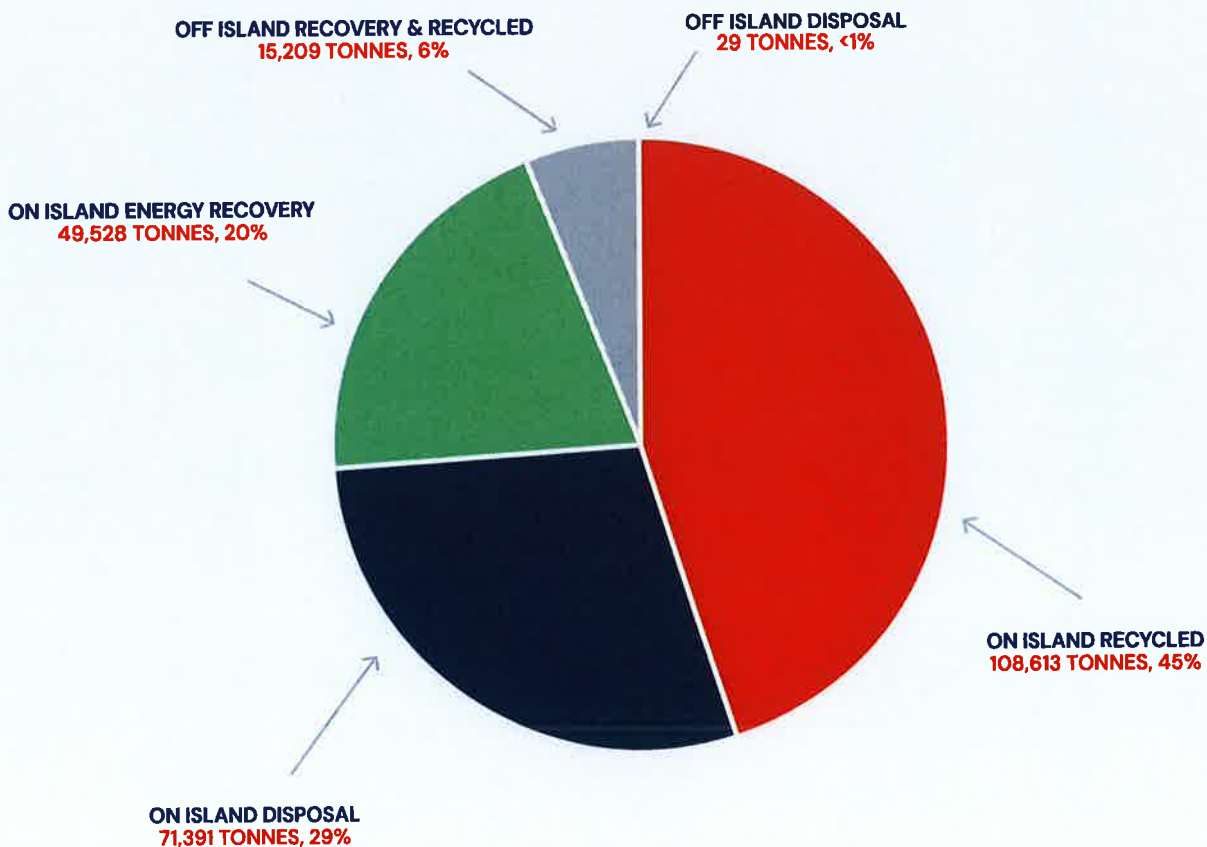
In 2024, the Island disposed of 244,770 tonnes of waste through the Island’s waste facilities operated and owned by either the Isle of Man Government and Local Authority operated Civic Amenity Sites or the private sector. A Waste Audit will be conducted Government prior to implementation of this Strategy, and then periodically after to monitor its effectiveness.

2024 DEFA Isle of Man Waste Returns Report - [Isle of Man Waste Statistics](#).

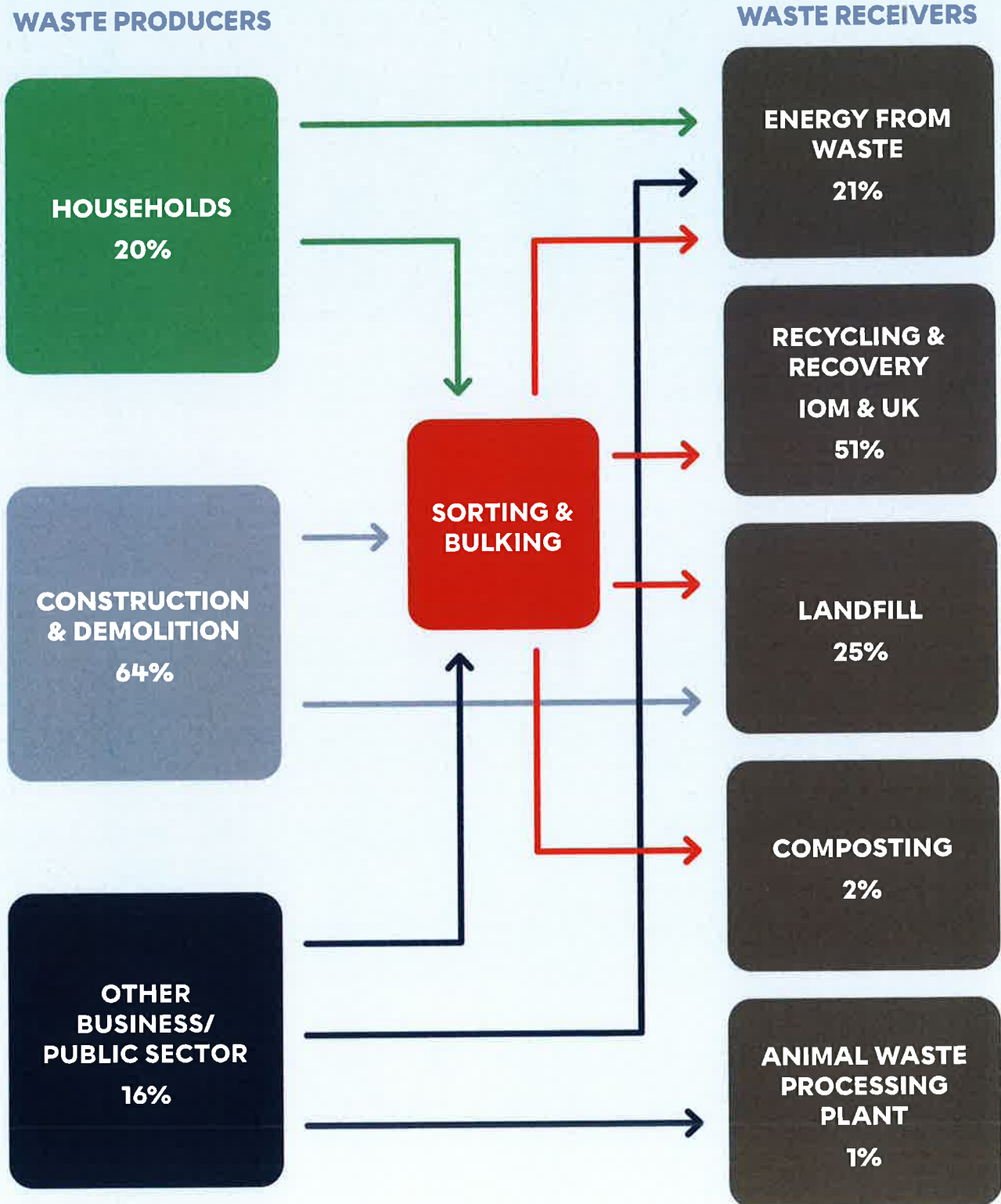
Not included in this tonnage are several unmonitored, legal recycling routes such as:

- Businesses back loading waste back to UK parent company for recycling.
- Demolition waste re-used on site for construction; and
- Demolition waste sent to alternative site for immediate re-use.

WASTE DESTINATIONS 2024



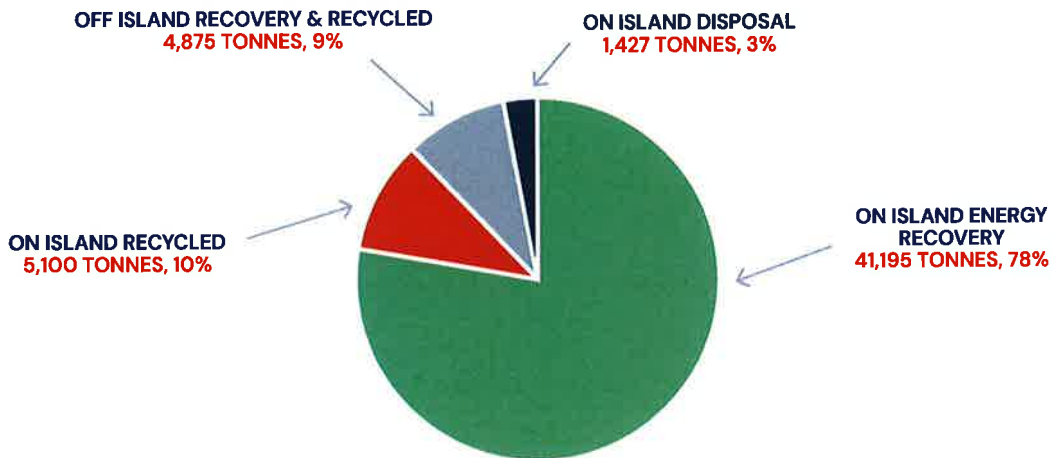
Isle of Man Waste Flows & Infrastructure



4.1 Waste from households

In 2024, 20% (equating to 49,528 tonnes) of the Island’s waste was classified as Household Waste. This includes waste collected from Households as refuse, kerbside recycling and waste from the Civic Amenity Sites. Of this, 78% of Household waste was sent to the Energy from Waste (EfW) facility, 19% was recycled and 3% of the waste was sent to landfill.

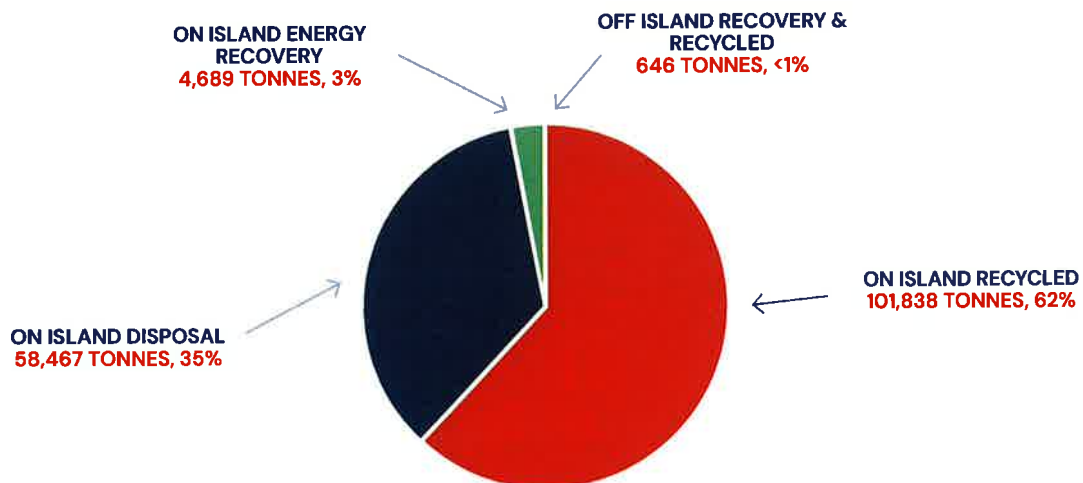
HOUSEHOLD WASTE DESTINATIONS 2024



4.2 Construction & demolition

The construction and demolition sector is the largest contributing sector to the total waste generation. This sector generated 165,641 tonnes of waste in 2024, accounting for almost two thirds (64%) of total waste generation. Of this tonnage 68% of the construction and demolition waste was recycled.

