

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

www.ramsey.gov.im

10th September, 2020.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held on Wednesday evening next, **16th September, 2020, at the Town Hall, Parliament Square, Ramsey, at 7.00 p.m.**

BUSINESS:

- 1. Apologies for Absence: Mr W Hankin**
- 2. Minutes for Adoption:** page(s): 1 - 16
 - Minutes of Board Meeting held on 19th August, 2020.
 - Minutes of Special Board Meeting held on 24th August, 2020.
 - Minutes of Special Board Meeting held on 7th September, 2020.
- 3. Matters arising not included within the Agenda.**
- 4. Chairman's Report:** page(s): 17
- 5. Finance and General Purposes:** page(s): 18 - 34
 - Town Clerk's Report(s):
 - Civil Contingencies Bill 2020
 - Consultation - Capacity Policy
 - Consultation - IOM Census
 - Diocesan Strategy for Church Buildings 2020
 - Local Authority General Election
 - Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure

6. Works and Development:

page(s): 35 - 41

- Town Clerk's Report(s):
 - Ramsey Quayside
- Deputy Town Clerk's Report(s):
 - Traffic Regulation Notice - Parliament Street
- Technical Services Manager Report(s):
 - Planning Applications
 - Appendix

7. Housing and Property:

page(s): 42 - 49

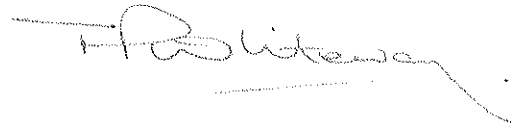
- Housing and Property Manager's Report(s):
 - Housing Performance and Statistics 2020/21

8. Any other Business:

page(s): 50

(by permission of Chairman - any will be advised)

- Matters Raised by the Public
 - ❖ None received
- Representative Report(s):
 - ❖ Isle of Man Municipal Association



Town Clerk & Chief Executive.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall on Wednesday, 19th August, 2020, at 7.00 p.m.

Present: Mr. A. G. Cowie, Mesdames M. D. Quayle and J. Wedgwood, Messrs' Rev Canon N. D. Greenwood, N. Howard, J. McGuinness, A. J. Oldham, L. Parker, F. B. R. Williams and W. G. Young.

Apologies: Mr. W. L. Hankin

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

(2020/21:080) Minutes:

Resolved: That the Minutes of the Board Meetings held on 15th July, 2020, and the Special Board Meeting held on 23rd July, 2020, be confirmed and signed by the Chairman.

(2020/21:081) Matters Arising:

No matters were raised.

Finance and General Purposes:

(2020/21:082) Town Clerk's Report - Vacancy North Ward:

Members considered the Town Clerk's report dated 10th August, 2020, advising of correspondence and legal advice received from the Department of Infrastructure and the Commission's Advocates, with regard to the status of membership of the Commission, following the resignation of Mr. Monk and having regard to the emergency powers introduced owing to the Coronavirus pandemic.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Oldham and agreed, in view of legal advice obtained, "Covid" uncertainties and having regard to time factors the Commission do not seek to advertise the vacancy in North Ward.

(2020/21:083) Finance Officer General Report:

Resolved: To note and approved the Finance Officer's general report dated 12th August, 2020, subject to the following:-

Rates: - Members concurred with Mr. McGuinness's expression of gratitude to Treasury in supplying the rate income which is beneficial to the Commission's cash flow.

Works and Development:

(2020/21:084) Town Clerk's Report – Consultation - Climate Change Bill:

Members received the Town Clerk's report dated 10th August, 2020, concerning the consultation being undertaken by the Department of the Environment Food and Agriculture with regard to Climate Change. It was noted that Dr. Fiona Gell, from Department of the Environment Food and Agriculture has indicated she is willing to make a presentation to the Commission.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, a Special Board Meeting be held on Monday, 24th August, 2020, to meet Dr. Gell and then consider the consultation.

Attention was drawn to implications, within the consultation, to local authorities and members were urged to ensure they read the document fully prior to the meeting.

(2020/21:085) Town Clerk's Report – Consultation - Water Quality Objectives:

Members considered the Town Clerk's report dated 10th August, 2020, concerning the consultation being undertaken by the Department of the Environment Food and Agriculture with regard to Water Quality Objectives, which it was noted were following UK and European standards.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Parker and agreed, the responses proposed within the report be submitted.

Mr. Williams attended the meeting at this point [7.15 p.m.].

(2020/21:086) Town Clerk's Report – Planning Breaches Policy:

Members considered the Town Clerk's report dated 10th August, 2020, to which was appended a Draft Policy Statement with regard to Planning Breaches.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. McGuinness and agreed that the Planning Breaches Policy be approved and adopted.

(2020/21:087) Technical Services Manager's Report - Planning Applications:

Members agreed that the Technical Services Manager's Report dated 13th August, 2020, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and no objections be made to such applications, subject to the following:-

(2020/21:087) Technical Services Manager's Report - Planning Applications:continued

REF NO: 3776 **AMENDED PLANS**
P.A. NO.: **20/00530/B**
APPLICANT: Elliott Construction Limited
PROPOSED: Conversion of an apartment (class 3.4) into two apartments (class 3.4)
NOTES: P.A. in Detail
SITE: **19, Waterloo Road, Ramsey**

Members were informed that the amended plans referred to a "Juliette" balcony and that no change had been made with regard to parking provision.

No comments were made with regard to the Appendix to this report.

Housing and Property:

(2020/21:088) Housing and Property Manager's Report – Public Sector Rents 2021-22:

Members considered the Housing and Property Manager's report dated 12th August, 2020, informing members that the Department of Infrastructure is seeking views of local authorities with regard to rent levels and allowances for 2021-22.

Discussion ensued during which reference was made to the low inflation rates and the impact of recession as a result of the Covid pandemic. Mr. McGuinness whilst recognising an increase based at least on the rate of inflation should be applied, felt that this year was unusual and a 0% increase should be recommended. The Housing and Property Manager advised that no increases would have an effect on the maintenance budgets especially if prices increased for goods and services.

Mrs. Quayle proposed an increase of 2% - 3%. - this proposal did not receive a seconder. Mr. Parker commented that the ultimate decision would be made by Government but proposed an increase of 1%, which was less than the increase of last year. The proposal was seconded by Mr. Howard.

Canon Greenwood commented that the average CPI for the year to date was approximately 1% and the Town Clerk advised that a 1% increase would increase the average 3 bedroom public house rent by approximately £1.07. Mrs. Wedgwood expressed concern about unknown factors pertaining to Covid.

Mr. Oldham proposed an increase of 0.5% - this proposal did not receive a seconder.

An amendment was proposed by Mr. McGuinness, seconded by Mr. Cowie that no increase be recommended. This amendment was put to the vote with only Messrs' Cowie, McGuinness, Oldham and Young being in support.

(2020/21:088) Housing and Property Manager's Report – Public Sector Rents 2021-22 Continued:

Mr. Parker's original proposal was put, and carried by 6 votes to 4, Messrs' Cowie, McGuinness, Oldham and Young voting against.

Parks and Leisure:

(2020/21:089) Housing and Property Manager's Report – Water-Feature Play Area:

Members considered the Housing and Property Manager's report dated 13th August, 2020, concerning the upgrading of water-play equipment in the Mooragh Park and on-going delays caused by travel restrictions in place due to the Coronavirus pandemic. The Housing and Property Manager advised that further problems have arisen in that one of the key workers is now unable to travel and greater restrictions would be placed on the Commission in that the remaining key workers would require to be provided with separate individual accommodation and have food, etc., brought to them; in addition to which the works would be further delayed in starting and would also take longer. It was noted that one local contractor who may be capable to undertake part of the works had failed to respond to the Housing and Property Manager's communications in this matter.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed, works on upgrading the water feature be deferred until Spring 2021.

The Finance Officer was asked to check if there was any time factor applied to Lottery Trust funding towards this project. It was agreed that the opportunity be taken to reviewing other matters in the area.

Mr. Parker asked if the installers could be asked to commit to a date for installation, but this was considered to be impracticable in the present circumstances.

Any other Business

(2020/21:090) Sea Rafts:

Mr. McGuinness referred to the proposal to site a raft in the sea off the south foreshore and asked for an update; he understood technical difficulties had prevented it being sited this summer but felt there was no reason why it cannot be ready for next spring. The Housing and Property Manager informed members that he has been in contact with other authorities and the Deputy Town Clerk had contacted the RNLI and Department of Infrastructure. The Housing and Property Manager is also researching suitable anchorage and block fixings. It was noted that the Commission had originally considered siting a raft off the North foreshore.

(2020/21:091) LED Light Bulb Scheme:

Mr. McGuinness referred to a scheme, run by Department of the Environment Food and Agriculture, whereby assistance can be given in the provision of LED Light Bulbs. It was noted that Age Isle of Man is currently an agent for the scheme

It was proposed by Mr. McGuinness, seconded by Mr Cowie and agreed that enquiry be made to determine if the Commission can also be an agent for the Department's scheme.