CONSTRUCTION & DEMOLITION WASTE DESTINATIONS 2024



4.3 Other waste arisings

The remaining 16% of waste arising was produced by the Island’s commercial and industrial activities, sent to landfill, the Energy from Waste Facility, the Animal Waste Processing Plant or privately operated waste Transfer Stations for onward disposal or recycling.

5.0 Approach towards revising the Island's Waste Strategy for 2025-2035

The Isle of Man's Waste Strategy must consider waste streams from all sources; households, businesses, agriculture and industry. There is a significant opportunity to:

- Maximise the use of the existing waste infrastructure
- Review options to obtain the best value from recyclables
- To reduce greenhouse gas emissions
- Encourage new business to grow our green economy.

The Waste Strategy implementation is a 3-stage process that follows from the Waste Strategy Principles established following Public Consultation in 2024. These Principles will support a set of policies that are underpinned by the implemented Waste Strategy.

PRINCIPLE AND GOVERNMENT POLICIES

The Strategy has been guided by Our Island Plan, the Isle of Man's international commitments such as the Basel Convention and legal requirements such as the Public Health Act and Climate Change Act. The Principles identified in the waste consultation and the response to that consultation have also played a part in the development of the strategy.

WASTE STRATEGY

The Strategy sets out, in broad terms, the current waste management position and broad direction of decision making and our strategic objectives. The Strategy is informed by understanding the current waste industry and the Isle of Man economy. Good practice from other jurisdictions has shaped the Strategy ensuring good alignment with European and UK best practice whilst taking into consideration the uniqueness of delivering a comprehensive waste management system in an Island context.

DEPARTMENT POLICIES AND LEGISLATION

The approval of the Strategy will inform decision making, policy development and the development of primary and secondary legislation within Government Departments.

The DoI will ensure that waste services are as cost effective as possible. This may require financial support from Central Government for essential waste services and associated infrastructure to support them. The Department will evaluate the overall climate impact of dealing with different waste streams to ensure that we make the best economic and environmental decisions about waste streams.

5.1 Operational Considerations

The Isle of Man Government will monitor the waste industry to ensure the social and economic requirements of the Isle of Man are met. Our general approach is that Government may invest to develop the infrastructure required for the good management of waste on the Isle of Man, however it is intended that Local Authorities and the private sector will continue to be the principal delivery partners.

5.2 Waste Strategy Principles

ENVIRONMENTAL PROTECTION FIRST

Waste management decisions will prioritise the protection of the Island's natural environment, biodiversity public health and minimising pollution.

SELF-SUFFICIENCY AND RESILIENCE

The Island will aim to manage as much of its waste as possible locally, reducing reliance on off-Island disposal and building resilience into waste infrastructure.

WASTE HIERARCHY COMMITMENT

The Strategy will follow the waste hierarchy: reduce, reuse, recycling, recovery, and disposal—ensuring that landfill is always seen as the last resort.

CIRCULAR ECONOMY ENABLEMENT

Waste will be viewed as a resource. The Strategy will support the development of circular economy models that keep materials in use and reduce the need for virgin resources.



POLLUTER PAYS PRINCIPLE

Those who generate waste will bear the cost of waste management, encouraging more responsible production behaviours.

DATA-DRIVEN DECISION MAKING

Waste audits and performance monitoring will underpin policy development, infrastructure investment and service improvements.

EQUITY AND ACCESSIBILITY

Waste services will be designed to be accessible to all residents and businesses, regardless of location or sector, with consideration for rural and hard-to-reach areas.

INNOVATION AND ECONOMIC OPPORTUNITY

The Strategy will support innovation in waste technologies and services, and promote green economic growth through reuse, recycling and energy recovery.

SHARED RESPONSIBILITY AND COLLABORATION

Waste management is a shared responsibility across Government, Local Authorities, businesses and the public. The Strategy will foster collaboration and engagement to achieve its goals.

COMPLIANCE AND BEST PRACTICE

The Strategy will align with international obligations and adopt best practice standards, modified where necessary to suit the Island's scale and context.

EMISSION REDUCTION

Waste Management will work towards the emissions reduction targets in the five-yearly Climate Change Plans and the Climate Change Act 2021, considering whole lifecycle emissions for waste materials and waste management pathways.

PART 2

6.0 Household Waste

Local Authorities are under a legal obligation through the Public Health Act 1990 to provide household waste collections to households and without exception this is undertaken. There is no legal requirement for Local or Central Government to collect recyclable waste or to provide a place for the deposit of household waste such as Civic Amenity Sites.

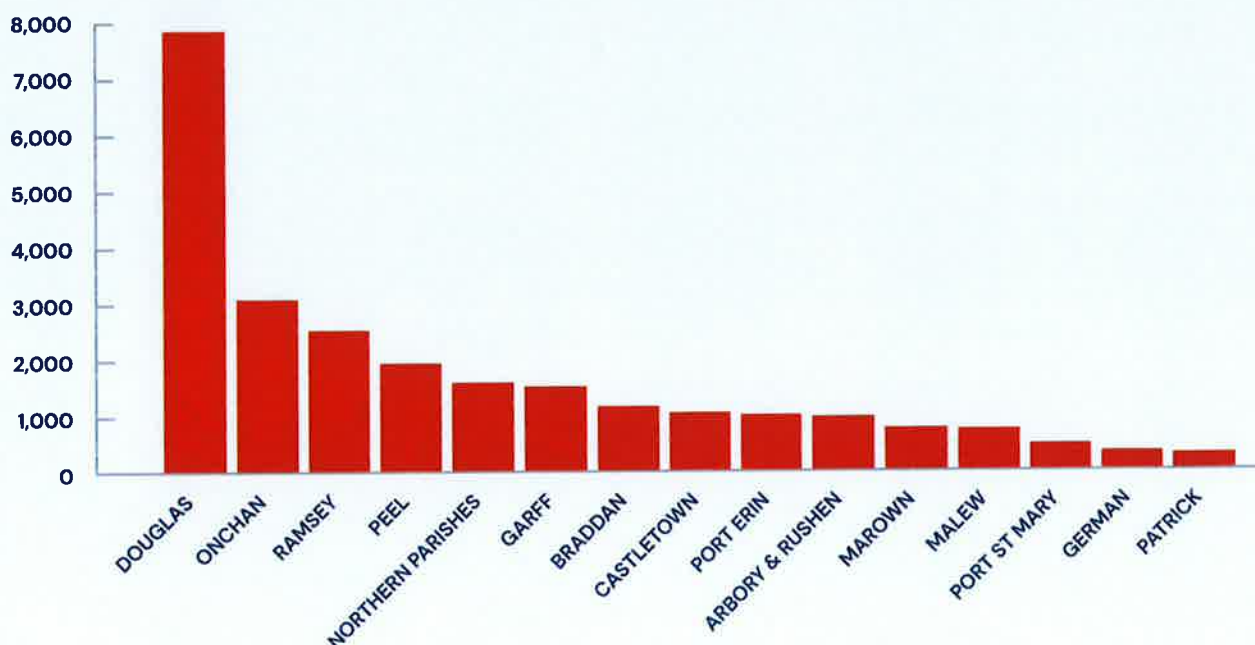
The Waste Strategy supports timely general waste & recycling collections either from the kerbside or via the provision of places for the deposit of waste in regions not suitable for kerbside collection such as Civic Amenity Sites and local drop banks.

Household waste collection is undertaken by Local Authorities through a combination of in-house and contracted out services. A few Authorities undertake kerbside recyclable collections mainly focused on materials that they have evaluated to hold a commercial economic value. The Local

Authorities provide regional Civic Amenity Sites. The four regional sites offer some opportunities for recycling, but the provision varies at different sites, is often targeted at economically advantageous recyclates, not necessarily focussed on environmental protection and emission reduction, and faces challenges to be accommodated operationally.

The economic and environmental outcomes of dealing with waste streams on the Isle of Man are not always straightforward and are frequently conflicting. This is particularly apparent for off-Island recycling pathways where the economic benefit of payments for recyclables results in emissions associated with transportation and reprocessing. Producing energy for the Island through the Energy from Waste facility and displacing the use of fossil fuels in some cases may be the best outcome. Work needs to be done to understand the optimal pathways for recyclable waste products arising on the Island when considering these variables.

2023 TONNAGE OF HOUSEHOLD WASTE COLLECTED BY LOCAL AUTHORITIES



6.1 Household General Waste Collection Services

Collection of general household waste from the kerbside is the legal responsibility of individual Local Authorities. They remain accountable for ensuring value for money for their rate payers. It is likely that rationalisation and combining of services would achieve further economies of scale, efficiencies and emissions reductions but this would be a matter for individual Authorities to negotiate with other Local Authorities.

There is limited governance of Local Authority functions in respect of efficiency and service, and no performance standards. The Department of Infrastructure has responsibility to accept the waste collected for disposal and, in this respect, it can instruct the Local Authorities where to deliver the waste (the Energy from Waste Facility).

WASTE STRATEGY

- Local Authorities to remain responsible for kerbside household waste collection.
- In collaboration with Local Authorities, the Department of Infrastructure to explore the introduction of set service levels, waste acceptance criteria, and performance standards. This may include bringing forward new legislation to include powers to intervene if the services or standards are not being provided.
- Development of a waste service oversight model to report on compliance with defined performance standards

6.2 Civic Amenity Site Service

There is currently no statutory requirement for the provision of Civic Amenity Sites on the Isle of Man. The Local Authorities have traditionally undertaken this service through 4 regional organisations. Two sites are overseen by Joint Committees which are not legal entities and cannot enter contracts or employ staff. Two sites are operated by Boards that are legal entities, able to enter contracts and employ staff.

Service standards and provision differ at the four civic amenity sites. In some instances, recycling is undertaken where it is economically advantageous to do so, or there is a legal or regulatory requirement to do so e.g. to comply with Waste Electrical Electronic Equipment (WEEE) regulations. Recycling of some

materials may be a suboptimal outcome for the Isle of Man either economically or environmentally.

The provision of reuse centres is seen as an important facility for our communities. Reuse centres align closely with the principles of the waste hierarchy, which supports reuse over recycling. However, not all Civic Amenity Sites currently provide Reuse Centres.

The Department of Infrastructure believes that if the provision of Civic Amenity Sites is to be secured, then the provision of the service should be made a legal duty for the Local Authorities and measures put in place to ensure performance levels are being achieved.

In the UK, the cost of disposing of electrical goods is built into the purchase price through Producer Responsibility schemes. However, the Isle of Man does not currently receive any of these funds. This presents a challenge in managing Waste Electrical and Electronic Equipment (WEEE). To address this, the Strategy proposes that Civic Amenity Sites incorporate reuse centres where electrical goods are collected separately for reuse, recovery or recycling either on or off island. Funding for this service should be built into the local authority rates system and reflected in the Amenity Site service standards.

KEY WASTE STRATEGY PROPOSALS

- Department of Infrastructure to introduce service levels for civic amenity sites.
- Development of a waste service governance and oversight model to report on compliance with defined performance standards.

6.3 Enabling householder recycling

Local Authorities are responsible for developing local recycling services which enable and encourage householders across the Island to recycle household waste items that should not be entering the household waste stream into the EfW.