(2020/21:092) Shelters Mooragh Promenade:

Mr. McGuinness informed members that the Isle of Man Arts Council had agreed 50% funding of the project to include art work in the shelters along the Mooragh Promenade. It is noted that a decision is still awaited concerning regeneration funding but it is hoped that one artist will soon be able to start work.

(2020/21:093) Road-line Painting - Parliament Street:

Mr. Parker again asked Mr. Cowie about road-line painting in Parliament Street - Mr Cowie confirmed he had contacted the officer at the Department of Infrastructure to request a programme date.

(2020/21:094) Royal British Legion - VJ Commemoration and Street Party:

Mr Oldham thanked everyone for the support given and reported on the success of the VJ Day Commemoration at the Ramsey War Memorial on 15th August, 2020, and also on the Street Party held on 16th August, at the Courthouse Grounds. Mr. Oldham indicated that approximately £1,000 had been raised towards the costs of providing a suitable casing for the mosaic.

The Chairman took the opportunity to thank Mr. Oldham for all he and the Royal British Legion had done to mark the occasion.

(2020/21:095) Key Worker Thanks "Covid" Lockdown:

Mr. Williams informed members that His Excellency has started an initiative to thank Covid 19 Key Workers and was delighted to note that representatives of the refuse crew, who had worked throughout the pandemic, were included on a guest list to one of such events.

(2020/21:096) Representative Reports:

Resolved: To note the representative reports submitted by Mr. McGuinness with regard to the Northern Local Authorities Swimming Pool Board and the Isle of Man Municipal Association.

The Chairman closed the public session at 7.55 p.m. and moved directly to private business

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.

(2020/21:097) Minutes:

Resolved: To note and approve the minutes of the Special Board Meeting held on 20th July, 2020.

Matters for Information:

(2020.21:098) Minutes Meeting of the Housing Committee:

Resolved: To note the Minutes of meeting of the Housing Committee held on 4th August, 2020, subject to the following:-

Clause 19b - All Island Affordable Housing Strategy: - the Town Clerk advised that the Commission had previously indicated that it opposed the creation of a separate regional housing body, and had submitted proposals for the housing function for the northern area, presently delivered only through the Ramsey Town Commissions offices and the Department of Infrastructure, to be undertaken entirely through the Commission, thereby avoiding the creation of a further authority.

(2020.21:099) Minutes Meeting of the Policy Committee:

Resolved: To note the Minutes of meeting of the Policy Committee held on 5th August, 2020.

(2020/21:100) On-Going Matters "Action Tracker":

Resolved: To note the "Action Tracker" to 13th August, 2020, included within the agenda and the following comments made thereon, and accepting that some matters may be referred to in other sections of these minutes:-

- *Ramsey North Beach* - Mrs. Quayle queried if the Commission should be promoting bathing or use of the North Beach until such time as water quality testing thereat is undertaken on a more regular basis;
- *Electric Vehicle Charging Points* - Mr. Cowie informed members that users were now required to pay for charging electric vehicles in Market Place and asked the Town Clerk to check that the Commission was no longer paying for the electrical supplies to the charging points;
- *Planning Enforcements* - the matter pertaining to Gladstone Park has been referred to the Planning Enforcement Officer and response is awaited; that suggested at West Quay has been confirmed as works of a temporary nature and no breach has taken place. Mrs. Quayle queried a recent incident of tables being sited on a pavement - the Town Clerk advised that application has been made to permit such action.

(2020/21:100) On-Going Matters “Action Tracker” Continued:

The Register of Ruinous Property and Unsightly Buildings appended to the Action Tracker was noted, subject to the following:-

- **Bleak House** - the Town Clerk presented a verbal report on the current freehold and leasehold ownership of the premises and was instructed to obtain a current environmental health report and advice as to who can be considered party to legal proceedings to resolve this long-outstanding matter.
- **19, West Quay** - Mrs. Wedgwood informed members of her understanding that the premises were no longer occupied. The matter can now be removed from the list and Mrs. Wedgwood will liaise with the Technical Services Manager in future if necessary.

Finance and General Purposes:

(2020/21:101) Town Clerk’s Report - Smoking Policy:

Members considered the Town Clerk’s report dated 10th August, 2020, to which was appended the reviewed Smoke Free Policy, first adopted by the Commission in 2008. The policy was framed having regard to the “Prohibition of Smoking in Certain Premises Regulations 2007.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed that the reviewed Smoke Free Policy be approved.

(2020/21:102) Deputy Town Clerk’s Report - Ramsey Courthouse:

It was proposed by Mr. McGuinness and agreed that the Deputy Town Clerk’s tabled report dated 18th August, 2020, concerning Ramsey Courthouse be considered at this point. It was noted that the Chairman and a Committee member of THOR had indicated to officers that they wished, reluctantly, to relinquish the exclusivity held for use of the Courthouse. Three options available to the Commission were noted.

It was proposed by Mr. Williams, seconded by Mrs. Quayle that the Commission commence the process of seeking new expressions of interest but operate the premises in the meantime.

An amendment was proposed by Mrs. Wedgwood that the Commission be more proactive in promoting use of the Courthouse but also seek new expressions of interest. The amendment was seconded by Mr. Cowie.

Mr. Oldham indicated a preference that the Commission should fully operate the Courthouse and offered his services in “manning” the premises if necessary.

The amendment was put and carried by 7 votes to 3, Mrs. Quayle and Messrs’ McGuinness and Williams voting against.

A joint media release is to be provided by the Commission and THOR.

(2020/21:103) Deputy Town Clerk’s Report - Ramsey Courthouse Flu-Clinic:

Members considered the Deputy Town Clerk’s report dated 13th August, 2020, with regard to the request made by Ramsey Group Practice to utilise the Ramsey Courthouse as venue for the annual community flu clinics, which it is hoped will be held during the 3rd week in October.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed that permission be granted and no charge be levied due to the extensive community benefit of the flu vaccination during the current circumstances.

(2020/21:104) Deputy Town Clerk’s Report - Street Vendor’s Licence Parish Pantry:

Members considered the Deputy Town Clerk’s report dated 13th August, 2020, with regard to the request made by Parish Pantry to extend the terms of the Street Vendor’s licence approved in March, 2020, from one to up to three days each week and in addition to allow a “pop-up” adjacent gelatory.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Cowie and agreed by 9 votes to 1, that permission be not granted, Mr. Howard voting against.

Members agreed with a suggestion by Mr. Williams that the Town Clerk draft a formal policy and guidance with regard to street trading.

(2020/21:105) Finance Officer’s Report:

Members noted and approved the Finance Officer’s Report dated 12th August, 2020, subject to the following:-

Estimates and Revenue Expenditure - in response to a query by Mr. Cowie, the Finance Officer again advised that overtime expenditure incurred because of staff deployment during Covid-19, would require budget review later in the year;

Rent Arrears - the Finance Officer advised that, since compilation of the appendix, 33 tenants had reduced their arrears;

Aged Debtors - it was noted that some of the debtors listed have ceased trading - the Finance Officer informed members that some had paid, since the list was compiled and that he is in communication with others;

IT Hardware Upgrade: - a proposal was put by Mr. Cowie that the Commission make an outright purchase; an amendment was put by Mr. McGuinness, seconded by Mr. Williams that the equipment be purchased by way of a five year loan. The amendment was carried by 7 votes to 2, Messrs’ Cowie and Greenwood voting against; Mrs. Quayle, being temporarily absent from the room, did not vote.

Works and Development:

(2020/21:106) Town Clerk's Report - Drivers' Handbook:

Members considered the Town Clerk's report dated 10th August, 2020, to which was appended a Drivers' Handbook, drafted by the Technical Services Manager to standardise vehicle use, practices and safety checks, in addition to giving guidance to staff using the Commission's vehicles.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. McGuinness and agreed that the Handbook be approved and adopted.

(2020/21:107) Deputy Town Clerk's Report - Skatepark Area Mooragh Estate:

Members considered the Deputy Town Clerk's report dated 13th August, 2020, concerning the request made by the Youth Worker of the Department of Education, on behalf of the LGBTQ youth group, for permission to undertake a litter-pick in the vicinity of the skatepark. In addition the group ask for permission to paint a section of railings in rainbow colours representing LGBTQ.

A proposal was put by Mr. Young, seconded by Mr. Parker that he group be permitted to undertake the litter-pick. Discussion ensued with regard to the impracticalities of painting the fence surrounding the skatepark and an alternative of painting a bench was suggested.

An amended was put by Mr. McGuinness, seconded by Mr. Oldham and carried by 6 votes to 4 that the Group be permitted to undertake a litter-pick and paint a town bench. Mesdames Quayle and Wedgwood and Messrs' Cowie and Greenwood voting against.

(2020/21:108) Technical Services Manager's Report - Refuse Bins:

Consideration of the Technical Services Manager's report dated 21st July, 2020, was deferred.

(2020/21:109) Technical Services Manager's Report - Town Warden:

Members considered the Technical Services Manager's report dated 21st July, 2020, concerning the future of the Town Warden service.