There are currently some kerbside collection services undertaken by Local Authorities, but the service is not available across the Island. The service focuses on items that are of economic advantage to the Local Authority and, in some cases, the result for the Isle of Man may be environmentally suboptimal. One example of this is paper recycling, as whilst the Local Authority gains some income from collecting and transporting paper for recycling, the Island loses calorific value from the Energy from Waste plant and therefore operates less effectively increasing the carbon emissions associated with waste recovery.



Furthermore, the recyclate market price is highly volatile and so the perceived economic benefit can be miscalculated as markets fluctuate. The Department supports the use of kerbside recycling to increase the proportion of household waste being recycled by making it more convenient. The products collected should be reviewed to maximise the opportunity to protect the environment by taking out of the waste stream undesirable items such as batteries and vapes and other small WEEE.

Recycling can be problematic in apartments and flats that do not have appropriate communal facilities for storing recycled materials. Consideration should be given to how facilities can be retrospectively provided and building standards amended to ensure adequate facilities in new builds and renovations wherever possible.

For areas that are not suited to kerbside recycling collections, especially those in rural areas or where the street layout precludes the use of kerbside bins or collecting vehicles, Local Authorities should consider the use of drop banks for key recyclates, to encourage behavioural changes that can lead to an increase in recycling.

KEY WASTE STRATEGY PROPOSALS

- Local Authorities to remain responsible for delivering schemes to encourage the recycling of materials by householders
- Department of Infrastructure to introduce service levels, waste acceptance criteria and performance standards.
- Development of a waste service governance and oversight model to report on compliance with defined performance.

- A review to be undertaken of the appropriate items to be collected at the kerbside to minimise environmental damage. The outcome of the review to be used to inform service levels and performance standards.

7.0 Waste Strategy for Waste Prevention & Reuse

By reducing or eliminating waste generation, the Waste Strategy supports efforts to promote a more sustainable society. Waste minimisation involves redesigning waste processes and/or changing societal patterns of consumption and waste production where necessary and relates to processes based on the Island. Waste minimisation is also driven by process changes in the UK, especially for goods brought to the Island.

Businesses that generate waste will usually seek to minimise waste as waste disposal is a business overhead. Previous versions of our Waste Strategy have focussed more on the handling of household waste than commercial waste. This strategy seeks to include commercial waste in the future and DoI will work with DfE to support waste prevention and waste reuse measures within the business and construction sectors.

KEY WASTE STRATEGY PROPOSALS

- DEFA and the DoI to consider tools to promote waste prevention and reuse including financial such as subsidised recycling for some waste streams, gate fees, landfill tax and supporting legislation.

- Re-establishment of a Waste Forum to engage and collaborate with industry and the community.
- DoI to work with DfE to ensure appropriate guidance is provided for commercial businesses regarding reduction of waste, use of available waste streams and to develop reuse pathways.

8.0 Waste Recycling

The Strategy supports and encourages creating less waste for disposal by increasing awareness of the need to recycle materials that have an environmental benefit in the context of the Isle of Man. Most recycling and reuse material is construction and demolition waste and metal. This is undertaken by the private sector in the main and it appears to be a functioning market without the need for significant intervention by Government. Government does have a role in regulating these activities. This strategy commits to maintaining up to date regulations advice and enforcement.

DEFA WILL CONTRIBUTE TO THE REGULATION OF WASTE STREAMS, SUCH AS SINGLE USE PLASTICS.

In respect of some construction and inert waste, there are still however some economic incentives to landfill.

There are some demand-side drivers that have been implemented in the UK that may help increase the value of recycled materials, for example large construction projects in the UK are legislatively required to use a percentage of recycled materials. Materials such as recycled aggregate products displace the use of virgin materials being quarried from the ground.

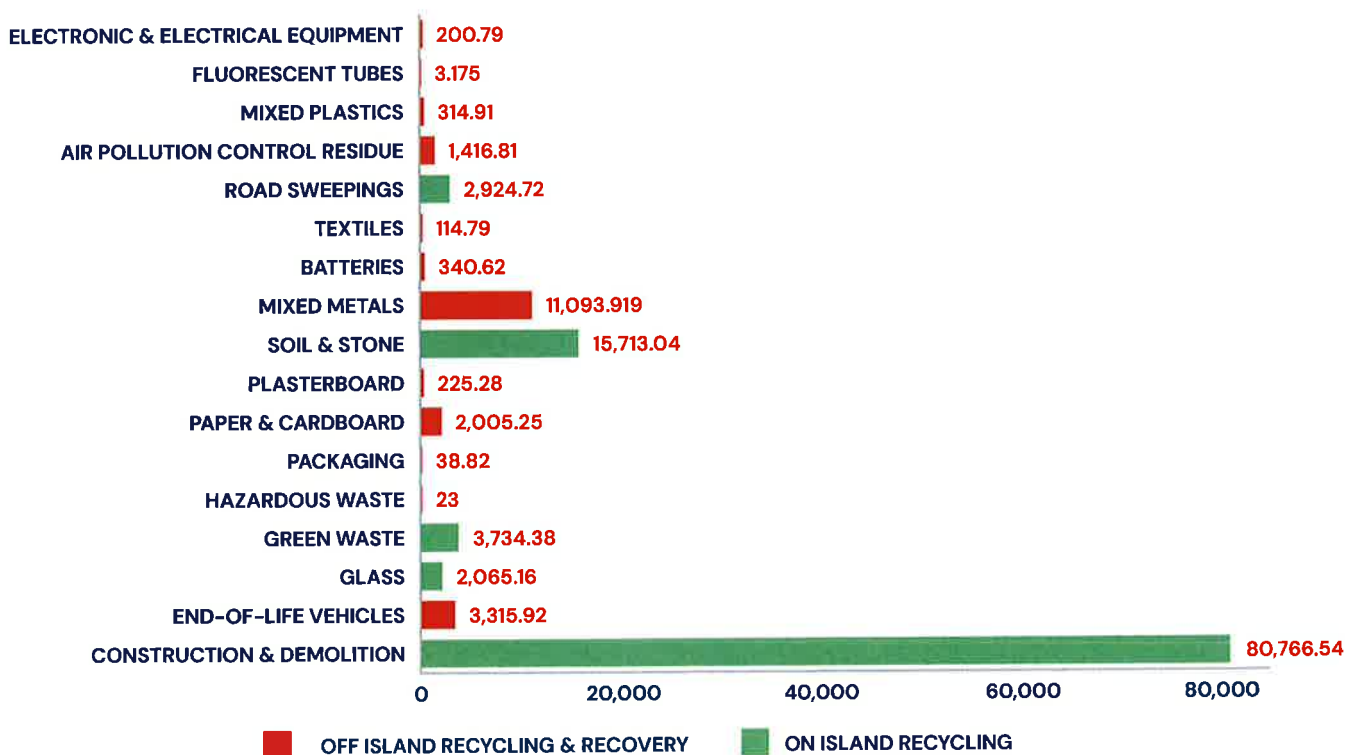
Expansion of recycling from both households and businesses across the Island will support the collection of waste streams that should not enter the EfW plant (metals, batteries and glass) and of waste streams that have a high circular economy value such as textiles.

Bottom ash from the Energy from Waste Facility is routinely landfilled and we will move to a future where this ash is recycled and reused on the Island.

WASTE STRATEGY AIM

- We will work to make it easier for recycling to be the first choice after reuse providing improved recycling options for households, businesses and industry.

2023 TONNAGE AND TYPES OF WASTE RECYCLED



KEY WASTE STRATEGY PROPOSALS

- Expand recycling provision, either kerbside or local drop banks to all areas by making it a duty for Local Authorities to recycle materials that have an environmental and economic benefit in the context of the Isle of Man.
- Review the most appropriate materials for recycling collection, targeting those which present the greatest environmental risk and/or carbon footprint.
- Tools to be developed by the DOI and DEFA requiring construction projects to increase the use of recycled materials.
- DOI to consider the introduction of a land fill tax to promote separation and recycling of challenging materials such as mixed demolition waste.
- DOI to recycle incinerator bottom ash for use as an aggregate replacement.

9.0 Waste Strategy for Energy from Waste

The Waste Strategy supports efficient energy recovery from residual waste. Energy from waste is recognised as the best management option for our household waste. Using this waste as a fuel plays a crucial role in reducing the requirement to landfill waste and reduces

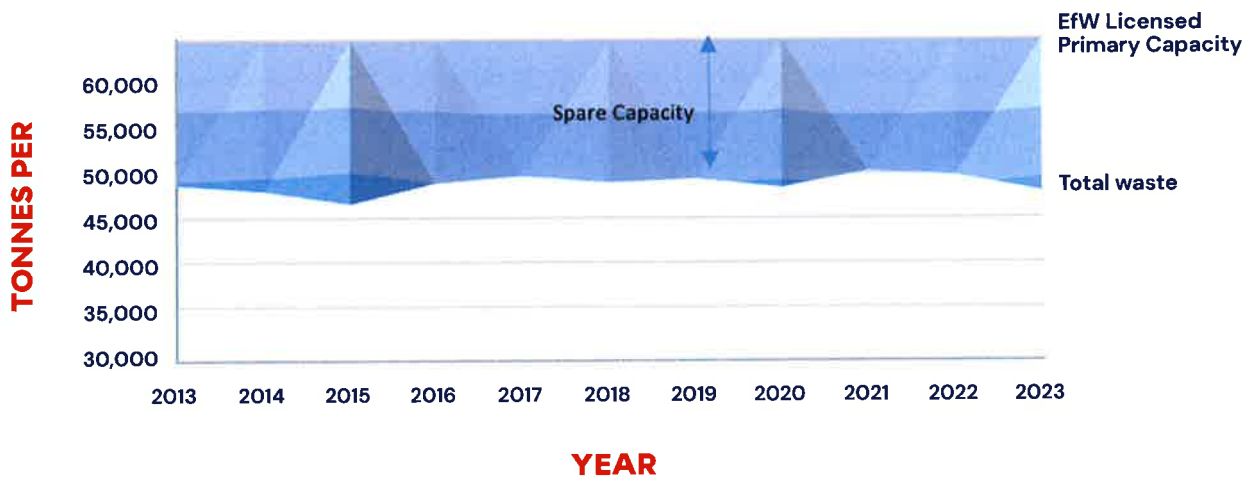
fossil fuel use. The EfW operators comply with current best available practice for environmental compliance and emissions from energy from waste continue to be treated, monitored and publicly reported.

Last year the EfW waste plant produced 25,500 megawatt-hours or 10% of the Island’s electrical energy supply through energy recovery of residual waste, this equates to 50,000 tonnes of waste. This annual amount of residual waste diverted from landfill, in terms of volume, would be 100,000m³ based 2m³ per compacted tonne. Energy recovery from waste reduces the use of fossil fuel required for electricity generation. Using our waste for electricity has saved not only landfill capacity but also resulted in a saving of 13,260 tonnes of coal or 7.7 million litres of petroleum or 5.36 million m³ of natural gas.

As a strategically important asset, the Government will operate the primary incinerator at the Energy from Waste Plant until at least 2039. This operation model has worked well for the past 20 years.

This strategically important facility has been traditionally underutilised. The Government will take steps to ensure that the facility is maximised to produce as much green energy as possible. This will be achieved both by ensuring that appropriate waste streams are directed to the facility, and using sustainable biomass derived from the Island’s plantations.