It was proposed by Mr. McGuinness, seconded by Mr. Williams that the Commission employ direct labour, on a part-time basis with a degree of flexibility. Mr. Cowie proposed the employment of 2 part-time staff and suggested the details be decided by the Establishment Committee and he also queried the possibility of an initial fixed-term contract.

(2020/21:109) Technical Services Manager’s Report - Town Warden Continued:

Mr. McGuinness amended his proposal to allow for the employment of 2 part-time staff, on an initial 12 month contract the details of which will allow for a degree of flexibility and be decided by the Establishment Committee. The amendment was seconded by Mr. Cowie and carried by 9 votes to 1 Mrs. Quayle voting against.

Housing and Property:

(2020/21:110) Housing and Property Manager’s Report - Brookfield Court Porches Remedial Works:

Members considered the Housing and Property Manager’s report dated 12th August, 2020, advising of the need to undertake remedial works to porches at Brookfield Court, the cost of which will be claimed from the Commission’s insurers.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. McGuinness and agreed that the tender submitted by Kinrade Construction Limited, to undertake the works, as specified by the Building Survey Consultant and Structural Engineer, be accepted.

(2020/21:111) Housing and Property Manager’s Report - Close Woirrey:

Members considered the Housing and Property Manager’s report concerning additional costs likely to be incurred because of delays in progressing works for the demolition and reconstruction of Close Woirrey.

Mr. Cowie proposed that the Commission reconsider the need for the development this was seconded by Mr. Williams.

Mr. Parker proposed an amendment that the matter be referred back, initially to the Housing Committee. The amendment was seconded by Mr. McGuinness and agreed.

Parks and Leisure:

(2020/21:112) Deputy Town Clerk’s Report - Events Update:

Resolved: To note and approve the Deputy Town Clerk’s report dated 13th August, 2020, and an Addendum report, also dated 13th August, 2020, concerning TT Events 2021, précised as hereunder:

“Supermanx” Weekend Family Funday 31st August - plans are well advance and 50% funding will be met by the Department of Enterprise;

Fireworks Display - to take place on 5th November;

Christmas Lights Switch On - to take place on Saturday, 21st November, 2020;

(2020/21:112) Deputy Town Clerk's Report - Events Update: continued

Sprintfest - it was agreed to promote a festival between 5th and 8th June, based on the events planned for 2020;

Red Arrows - it was agreed to make a bid for a Red Arrows display to take place in Ramsey during TT 2021.

The meeting closed at 9.58 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

A Special Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall on Monday, 24th August, 2020, at 7.00 p.m.

Present: Mr. A. G. Cowie, Mesdames M. D. Quayle and J. Wedgwood, Messrs' Rev Canon N. D. Greenwood, J. McGuinness, A. J. Oldham, L. Parker, and W. G. Young.

Apologies: Messrs. W. L. Hankin and F. B. R. Williams

The Town Clerk was in attendance.

(2020/21:114) Consultation Climate Change:

Dr. Fiona Gell, Department of the Environment Food and Agriculture, attended the meeting by invitation to provide a short overview of the Climate Change Bill Consultation and answer questions thereon.

Dr. Gell explained that most countries have Climate legislation, with the UK and Ireland being viewed as providing best practice. The Island has adopted a net zero emissions target of 2050 and has a number of interim targets. The target provides for net zero emissions on the island domestically, with emissions of greenhouse gases as low as possible, and any shortfall offset by other actions.

The Climate Bill requires an action plan to be in place at all times to 2050, and provides for reporting standards, and accountability to international standards to ensure that measurement and reporting is undertaken in a uniform internationally accepted way. The Bill sets the domestic baseline as that existing on the Island in 2018.

The Bill will embrace the principles of just transition to ensure that no part of the community is disadvantaged or suffers as a result of targets or action. It will enable enforcement of the provisions within it and provide for offsetting schemes. It introduces a requirement for climate change policies to be taken into account when considering planning applications.

The Bill amends some primary legislation to facilitate Tynwald's January 2020 resolution.

All public bodies will have a duty to work towards the net zero target, the Bill also provides for guidance to be provided and reporting. Public authority duties to contribute to meeting of targets are likely to be in partnership with Government Departments, and it is recognised that significant Government funding will be needed.

**Ramsey Town Commissioners - Special Board Meeting -
24th August, 2020 - Public Continued**

(2020/21:114) Consultation Climate Change Continued:

Dr. Gell pointed out that many actions can bring environmental and financial benefits (ie energy efficiency measures) such as introduction of LED lighting, air sourced heat pumps etc.

It was noted that any regulations to be made under the bill, which is in the greatest part an enabling provision, will require prior consultation and would be subject to Tynwald approval.