ENERGY FROM WASTE RESIDUE WASTE LEVELS 2013 TO 2023



WASTE STRATEGY

- Fully exploit the capacity of the Energy from Waste Facility by increasing the amount of on-Island waste being incinerated and burning sustainable biomass waste from the Island's plantations.
- Extend the operational life of the primary Energy from Waste facility until at least 2039.
- As an interim position we will continue to landfill waste derived bottom ash at a fully engineered and lined landfill site.
- Develop an on-Island process for stabilising incinerator bottom ash for use as aggregate replacement in the construction sector.

10.0 Hazardous Waste

Several hazardous wastes are produced by industry and schools (from lab work) on the Island. Most of this waste is liquid, and it is currently shipped off Island for treatment, reuse or disposal. This is undertaken through a UK Transfrontier Shipment Notice, which is expensive for industries and schools. Though our international commitments allow shipment off the Island, this is only allowed in cases when it is unreasonable for the Island to deal with the waste locally.

It will be practical to deal with some of these wastes locally at the Energy from Waste Plant's proposed new hazardous waste incinerator. Industry and the Government will seek to use this waste disposal route to reduce the need for waste export. This will require a change to the Braddan Planning Scheme Order. The Basel Convention includes a clear principle that countries should manage and dispose of their own hazardous and other wastes within their own territory wherever possible. It is important to comply with international treaties and non-compliance may result in restrictions of waste export to the UK. Therefore, it is necessary for the Government to plan to be as self-sufficient as reasonably possible and secure alternative disposal routes.

This strategy seeks to expand hazardous waste processing on Island. The Hazardous Waste Facility will be replaced with a new facility that will ensure a safe disposal route to until at least 2039. The replacement of this facility will bring a further opportunity for the Island to comply with its obligations under the Basal Convention.

End of life and damaged electric vehicles are a relatively new waste stream on the Isle of Man. Battery recovery requires capital intensive purpose-built industrial facilities. The Isle of Man will not have the numbers of vehicles required to support

the construction of such a facility at this time. In some circumstances the batteries, and possibly the whole car, will have to be shipped off Island for reprocessing. However, ongoing training is being provided to allow technicians to assess and make safe EVs for easier transport. This Strategy recognises this pressing issue. The Department will continue to work with the industry to identify appropriate measures to address current and future need in this emerging waste sector for the Island.

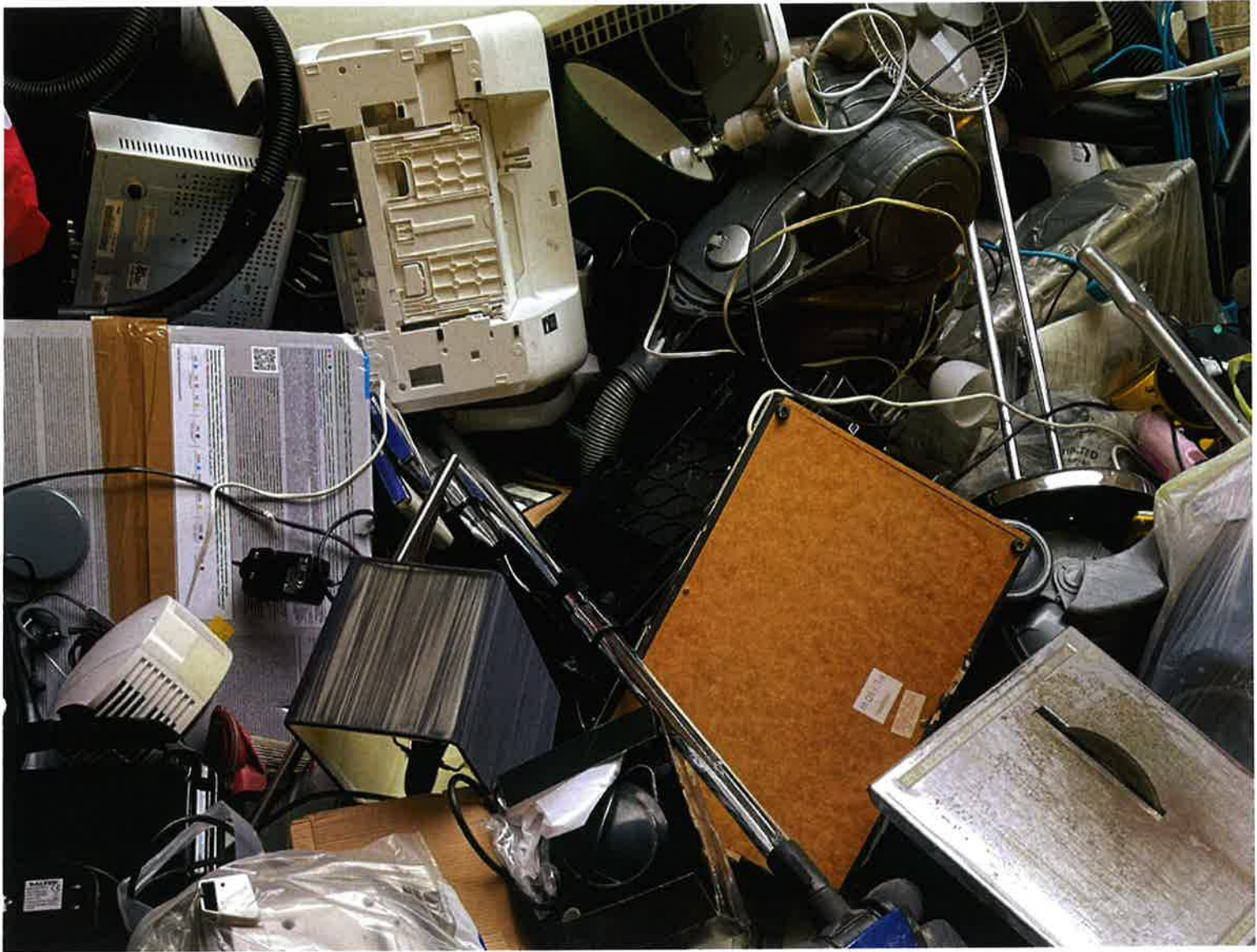
There are an increasing number of household items that contain lithium-ion batteries. Many of these are small and easily discarded into household waste, which presents safety and environmental risks. It is necessary for us to provide clear and easy to access alternative routes for disposal. As we move towards an electrified future, the use of batteries will increase and demand for these routes will increase. The need for recovery of rare earth metals from electronic goods will also continue to grow.

As Transfrontier Shipments of mixed waste becomes increasingly more challenging, it will be necessary to develop the capacity to separate key materials from general household waste.

Coal Tar Waste contaminated material is present in many locations around the Island. The Department is developing treatment protocols for Asphalt Containing Coal Tar Waste (ACCTW) that will allow this material to be safely reused as an aggregate substitute. To support both Government and the construction industry, we will provide a suitable storage facility at Turkeylands that allows for safe management of ACCTW prior to specialist processing and reuse.

WASTE STRATEGY

- Develop the new Hazardous Waste Incinerator to safely dispose of appropriate hazardous materials and clinical waste on Island, operational until at least 2039.
- Develop schemes for households to dispose of hazardous household wastes and recycle rare earth metals away from the general waste stream.
- Identify hazardous waste that can be incinerated in the new hazardous waste incinerator and apply to amend the Braddan Planning Scheme Order accordingly.
- DOI and DEFA's Environmental Protection Unit to implement appropriate waste operations licences or directions as required to support modern current regulations and best practice.
- DOI and DfE to support industry in the development of a storage and disposal route for end-of-life electric vehicles.



- DOI and DfE to support industry in the development of a storage and disposal route for end-of-life batteries.
- DOI to develop Coal Tar Waste storage and reprocessing to support infrastructure projects and construction industry.

11.0 Waste Landfill

The Strategy recognises that we will continue to need landfill facilities for some hazardous, non-hazardous, and inert waste. Such materials are likely to include:

- Hazardous wastes – eg. asbestos
- Pre-treated industrial wastes from which no further resources can be recovered.
- Waste for which the alternatives to landfill cannot be justified on economic, environmental or resource efficiency grounds.

The Island has two operational landfill sites owned by the Department of Infrastructure; Wrights Pit North accepts asbestos, plasterboard and contaminated soil

and stones, and Turkeylands landfill which accepts non-hazardous and inert wastes such as construction and demolition waste and the Energy from Waste Incinerator Bottom Ash. Both Wrights Pit North and Turkeylands will be full within the next 5 years.

The Isle of Man Government will ensure that the Island has appropriate landfill capacity for the appropriate disposal of solid wastes, which cannot be recovered, or recycled. The Government will construct a new landfill facility at Turkeylands, which will be engineered to modern European standards. Some of the cells will be fully lined. This will create a site which does not leave a dilute and disperse legacy issue for future generations. The new landfill facility at Turkeylands is anticipated to have a lifespan of around 20 years. However, implementation of measures contained in this strategy will increase the lifespan by diverting material from landfill through recycling and re-use. An inert waste landfill facility will remain available at Turkeylands.

In respect of bottom ash from the Energy from Waste Facility, Government will look to recycle the ash and use it in suitable construction projects as

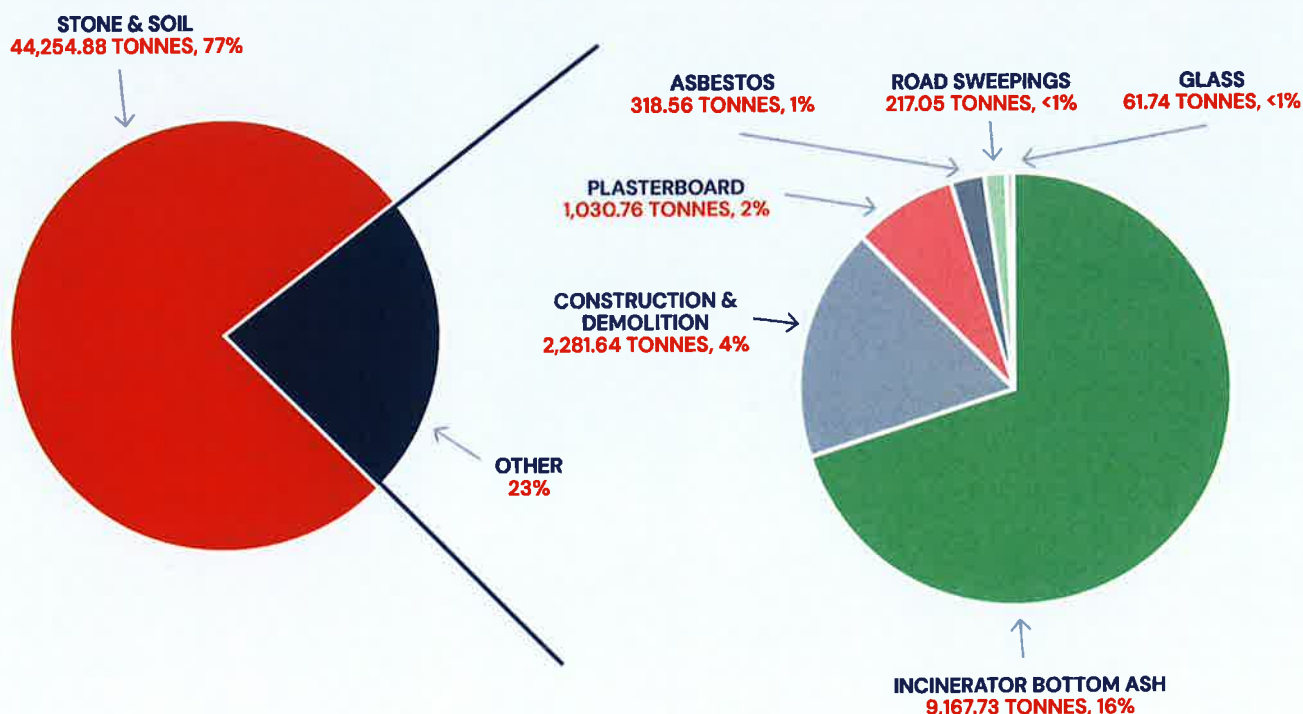
a virgin aggregate replacement. Until the process is established, we will continue to store the waste in the Old Turkeylands Landfill Site where it has been held for the last 20 years. In time, this facility will be used for treatment and storage ahead of reuse. Following a recent consultation with DEFA a Certificate of Lawful use will be requested by the Department of Infrastructure.

We have limited space available for landfill, so it is critically important that it is only used for materials where there is no other option. In the short term the Department of Infrastructure will use disposal prices to encourage reuse and recycling. Mixed waste is a particular problem, but one that must be addressed by the construction and demolition industries who need to be encouraged to separate

waste streams. If required, some waste will be restricted from being deposited at Government facilities. The Department of Infrastructure will consider where waste can be re-used, recycled or recovered and how this could be encouraged by the introduction of a landfill tax to ensure that waste producers are financially incentivised to maximise recovery and recycling over landfill.

Additionally, the Isle of Man Government will implement changes to Regulations and working practices to seek innovative methods to encourage the processing of waste into new products after appropriate processing. For example, the sediment from Peel Harbour will be processed to lock in the heavy metal content and the residual material used to remediate industrial sites.

2023 TONNAGE AND TYPES OF WASTE SENT TO LANDFILL



WASTE STRATEGY

- Development of new landfill and recovery storage and processing facilities at Turkeylands Quarry.
- Process incinerator bottom ash for reuse in construction projects.
- Implement restoration and closure plan for Wrights Pit North.
- Impose higher disposal fees on waste that could be recovered or recycled.
- Investigate the creation of a Landfill Tax to ensure that there is an economic drive for reuse, recovery, and recycling over landfill.

12.0 Waste Strategy for Waste Regulation

The Strategy supports a regulatory framework for the waste sector to protect human health and the environment. Regulations should provide a level playing field for a market in which legitimate businesses can operate and invest with confidence. Regulation and enforcement will be proportionate to the risks. Regulatory standards will only be introduced following consultation. The Island's geographical remoteness and size mean that implementing good practice legislation from the UK or Europe can be disproportionately expensive and/or challenging. Government will consider the economic impact and time required for implementation as part of any policy being approved by the Council of Ministers to implement new best practice.

Government will adopt the use of European Waste Codes in all waste-related work. Consideration will be given to tracking waste from creation to final treatment or disposal. This work will underpin the development of future policies to address waste reduction, reuse and recycling.

The adoption of Best Available Technology will be modified to reflect both the risk and Island's economic situation. Cost will be an allowable consideration in terms of the appropriate technology to be deployed, but on a risk-based basis.

Consideration will be given to legislatively ensuring that end of life remediation funding is ringfenced through the operational life of landfill facilities, such that those funds cannot be controlled or used for any other purpose by the business.

Legislation will be brought in to enable waste material to be classified as non-waste after undergoing an appropriate treatment and being available to be reused. We will continue to monitor evolving methods and treatments for hazardous waste.

UK LEGISLATION

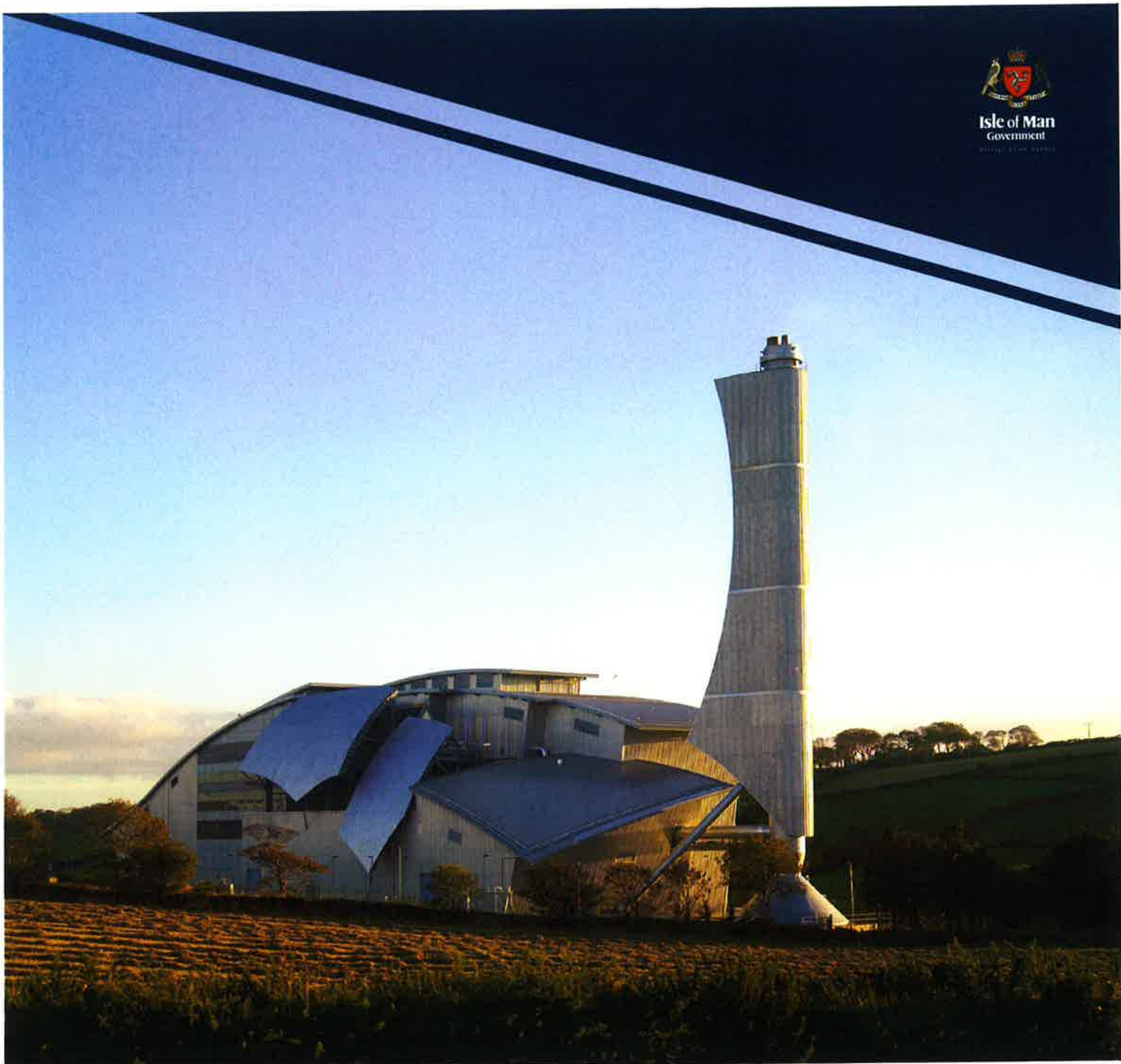
The UK legislation that may be appropriate for adoption into Manx law includes:

- Environment Act 2021
- Environmental Protection Act 1990
- Waste Regulations 2011
- Hazardous Waste Regulations 2005

These legislative items would allow waste management standards to be improved in the Isle of Man to match those in place in the UK.

The following provisions in UK legislation may be relevant for inclusion in Manx waste legislation:

- Waste Strategy
- Waste Management Plan
 - ◊ Analysis of current waste management situation
 - ◊ Contents
 - ◊ Periodic review
- Waste hierarchy
- Waste Reduction, & Prevention
 - ◊ Waste authority requirements
 - ◊ Measures to prevent waste generation
 - ◊ Waste prevention programme – monitoring & evaluation
- Waste Management responsibility
 - ◊ Treatment of waste responsibility
 - ◊ Cost of waste management
 - ◊ Polluter-pays principle
- Waste collection
 - ◊ Duties of waste authority
 - ◊ Receptacles for household waste
 - ◊ Recyclable household waste collected separately
 - ◊ Separate collection of recyclables from industrial and commercial waste
 - ◊ Payment for collection, recycling, and disposal of waste
 - ◊ Non-compliance fines
- Hazardous Waste
 - ◊ Provisions for specific types of hazardous waste
 - ◊ Measures for waste oil
 - ◊ Coal Tar Waste



WASTE STRATEGY REGULATION

- DEFA, working with the DoI, is to strengthen waste legislation in an appropriate and proportionate way.
- Extend statutory responsibilities with respect to waste and clearly define these responsibilities with appropriate consequences for failure.
- Work with Local Authorities and Civic Amenity sites to set service standards for waste, this may be accompanied by legislative powers to intervene if services or standards are not being provided.
- DEFA to provide clear standards and guidance for planning approval in relation to size, space requirements, risk, and other constraints for waste operations.
- Strategic and Local Area Plans to ensure future waste facilities are identified and accommodated.
- DEFA will produce a legislative route which will include guidance on processing and using waste such that it becomes a by-product at the point of use.
- DEFA to consider introducing a Waste Duty of Care Code of Practice.
- Legislation to require provisions to be ringfenced for landfill site remediation to be developed and implemented.
- Government to adopt the use of European Waste Codes in all appropriate approvals, licences, permissions, and directions.

PART 3

3.0 Delivery Framework

To realise the vision of a sustainable and self-sufficient waste management system, the Delivery Framework will outline how strategic objectives will be implemented across the Island. This framework ensures that actions are coordinated, resourced, and tracked effectively.

3.1 Key Delivery Components

Infrastructure Development

- Investment in essential infrastructure such as Civic Amenity Sites, recycling centres, reuse hubs and hazardous waste facilities will be prioritised based on the Annual Statement of Need and waste flow data.

Local Authority Collaboration

- Delivery will be coordinated with local authorities to ensure consistent service standards, equitable access to facilities and alignment with national targets.

Public Engagement and Education

- Campaigns and educational programmes will be delivered to promote waste reduction, reuse and recycling behaviours.

Policy and Legislative Support

- Delivery will be underpinned by updated legislation and technical guidance to support innovation, compliance, and enforcement.

Operational Efficiency

- Waste collection, sorting, and processing systems will be optimised to reduce costs, improve service quality and minimise environmental impact.

Funding and Resource Allocation

- Delivery will be supported by a clear funding strategy, ensuring resources are allocated to priority areas and projects with measurable impact.

Partnerships and Innovation

- Collaboration with private sector, third sector, and academic institutions will be encouraged to pilot new approaches and technologies.

3.2 Next Steps

To ensure the successful implementation of the Waste Strategy, the following next steps are recommended:

Establish Governance Structures

- Define oversight responsibilities and reporting mechanisms.

Initiate Baseline Assessments

- Conduct a comprehensive Island-wide Waste Audit.
- Launch a Household Waste Survey to inform service design and future targets.

Legislative Preparation

- Continue drafting necessary legislative changes, including updates to planning schemes, service standards, and other proposals.
- Review UK and EU waste legislation for potential adoption into Manx law.

Infrastructure Planning

- Finalise plans for the new hazardous waste incinerator and landfill facility at Turkeylands.
- Develop proposals for reuse centres and expanded Civic Amenity Site services.

Engage Stakeholders

- Coordinate with Local Authorities to agree waste standards and uniform services, expanding kerbside recycling where practical.
- Engage with businesses and industry to promote waste minimisation and circular economy practices.

Public Communication

- Launch public education campaigns to raise awareness of recycling, reuse, and hazardous waste disposal.
- Promote behavioural change through accessible services and clear messaging.