Members asked a number of questions which Dr Gell suggested should be raised within any response, including:-

- The inadequacy of windows etc. in registered property or conservation areas where modern materials are prohibited preventing owners from achieving suitable standards. Planners need to get to grips with modern materials and methods.
- That provision of government assistance should be provided form within the Bill
- The ability of the island to transition to non-fossil fuel and the suitability of existing infrastructures to accommodate such.
- Education and engagement being undertaken alongside Bill.
- Where the budget for the works which will be needed would be found.

It was noted that there is likely to be a focus on transport and housing as areas where quick wins might be possible. Members also commented that most responders will be those on favour of climate change action, and expressed concern that the Bill does not touch on the realities of the steps needed. In response to a question as to whether Government was acknowledging or recognising a bias in responses Dr Gell advised that a Citizen Forums process designed to avoid bias and be representative of the community and sectors (i.e. business and energy) was planned, this would be for a one year trial only of 36 people.

Mr Young stated that the most effective route would be change people's attitude and behaviour.

Dr. Gell was thanked for her attendance and responses to questions and left the meeting at 8:10 p.m.

Members continued to discuss the consultation document and noted the following:-

- Members felt that a 6 week window for consultation was inadequate for an area of major policy with substantial future costs implications.

**Ramsey Town Commissioners - Special Board Meeting -
24th August, 2020 - Public Continued**

(2020/21:114) Consultation Climate Change Continued:

- Concern regarding the cost implications – Members felt that the Bill was idealistic but questioned whether Government would be able to continue and retain commitment to the policy in the face of the financial implications. Members felt that the Bill presented proposals which might have significant financial implications and that those implications ought to be detailed within a consultation so that they were plain to see and the public could respond thereto. The cost implications of the Bill do not appear to have been assessed or detailed.
- Concern regarding enforcement of regulations on public authorities – the potential that unrealistic costs might be forced upon local authorities through rate borne expenditure.
- Boiler replacements – with fossil fuel boilers being banned from new homes from 2025 and the need to adjust internal heating systems for different types of heating, Members noted that some houses may be incapable of accepting alternative heating systems, such as older terraces and properties in conservation areas.
- Members were concerned that development is being encouraged now to produce housing to a standard which is already, in the face of the Bills proposals, considered outdated.
- There is a lack of provision within the Bill for the provision of funding for grants etc. to enable bodies to progress climate change actions when it is known that those actions will result in considerable additional costs.
- That the Bill presents a remit to create greater bureaucracy and additional government costs and has potential conflicts with other existing strategies i.e. waste etc.
- That the Bill relies heavily on the Curran Report which Members felt was reflective on Government action, and represented a presentation on the views of Government officials rather than an investigation of the actual position.

Members agreed that a response should be submitted reflecting those views and that individual Members should also make personal responses. Members commented that as a Board the Commission is supportive of climate change but not at any or excessive cost.

There being no further business the meeting ended at 8:45 p.m., giving a time for attendance of 2 hours.

Chairman

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

A Special Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall on Monday, 7th September, 2020, at 7.00 p.m.

Present: Mr. A. G. Cowie, Mrs. M. B. Quayle, and Messrs' N. P. Howard, J. McGuinness, A. J. Oldham, L. Parker, F. B. R. Williams and W. Young.

Apologies: Mrs. J. Wedgwood, and Messrs' Rev Canon N. D. Greenwood and W. Hankin

The Town Clerk and Technical Services Manager were in attendance.

(2020/21:115) Ramsey Town Traffic Speed Limits:

The Chairman welcomed Mr. Nigel Downing, Highways Asset Engineer, and Mr. Andy Gray, from the Department of Infrastructure.

Mr. Downing provided an introduction stating that speed limits are not the exclusive means of managing road safety and that they cannot be relied upon in isolation. Limits do have a place in conjunction with other measures; other countries have seen success where limits have been introduced, and it is recognised that limits may become more important as technology moves forward, for instance for self-running cars, in some areas this might result in limits being amended both down and up where appropriate.

Mr. Downing is leading Governments 20mph zone initiative, the Department of Infrastructure is of the view that there is scope to introduce 20mph zones in certain locations and hopes to change the message to road users in town centres that they are entering areas shared with their users (pedestrians, mobility users, cyclists etc.). This initiative was introduced around 18 months ago by Minister Harmer, discussion has already taken place with Castletown, Port St Mary and Peel, and proposals are being progressed in those areas. The newly appointed Minister Baker has asked that the initiative be accelerated. From a technical perspective there is potential for a number of quick fixes both in Ramsey and other areas which the Department hopes to progress.

It was noted that new residential developments have 20mph zones which are designed as being self-enforcing. The Manual for Manx Road requires all new estate designs to meet that standard.

In relation to Ramsey initial consideration has taken place identifying 8 areas with scope for the introduction of 20mph zones. The approach is to avoid designation of individual roads so that users would enter a wider speed zone to avoid confusion. 20mph limits would not generally be introduced on "A" class roads or heavy goods routes.

Ramsey Town Commissioners - Special Meeting
7th September, 2020 - Public Continued:

(2020/21:115) Ramsey Town Traffic Speed Limits:

It was noted that the Commission has previously requested that consideration be given to designating Parliament Street as a 20mph area. It was also commented that the existing traffic calming table tops provided as part of the regeneration scheme are not considered to be well designed, and have been a source of concern for some time. Mr. Downing advised that the standard gradient for a traffic calming table top was 1:13 or 1:14, that generally a height of 75mm would be suitable to achieve 20mph speeds. The table top features would need to be reviewed and also data collected through speed counters to establish the existing user speeds as part of the zone design consideration.

Traffic data for West Quay and South Promenade was available which showed an 85% percentile for West Quay of around 25.6mph, and for Queen's Promenade of 30 mph; generally a 85% percentile speed of 24mph was expected to be experienced in 20mph zones. Members commented that they would not wish to see a 20mph restriction placed upon Queen's Promenade. It was noted that West Quay would be reviewed as part of the scheme presently being considered for that area.

Mr. Cowie asked whether the environmental impact of traffic calming measures had been assessed. Mr. Downing advised that chicanes and priority traffic features take up space and take parking away; it was recognised that there are some environmental impacts related to emissions and speed humps but also that these will change over time i.e. increased use of electric vehicles, mobility scooters, electric scooters etc.

The meeting discussed the principle of establishing a 20mph zone in the town centre area being bounded by West Quay, Bowring Road, Albert Terrace/Road, Waterloo Road and Queen's Promenade, and agreed that this would be acceptable. It was noted that the Commission already supported a 20mph restriction for Parliament Street and that to the greatest extent it was neither practical to travel over 20mph on the remaining roads within that zone nor sensible to have variations in limits.

It was agreed that the Department would proceed to develop the proposal for the town centre area and report further, and that future consideration could be given to further zones within the town. Mr. Downing undertook to provide further updates and indicated that subject to design, traffic orders and signage, the zone might be expected to be put into effect during the course of the current financial year.

The Chairman thanked Messrs' Downing and Gray for their attendance.

There being no further business the meeting ended at 7:55 p.m. giving a time for attendance of 1 hour.

Chairman

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
SEPTEMBER, 2020.**

Fellow Members,

A meeting was requested with the Chamber of Commerce on 3rd September to raise a number of concerns with the Commission, notably attendance at Chamber of Commerce meetings, the town brand selection, waste, street cleanliness, communications methods with the retail sector and daytime parking. A frank and productive discussion was held and felt to be beneficial to all parties with a review on a quarterly basis.

A special board meeting on the climate change consultation was held and the board wish to thank Dr Fiona Gell for her attendance to clarify a number of the items within the consultation.

I wish to thank the team and the many helpers behind the Gran Fondo events held over the Supermaxx bank holiday weekend. The event was exceptionally well supported and brought attention and visitors to the town.

The Super Manx Family Funday in the Mooragh Park was also exceptionally popular and my thanks to all who supported it, and especially those who played at the Lakeside Centre: The Ramsey Grammar School Pep Band, Roc Vannin, Swing in the Isle, Marlene Maska & Dilys Sowery and Carl Joughin.

Thank you also to everyone involved with the Ram Jam in the skate park which was very well organised and attended.

Congratulations to the winners of the 2020 Ramsey in Bloom competition and once again a superb range of entries, possibly assisted by the lockdown early in the year.

Flu injections are planned for the week commencing 5th October in the Court House and are particularly important this year, and the Commission is very pleased to be assisting by providing the Courthouse to be used for this initiative.

10th September, 2020.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CIVIL CONTINGENCIES BILL 2020
SEPTEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

Government has issued a consultation about the development of new legislation to replace the Emergency Powers Act 1936, which was used during the Island's recent response to Covid-19.

Broadly, 'Civil Contingencies' concern responses to emergencies, whether they be public health, natural, or otherwise.

The Bill moves the power to make emergency regulations from the Governor in Council [i.e. the Lieutenant Governor acting on the advice of, and with the concurrence of, the Council of Ministers] — to the Council of Ministers, and seeks to provide a more modern approach to emergencies, in line with the UK approach and adapted for the Isle of Man community.