Monitoring and Evaluation

- Define key performance indicators (KPIs) and reporting frameworks.
- Schedule periodic waste audits (e.g., at years 1, 5, and 10) to assess progress and inform strategy updates.

Innovation and Adaptation

- Explore emerging technologies such as bioreactors and district heating systems.
- Monitor evolving waste streams and adjust the strategy to remain responsive and effective.

Annex 1 - Waste disposal options and destinations

Waste Type	Household			Public Sector		Business		Isle of Man					UK	
	Refuse Collection	Kerbside	Civic Amenity Site	Refuse Collection	Other ¹	Refuse Collection	Other ¹	EfW ²	AWPP ³	Recycle	Transfer Station	Landfill	Recycling/Recovery	Disposal
Animal							x	x	x					
APCR ⁴							x							
Asbestos			x		x		x				x	x		
Batteries					x		x				x		x	
C&D ⁵					x		x			x	x	x		
Cardboard					x		x				x		x	
Clinical					x			x						
Electrical goods					x		x				x		x	
End of Life Vehicles			x		x		x				x		x	
Fluorescent Tubes					x		x				x		x	
Food	x			x		x		x						
Gas cylinders			x ⁶		x ⁶		x ⁶						x	x
Glass			x		x		x			x	x			
Green waste					x		x			x	x			
Hazardous Waste			x		x		x							
IBA ⁷			x											
Metals		x	x		x		x					x	x	
General waste	x			x		x		x						
Oil					x		x	x	x ⁸					
Packaging					x		x				x		x	
Paper					x		x				x		x	
Plasterboard					x		x				x	x	x	
Plastics		x			x		x				x		x	
Sludge					x			x						
Soil & Stone					x		x			x	x	x		
Textiles										x				
Tyres					x		x	x			x			
Wood					x		x	x		x	x			

REFERENCES:

1 Waste operators and waste types accepted can be found: https://www.gov.im/media/1387057/wdl_register_2025_v1.pdf

2 Energy from Waste
3 Animal Waste Processing Plant

4 Air Pollution Control Residue
5 Construction & Demolition

6 Gas cylinders to be returned to supplier
7 Incinerator Bottom Ash

8 Accepts cooking oil
9 Only Isle of Man Creamery milk carton



Isle of Man
Government

Keilrys Ellan Vannin

Department of Infrastructure

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Sea Terminal
Douglas
Isle of Man
IM1 2RF

Tel: +44 1624 850000

Email: WasteManagement.DOI@gov.im

DEPARTMENT OF INFRASTRUCTURE

Principles for the Waste Strategy

Consultation Feedback



Isle of Man
Government

Reiltys Ellan Vannin



663 – Responses to the Waste Strategy Principles consultation

Public Consultation on the Waste Strategy Principles

The public consultation on the Waste Strategy Principles closed on the 31st October 2024. The responses have been reviewed and are summarised below. The Waste Strategy 2025 – 2025 will cover all of the Island’s waste streams and not just household waste.

Waste Strategy Aims

The key strategic aims are that the Waste Strategy should be an Isle of Man Government Strategy and align with the objectives of the Island Plan and provide support and disposal options for:

- Household waste and commercial waste (of a nature similar to household waste)
- Industrial (including agricultural) and other commercial waste
- Industrial waste – construction and demolition waste
- Hazardous waste, including problematic waste e.g. WEEE, AWCCT, Radioactive

Guiding Principles for the Waste Strategy

The waste hierarchy principals and usage in the Waste Strategy will be designed to fit the Island’s waste policies while encouraging prevention, reuse, recycling, and recovery of waste taking into account the Island’s distinguishing characteristics, and physical location, which impact on how wastes can be managed, while being economical.

Associated statutory requirements, incentives, disposal fees, and waste facilities operation and development will be set at appropriate levels to encourage compliance.

The Island needs to know when waste is produced there are facilities and schemes for its safe management, now and in the future from collection, processing & disposal.

Obtaining privatised operations and investment where possible:

- Cost effective
- Technical expertise
- Reduce environmental Impact

Implementing policy and legislation changes only after:

- Consultation with stakeholders
- Impact assessment
- Provisions for the management of waste is in place – infrastructure, contracts

Question in the public consultation - **Do you agree that a Waste Strategy should be determined to move towards a strong and diverse economy and an environment we can be proud of in accordance with Our Island Plan?**

Responses:

Option	Total	Percent
Strongly disagree	61	9.20%
Disagree	32	4.83%
Neither agree nor disagree	86	12.97%
Agree	227	34.24%
Strongly agree	232	34.99%
I don't know	10	1.51%
Prefer not to say	7	1.06%
Not Answered	8	1.21%

Principle - Waste Collection Optimisation

Each Local Authority is responsible for their own area and the service provided differs depending on where you live e.g. inclusion of kerbside recycling collection and collection of general household waste every 1 or 2 weeks. Optimising collection routes and standardising refuse collection vehicles through a centralised service could assist in reducing emissions to achieve the Isle of Man Climate Change Plan 2022-2027 objective.

Question in the public consultation - **Do you agree that the Waste Strategy should determine how centralising household waste collection services could reduce costs, reduce environmental impact including greenhouse gas emissions and determine appropriate household waste provisions for the Island?**

Responses:

Option	Total	Percent
Strongly disagree	94	14.18%
Disagree	70	10.56%
Neither agree nor disagree	59	8.90%
Agree	185	27.90%
Strongly agree	234	35.29%
I don't know	14	2.11%
Prefer not to say	3	0.45%
Not Answered	4	0.60%

Principle - Prevention & Minimisation

In the UK waste reduction is encouraged through legislation requirements which include waste minimisation plans at Local Authority level and waste management plans at Central Government level, identifying key sectors for action e.g. construction, electronics, plastics, packaging, food.

The Waste Strategy should assess the key sectors and the legislation changes required to assist with encouraging waste reduction for the Island.

Question in the public consultation - **Do you agree the Waste Strategy should determine a Waste Reduction Programme to divert products and materials from residual waste and stimulate recycling opportunities for the Island?**

Responses:

Option	Total	Percent
Strongly disagree	55	8.30%
Disagree	39	5.88%
Neither agree nor disagree	55	8.30%
Agree	206	31.07%
Strongly agree	291	43.89%
I don't know	11	1.66%
Prefer not to say	2	0.30%
Not Answered	4	0.60%

Principle - Reuse & Recycling

The centralised management of recyclable material could assist with gaining more revenue as better prices potentially could be achieved for larger volumes, alongside reduced costs from optimising transport. Any contamination could be removed from the waste to improve the value of the recyclable material. Targeting high-value recyclables should result in recycling schemes paying for themselves.

Question in the public consultation - **Do you agree that the Waste Strategy should determine ways to increase reuse and recycling of the Island's wastes?**

Responses:

Option	Total	Percent
Strongly disagree	49	7.39%
Disagree	13	1.96%
Neither agree nor disagree	34	5.13%
Agree	222	33.48%
Strongly agree	332	50.08%
I don't know	4	0.60%
Prefer not to say	4	0.60%
Not Answered	5	0.75%

Principle - Energy Recovery

The current Energy from Waste facility can reasonably continue to operate until at least 2035 without the major capital expenditure of building a new facility. The tonnage incinerated at the Energy from Waste facility has significantly reduced over the years to just under 50,000 tonnes in 2023.

The benefits of maximising electricity generation through the Energy from Waste facility, potentially up to 10% of the Island's needs, by diverting low value recyclable wastes with high calorific value to the facility should be determined. This would also reduce the need to generate electricity from fossil fuels.

Question in the public consultation - **Do you agree that the Waste Strategy should maximise energy recovery by diverting incinerable wastes to the Energy from Waste facility?**

Responses:

Option	Total	Percent
Strongly disagree	53	7.99%
Disagree	23	3.47%
Neither agree nor disagree	63	9.50%
Agree	258	38.91%
Strongly agree	225	33.94%
I don't know	33	4.98%
Prefer not to say	4	0.60%
Not Answered	4	0.60%

Principle – Incineration of Hazardous Waste

Under current legislation the secondary waste incinerator can only dispose of clinical waste and waste oil. The replacement secondary waste incinerator for 2025 has the design capability to incinerate additional hazardous waste streams such as flammable waste, pesticides and some small laboratory waste. The current cost to industry for shipment and disposal in the UK for flammable waste is £3,000-£4,000/tonne,

and for pesticides £15,000/tonne. A change in legislation is required to allow additional hazardous waste streams to be incinerated in the secondary waste incinerator. This would assist with the Island's international responsibility to dispose of its own wastes and provide a more economic disposal route for some of industry's hazardous wastes which are currently exported off Island at great cost.

Question in the public consultation - **Do you agree that the Waste Strategy should explore maximising the utilisation of the secondary waste incinerator for self-sufficiency and economic benefit of disposal of the Island's suitable hazardous wastes?**

Responses:

Option	Total	Percent
Strongly disagree	30	4.52%
Disagree	25	3.77%
Neither agree nor disagree	51	7.69%
Agree	297	44.80%
Strongly agree	211	31.83%
I don't know	41	6.18%
Prefer not to say	3	0.45%
Not Answered	5	0.75%

4 Principle – Landfill

There are problematic waste streams on the Island that are too expensive to send to the UK for disposal. This is sometimes due to the large quantity of material such as marina dredging spoil or because a disposal route cannot be found in the UK for such small volumes, such as radioactive waste sources in schools and the hospital. The Island's current landfills are classified as 'dilute and disperse' landfill, with leachate from the landfill sites going out to sea. To continue with the 'dilute and disperse' approach will leave the Island with a potential legacy of pollution of ground water, rivers and coastal waters for future generations. Any new landfill should be developed to standards implemented in the UK as best practice with improved environmental protection.

Question in the public consultation - **Do you agree that the Waste Strategy should determine the strategic need to develop new landfill(s), suitably engineered to provide appropriate environmental protection, for waste disposal where recovery (including re-use, recycling and energy recovery) is not reasonably practicable or economically viable?**

Responses:

Option	Total	Percent
Strongly disagree	46	6.94%
Disagree	68	10.26%
Neither agree nor disagree	74	11.16%
Agree	292	44.04%
Strongly agree	137	20.66%
I don't know	35	5.28%
Prefer not to say	4	0.60%
Not Answered	7	1.06%

Principle - Waste Regulation

Whilst economic intervention such as the Energy from Waste Facility gate fee or a landfill tax can influence waste recovery and/or disposal routes, to a certain extent, to achieve sustainability, protection of human health and the environment, and GHG emission reduction legislative changes are likely to be required to assist with implementing the Waste Strategy.

Question in the public consultation - **Do you agree that the Waste Strategy should determine the legislative interventions likely to be required by the Government to assist implementation of the Waste Strategy.**

Responses:

Option	Total	Percent
Strongly disagree	44	6.64%
Disagree	43	6.49%
Neither agree nor disagree	90	13.57%
Agree	292	44.04%
Strongly agree	136	20.38%
I don't know	45	6.79%
Prefer not to say	5	0.75%
Not Answered	9	1.36%

Next steps

- Commission IoM Waste Strategy to meet approved principles.
- Continue Stakeholder consultation throughout the process
- Approval of Waste Strategy
- Draft new Waste Legislation and seek Tynwald approval
- Draft waste policies for the implementation of the Waste Strategy

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – APRIL, 2026 - 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.: [25/01145/C](#)
PROPOSED: Change of use to car showroom
NOTES: P.A. – Change of Use
SITE: **Units 11 and 12, Former Ramsey Bakery Site, Station Road, Ramsey.**

P.A. NO.: [26/00147/LAW](#)
PROPOSED: Certificate of lawful development for the creation of art installation through the re-arrangement and painting of stones
NOTES: Certificate of Lawfulness
SITE: **Part Of Field: 624502, North Barrule, Lezayre.**

Whilst not within the Town Boundary, should the Board wish to make any comments on this application, Article 4 of the DPO indicates that the automatic Interested Person Status is given to:

(f) the local authority in whose district the land the subject of the application is situated; and (g) a local authority adjoining the authority referred to in paragraph (f) where that adjoining authority has made written representations that the Department considers material.

P.A. NO.: [26/00152/C](#)
PROPOSED: Additional use as self-contained self-catering tourist accommodation (Class 3.6)
NOTES: P.A. – Change of Use
SITE: **Beaconsfield Croft, The Close, Jurby Road, Ramsey.**

P.A. NO.: [26/00268/B](#)
PROPOSED: Remedial works to building roof including removal of chimney stacks, removal of mechanical plant equipment and repairs to slates, leadwork and roof membranes
NOTES: P.A. in Detail
SITE: **Ramsey & District Cottage Hospital, Cumberland Road, Ramsey.**

**Technical Services Manager's Report – Planning Applications
April, 2026 – Public Continued:**

P.A. NO.: [26/00256/MCH](#)
PROPOSED: Minor Change to 23/00421/B (Conversion from commercial to residential) alteration to doors and fenestration to ground floor to east and rear yard elevations with associated internal alterations
NOTES: P.A. in Detail
SITE: **3, Collins Lane, Ramsey.**

B. Wallace,
Technical Services Manager

8th April, 2026

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
4th QUARTER 2025/26 APRIL 2026 - PUBLIC**

Mr. Chairman and Members,

Please find detailed below the Fourth Quarter statistics for the library.

Number of new members

Jan	27 adult	5 junior	
Feb	13 adult	13 junior	
Mar	19 adult	8 junior	
Total	59 adult	26 junior	Overall Total <u>85 new members</u>

Number of membership renewals

Adult Town	55
Adult Country	17
Junior	98
Total renewals	170

Number of memberships not renewed

Town	28
Country	3
Junior/Student	50
Visitor	1
Total	82 members

Category of Memberships

Town	532 – 54.51% have used library in period
Country	208 – 59.62% have used library in period
Junior/Students	644 – 43.01% have used library in period
Visitor	7 – 42.86% have used library in period
Total	1,391 members

Deputy Town Clerk's Report – Library Report
4th Quarter 25/26, April 2026, Public Continued:

Type of items borrowed by type in reporting period

Text	6,698
DVD	484
Audio	193
(? Item)	3
	<u>7,378</u>

Number of transactions by type during the quarter

Month/Year	Issues	Renewals	Returns Total	
January 2026	2,550	1,130	2,446	6,126
February 2026	2,404	1,181	2,340	5,925
March 2026	2,424	1,209	2,461	6,094
Total	7,378	3,520	7,247	18,145

Number of items borrowed (by reader category)

Town	3,123
Country	1,396
Junior	2,779
Staff	74
Visitor	6
	<u>7,378 items</u>

The visitor number of **6** items – relates to books taken out by visitors on the following:

- 2 books** taken out on Saturday 24th January,
- 3 books** taken out on Wednesday 4th February,
- 1 book** taken out on Saturday 14th February.

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

4th quarter 2025/26 (01 Jan to 31 Mar 2026)

On 18 March, we held an evening for the Barrule (Northern) District of Guiding

Charlotte did several talks about the Library and treated the children (and leaders) to a Story Time session. It was eye-opening to see how many people hadn't stepped foot in our Library before.

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
4th QUARTER 2025/26 APRIL 2026 - PUBLIC

Staff re-arranged the DVD section, going through each DVD individually and placing into genres.

We have been provided with issuing RADAR keys to disabled/eligible customers where needed. This was originally carried out by the Finance Department.

Also, we have taken over the administration, processing and issuing of both monthly and annual campervan permits.

As it is the National Year of Reading and the Year of the Manx Language, and displays we have put up, we have also included Manx posters in connection with that topic.

During this quarter we made displays for the following:

Healthy food/healthy eating display

Romance/friendship/love display (National Year of Reading)

Valentine Day display

Pancake Day display

Chinese New Year display (including colouring sheets)

Mars display – re: Mars exhibition in Peel Cathedral (7th Feb to 2nd March)

Winter Olympics display

World Book Day display (including colouring sheets)

International Women's Day display

Manx Women display for IWD

Mother's Day display (including colouring sheets)

Spring display

Easter display (including colouring sheets)

Recommendations: For noting.

9th April 2026

H S Bevan

Deputy Town Clerk

**RAMSEY TOWN COMMISSIONERS
HOUSING & PROPERTY MANAGERS REPORT
HOUSING AGENCY, LIVE CONSULTATION –
INCOME THRESHOLDS, PUBLIC SECTOR HOUSING
APRIL 2026 – PUBLIC**

Mr. Chairman and Members

On the 7th April 2026, an email has been circulated by The Department of Infrastructure, through the Housing Agency, proposing targeted amendments to the Public Sector Housing (General Needs) (Allocation) Policy 2019 ahead of a full policy review.

The email to all members contains a link to a live consultation which is currently taking place of which your views as Commissioners and the wider public are being sought.

A copy of the text from the email is as below -

“The Housing Agency is currently reviewing the island’s public sector housing allocations policy and part of this is the Income Threshold criteria. We are welcoming participation from both residents, Commissioners, Councillors and stakeholders to our consultation which is now live and closes on the 19th May 2026. We appreciate that public sector housing is not in all of your jurisdictions but we would still encourage you to take part and express your views.

Unfortunately we will not be able to extend the deadline of the 19th May due to our commitment to present the findings/report to Tynwald in July.

*The consultation can be found here;
<https://consult.gov.im/infrastructure/amendments-to-public-sector-general-needs-housing/>”*

The text once you go to the online consultation page is as below -

“Amendments to public sector general needs housing income thresholds

Overview

The Public Sector Housing (General Needs) (Allocation) Policy 2019 is currently undergoing a full review. Because this review is extensive, the Housing Agency (on behalf of the Department of Infrastructure) is proposing to introduce several essential changes ahead of the full update.

**Housing and Property Manager's Report – Housing Agency,
Live Consultation – Income Thresholds, Public Sector Housing –
April 2026 Public Continued:**

These early amendments focus on improving fairness, clarity, and consistency in how public sector housing is allocated. We are seeking your views on three key proposed changes:

Updating income eligibility thresholds and introducing automatic annual uplifts

Removing certain 'priority' points that do not reflect housing need

Introducing discretion for local housing authorities on residential requirements

Why your views matter -

Your feedback plays a vital role in shaping how public sector housing is allocated. The proposed changes aim to make the system fairer, clearer, and more responsive — but it is essential that the people who use, rely on, or are affected by the policy have the opportunity to influence it.

By sharing your views, you help us to:

Understand real-life experiences of those navigating the housing system

Identify unintended impacts that may not be visible from data alone

Test whether the proposed changes feel fair and workable for households and communities

Ensure the policy reflects local needs and values, not just administrative requirements

Strengthen transparency and accountability in how decisions are made

Public sector housing policy affects thousands of people. Your insight helps ensure that the system is not only technically sound but also grounded in the lived realities of the community it serves.

Your views will assist the Department in finalising the draft amendments to the existing Allocations Policy ahead of being taken to Tynwald for formal approval.

Reasonable adjustments and alternative formats

The Department is committed to equal opportunities and our aim is to make our documents easy to use and accessible to all.

The Department will take steps to accommodate any reasonable adjustments and provide such assistance as may reasonably be required to enable access or reply to this consultation.

If this document is required in another format or assistance is required with accessing or replying to this consultation, please email Lisa.philliskirk@gov.im

**Housing and Property Manager's Report – Housing Agency,
Live Consultation – Income Thresholds, Public Sector Housing –
April 2026 Public Continued:**

Responding to this consultation and questions

This consultation can be responded to by clicking on the 'Online survey' link below.

Alternatively you can download a paper version of this consultation from the 'Related' section below and email it to Lisa.philliskirk@gov.im or post it to:

*Lisa Philliskirk
Head of Housing
2nd Floor Markwell House,
Market St,
Douglas,
IM1 2RJ*

What happens next

The feedback from this consultation will be reviewed by the Housing Agency Board and will give direction to any final changes to be made to the general needs public sector housing allocation policy. It is anticipated that the amendments will be brought to Tynwald for approval in July 2026.”

A printed copy of the consultation is appended to this report.

RTC's Housing & Properties Summary of the Proposed Amendments to the Public Sector Housing Allocation Policy –

The proposed changes focus on three areas:

- increasing income eligibility thresholds and introducing automatic annual uplifts linked to the Consumer Price Index (CPI)
- removing certain priority points within the allocations system that do not directly reflect housing need
- and providing local housing authorities with greater discretion to relax specified residential qualification periods in defined circumstances.

The revised income thresholds reflect changes in economic conditions since the last update in 2023 and would be updated annually from April 2027 to prevent eligibility erosion over time.

The proposed adjustments to the points system remove priority awarded solely on the basis of low income, private sector tenancy, or ownership of moderate financial assets, placing greater emphasis on actual housing conditions, health, welfare, and suitability of accommodation.

**Housing and Property Manager's Report – Housing Agency,
Live Consultation – Income Thresholds, Public Sector Housing –
April 2026 Public Continued:**

In addition, the amendments would allow local housing authorities limited discretion to reduce the current three-month immediate residency requirement, the ten-year Island residency requirement, and the three-year local authority residency requirement where there is a clear and justifiable need, particularly in safeguarding, welfare, or exceptional circumstances.

These changes are intended to improve fairness and flexibility while maintaining controls to ensure public sector housing is allocated on the basis of genuine housing need.

Potential Issues and Considerations for the Board –

While the proposed amendments may improve responsiveness and fairness, the introduction of increased local discretion may lead to inconsistent application between authorities unless supported by clear guidance and robust decision-making records. There may also be concern that removing income-related priority points could reduce differentiation between applicants with similar housing conditions but differing financial resilience. Finally, increased income thresholds may place additional pressure on already constrained housing stock by broadening eligibility, which could lengthen waiting times unless matched by supply or effective prioritisation mechanisms. Careful monitoring and consistent governance arrangements will be important should the amendments be approved.

Recommendation: for Board discussion, consideration, and possible response.

A Feeney
Housing & Property Manager

08th April 2026

Amendments to public sector general needs housing income thresholds

Overview

The Public Sector Housing (General Needs) (Allocation) Policy 2019 is currently undergoing a full review. Because this review is extensive, the Housing Agency (on behalf of the Department of Infrastructure) is proposing to introduce several essential changes ahead of the full update.

These early amendments focus on improving fairness, clarity, and consistency in how public sector housing is allocated. We are seeking your views on three key proposed changes:

1. **Updating income eligibility thresholds and introducing automatic annual uplifts**
2. **Removing certain 'priority' points that do not reflect housing need**
3. **Introducing discretion for local housing authorities on residential requirements**

Why your views matter

Your feedback plays a vital role in shaping how public sector housing is allocated. The proposed changes aim to make the system fairer, clearer, and more responsive—but it is essential that the people who use, rely on, or are affected by the policy have the opportunity to influence it.

By sharing your views, you help us to:

- **Understand real-life experiences** of those navigating the housing system
- **Identify unintended impacts** that may not be visible from data alone
- **Test whether the proposed changes feel fair and workable** for households and communities
- **Ensure the policy reflects local needs and values**, not just administrative requirements
- **Strengthen transparency and accountability** in how decisions are made

Public sector housing policy affects thousands of people. Your insight helps ensure that the system is not only technically sound but also grounded in the lived realities of the community it serves.

Your views will assist the Department in finalising the draft amendments to the existing Allocations Policy ahead of being taken to Tynwald for formal approval.

Reasonable adjustments and alternative formats

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What happens next

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About you

1 What is your name?

Name

2 What is your email address?

Email

3 The Department will share the consultation response report. May we publish your response?

More information

- Publish in full – your name along with full answers **may** be published on the hub or on the report (your email will **not** be published)
- Publish anonymously – only your responses **may** be published on the hub or on the report (your name and email will **not** be published)
- Do not publish – **nothing will** be published publicly on the hub or on the report (your response will only be part of a larger summary response document)

(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

Proposed change 1: Updating income eligibility thresholds and introducing automatic annual uplifts

Increase income thresholds

Income thresholds determine whether a household can join the general needs public sector housing waiting list. These thresholds have not been updated since 2023 and no longer reflect current economic pressures or the rising cost of living.

The Housing Agency has reviewed existing data and proposes to **increase income thresholds to reflect today's economic conditions**.

Current income thresholds (maximum gross annual income)

- **Single applicants with:**
 - no dependent children: **£34,500**
 - 1 child: **£40,000**
 - 2 children: **£43,500**
 - 3 children or more: **£47,000**

- **Joint applicants with:**
 - no dependent children: **£38,000**
 - 1 child: **£43,500**
 - 2 children: **£47,000**
 - 3 children or more: **£50,500**

Proposed income thresholds (maximum gross annual income)

- **Single applicants with:**
 - no dependent children: **£35,800**
 - 1 child: **£43,000**
 - 2 children: **£47,800**
 - 3 children or more: **£50,200**

- **Joint applicants with:**
 - no dependent children: **£50,200**
 - 1 child: **£56,700**
 - 2 children: **£59,800**
 - 3 children or more: **£63,900**

Automatic annual adjustments

The Housing Agency has reviewed existing data and proposes to **introduce automatic annual adjustments in line with the Consumer Price Index (CPI)**.

From 1 April 2027, the figures shall increase annually on 1 April by a percentage equal to the percentage increase in the Consumer Price Index published by the Cabinet Office for the preceding September, rounded up to the nearest whole pound.

Linking thresholds to CPI would create a clearer, more predictable system. Applicants would better understand how thresholds may change each year, and the policy would remain up to date without requiring frequent manual amendments. This approach helps ensure that eligibility criteria keep pace with inflation and do not erode over time.

4 Do you agree with the proposed income threshold increases?

Please select only one item

- Yes, I agree
- No, I disagree

Any further comments?

5 Do you agree with the proposed automatic annual uplift of thresholds?

Please select only one item

- Yes, I agree
 No, I disagree

Any further comments?

Proposed change 2: Removing certain 'priority' points that do not reflect housing need

As part of the review, the Housing Agency has assessed whether current priority criteria genuinely relate to housing need. Some criteria have been found to be outdated or too broad, and therefore no longer appropriate.

The proposal is to remove additional priority currently given for:

- Income level alone
- Living in a private sector tenancy

And to remove the reduction of priority for households with:

- Financial assets above £15,000

Why remove these criteria

To ensure that priority is only given where circumstances worsen a household's housing need, priority will no longer be awarded for the following:

1. Having a low income:

A low income doesn't always mean someone is living in poor housing. For example, a person on a lower income might be living in a safe, suitable home, while someone with a higher income could be living in overcrowded or unsuitable conditions. **Housing conditions — not income — should be the main factor**

2. Living in a private tenancy:

Not all private rentals are the same. Someone might be renting a good-quality home at a reasonable cost, while another household may be living with family or friends in cramped or unsuitable conditions. Again, **the focus should be on actual living conditions**, not the type of tenancy

Priority will **not** be reduced for:

3. Having financial assets or property:

Current policy removes priority if a household has property or assets worth £15,000 or more. But this can be unfair — for example, owning a car worth £15,000 doesn't mean someone can sell it to secure long-term housing. **What matters most is whether their current living situation is safe and suitable**. There are already rules in place to make sure that people who can afford to secure their own housing cannot join the public sector housing list. This safeguard remains unchanged.

Removing these criteria ensures that priority is based on actual housing need rather than broad assumptions.

6 Do you agree that the pointing schedule should be based upon housing need only?

Please select only one item

- Yes, I agree
 No, I disagree

Any further comments?

Proposed change 3: Introducing discretion for local housing authorities on residential requirements

The Housing Agency proposes to extend discretion to local housing authorities in relation to certain residency requirements. This would bring the policy in line with the Housing (Miscellaneous Provisions) Act 1976 and ensure authorities can exercise their discretion appropriately.

This discretion is particularly important in safeguarding situations.

3-month immediate residency requirement

At the moment, anyone who wants to join the public sector housing waiting list must have lived on the Isle of Man for three months immediately before applying. For most people this is straightforward — but for others, it creates real difficulties.

For example, a disabled person may need suitable accommodation before they can safely return to the island. But under the current rule, they cannot join the waiting list until they have already been living here for three months.

This means some of the people who need help the most are unable to even get onto the list.

The amendments propose to let someone join the waiting list without waiting the full three months if the housing authority believes the circumstances justify it.

This flexibility is especially important for people who are vulnerable, at risk, or unable to secure suitable accommodation without support.

10-year residency requirement

Anyone currently applying for public sector housing must have lived on the Isle of Man for a total of at least 10 years.

While this rule works in many cases, it can create real challenges when a household is facing serious risk or urgent housing need. In situations where someone's safety, health, or wellbeing is at stake, waiting until they meet the full 10-year requirement may not be realistic or fair.

For example, a person has been living on the island for 8 years and is experiencing a relationship breakdown. They have children here at school who are part of a wider extended family. They require accommodation to ensure they do not need to leave the island.

The proposed change would allow local housing authorities to reduce the 10-year residency requirement when there is a good reason to do so. This gives authorities the ability to respond to exceptional or urgent situations where strict rules would otherwise prevent someone from getting the help they need.

3-year within a local authority residency requirement

At present, applicants must have lived within a specific local housing authority area for at least three years before they can be allocated public sector housing in that area.

While this rule helps prioritise long-term local residents, it can also create difficulties in cases where a household has a genuine and urgent housing need but has not yet met the full three-year requirement.

For example, a person fleeing domestic abuse who cannot reasonably meet the standard 3-year immediate residency requirement before applying to another local authority to leave the vicinity of a perpetrator.

The proposed change would give local housing authorities the power to reduce the three-year local residency requirement when there is a good reason to do so.

These changes do **not** widen access to public sector housing. Instead, they ensure that local authorities can respond appropriately to welfare and safeguarding needs without being constrained by rigid rules.

7 Do you have any comments regarding the proposed policy change to incorporate discretion relating to any of the residential periods (3 months, 3 years, or 10 years)?

**RAMSEY TOWN COMMISSIONERS
NOTICE(S) OF MOTION
APRIL 2026 - PUBLIC**

Mr. Chairman and Members:

The following Notices of Motion are submitted in the name of Mrs. W. Bruchal:

Notice of Motion dated 1st April, 2026 – “Love Ramsey”

1. Love Ramsey – Building Blocks:

Last year we had wonderful feedback and community engagement with the Art Trail. It was a great boost to community spirit and showcased wonderful artists and their works. It was beautifully done, well received, and I would like to see us look at other aspects of Ramsey using the same approach.

Heritage Building trail - Look Up Ramsey and see the history we have in our buildings - not just on Parliament Street but the Quay, Water Street and others. To recognise the buildings we would put a small sign in the window with details on the age, original use and any names or events of historical nature, over time we would develop QR codes and an app where information regarding any building or historical place or anywhere a sign is found. This would be great for residents and tourists alike to understand and appreciate what we have and to understand their history and age. To obtain the information we could write to the owners and engage with various historical societies and the Chamber of Commerce. A4 Stock could be used to print the details locally.

It is understood that the Northern Chamber of Commerce is currently looking to update the Ramsey Rotary Club Heritage so there may be opportunities to collaborate with that.

2. Love Ramsey -Local Heroes

Not all heroes wear capes and I would like to introduce recognition awards for our citizens who go the extra mile to help others or contribute to the town or charities, awards could be for groups or for a person:

Primary -nominations from each school for a single student or group of students that should be recognized for giving back to the community. Nominations from each school online gathered throughout the year with the awards to be presented before the end of the school year. An official letter from RTC signed by the Chair and presented at a ceremony at Town Hall

Secondary - Nominations from each school online gathered throughout the year with the awards to be presented before the end of the school year. An official letter from RTC signed by the Chair and presented at a ceremony at Town Hall.

**Notice(s) of Motion – April, 2026,
Public Continued**

Citizen of the year -voted by the community to recognize outstanding contributions to our community. Nominations from the public, service clubs, or charities to run from September to December with the winner announced at the Christmas Lighting Ceremony. Award to be a framed A4 Recognition Certificate designed by a local artist accompanied by Key to the town.

Buildings.

A quarterly award for an outstanding refurbishment project within the town to recognize the efforts in bringing a building back to life. Nominations from Board members to Works and Planning. A plaque for display and a letter of thanks from the board.

3. Ramsey Ambassadors

Tourist season is coming up rapidly and what better way to enhance the visitor's experience than having a volunteer team of Ramsey Ambassadors. Placed in strategic spots such as the Coach drop off and the Tram Station with maps, brochures and a welcome. If we had some willing volunteers we could "interview" some of the visitors and subject to release post on the RTC home page. We could work with local businesses and reach out to the Northern Chamber of Commerce to help promote the town with enhanced signage and also more brochures and signpost visitors to sign up to get promotions

Working with Coach operators local shops and groups to find out who is going to be visiting our town and surrounding areas and have welcome signs in some strategic places.

I would like to propose that Officers are instructed to prepare a report for the Board about how such a project might work.

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

Notice of Motion dated 7th April, 2026 – Library Usage

"That the Board write to the Northern local authorities, namely Andreas Parish Commissioners, Ballaugh Parish Commissioners, Bride Parish Commissioners, Jurby Parish Commissioners, Lezayre Parish Commissioners and any other relevant neighbouring authority where usage is identified, to:

1. Advise of current Ramsey Town Library membership arrangements, whereby Ramsey residents pay an annual fee of £10 and non-residents £20;
2. Provide headline information on current library membership numbers by parish, based on registered user addresses;

**Notice(s) of Motion – April, 2026,
Public Continued**

3. Invite those authorities to indicate whether they would wish to contribute towards the cost of library membership for their residents, with a view to enabling a reduced fee payable by the out of town user equivalent to that paid by Ramsey residents;
4. Request that, should there be sufficient interest, officers report back to the Board on a potential framework whereby contributions from participating authorities could be invoiced based on actual user numbers.

Supporting statement

This motion and proposal are intended to open a conversation with neighbouring authorities about a more direct and transparent way of supporting a service that is already used by residents across the North.

At present, non-Ramsey residents pay a higher individual fee to access the library. This motion explores whether their local authorities may wish to contribute instead, allowing those residents to access the service at the same rate as Ramsey residents, while ensuring that the cost does not fall solely on Ramsey ratepayers.

It also provides a more proportionate model, where contributions reflect actual usage rather than an assumed or fixed allocation, and supports a broader approach to shared services across the North."

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

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

7th April, 2026.