A commitment was given that the draft Bill would be put out for public consultation before being taken to the Branches of Tynwald in October 2020.

The consultation seeks views on the draft Bill, its functioning and effect, alongside comments and observations relevant to civil contingencies and emergency measures.

The consultation commences on Friday, 21st August, 2020, and will run for a period of 6 weeks. Responses must be submitted no later than 5pm on Friday 2nd October, 2020.

The consultation content and questions put are detailed below. Members are advised to note that the consultation variously refers to the Council of Ministers when in part the draft Bill replaces that with reference to the Cabinet Office. Clarity as to where the powers are actually vested and what controls are in place to ensure that those powers are appropriately applied, either by Council of Ministers as a body or by the administration, should be requested.

Clause 1 of the Bill provides for the short title of the resulting Act.

Clause 2 provides for the commencement of the resulting Act.

Clause 3 is interpretative.

- Subsection (1) defines “emergency” by reference to an event or situation which threatens serious damage to human welfare, the environment, the economy or the security of the Island.
- Subsection (2) further defines what is meant by an event or situation that threatens serious damage to human welfare.
- Subsection (3) further defines what is meant by an event or situation that threatens serious damage to the environment.

Town Clerk's Report - Civil Contingencies Bill 2020
September, 2020 - Public Continue

- Subsection (4) defines “terrorism” and “war”.
- Subsection (5) provides that nothing in the Act impliedly repeals any provision of other Manx legislation.
- Subsection (6) provides that the Council of Minister may, by order, specify that an event or situation is or is not within subsection (1) and can amend
- subsection (2) to provide that an event or situation is or is not to be treated as threatening serious damage to human welfare.
- Subsection (7) provides that an event or situation can occur inside or outside the Island.

4. Do you have any comments on the content, phrasing or words used in Part 1?

Clause 4 provides that the Council of Ministers shall have certain functions and powers in relation to emergency planning.

Clause 5 deals with the exercise by the Council of Ministers of its functions and powers.

- Subsection (1) provides that any function or power of the Council of Ministers may be exercised by two members of the Council.
- Subsection (2) provides that any exercise of a function or power of the Council by less than a majority of the council must be brought before the next meeting of the Council where a majority is in attendance for the purpose of getting the exercise of the function or power ratified.
- Subsection (3) provides that the meeting referred to in subsection (2) must take place within 7 days of the exercise of the power or function referred to in subsection (1).
- Subsection (4) provides that if the Council decide not to ratify the exercise of the power or function referred to in subsection (1), its exercise ceases the following day.

5. Do you have any comments on the content, phrasing or words used in Part 2?

Clause 6 provides for the interpretation of Part 3 of the Bill which deals with emergency regulations.

- Subsection (1) defines certain terms used in Part 3
- Subsection (2) provides that references to the Island include its territorial seas

6. Do you have any comments on the content, phrasing or words used in Part 3(6)?

Clause 7 provides the power to make emergency regulations.

- Subsection (1) provides that the Council of Ministers may make emergency regulations is satisfied that the conditions of clause 8 are satisfied.

Town Clerk's Report - Civil Contingencies Bill 2020
September, 2020 - Public Continue

- Subsection (2) specifies that emergency regulations must be prefaced with specified statements.
- Subsection (3) defines the concept of “serious delay”.

7. Do you have any comments on the content, phrasing or words used in Part 3(7)?

Clause 8 deals with the conditions for making emergency regulations.

- Subsection (1) provides the link to clause 7 and the conditions referred to in that clause.
- Subsection (2) specifies the first condition (an emergency).
- Subsection (3) specifies the second condition (necessary).
- Subsection (4) specifies the third condition (urgent).
- Subsection (5) provides that emergency powers can contain the same provision as that which is already made in existing legislation where it is necessary to do so.
- Subsection (6) defines what is “necessary” for the purposes of subsection (5).
- Subsection (7) provides that emergency regulations can make provision that could be made under other legislation where it is necessary to do so.
- Subsection (8) defines what is “necessary” for the purposes of subsection (7).

8. Do you have any comments on the content, phrasing or words used in Part 3(8)?

Clause 9 deals with the scope of emergency regulations.

- Subsection (1) provides that the Council of Ministers may make regulations containing such provision as it considers appropriate for dealing with the emergency in question.
- Subsection (2) sets out, by way of illustration, the purposes in respect of which the Council of Ministers may make provision in emergency regulations.
- Subsection (3) sets out, by way of illustration, the kind of provisions that may be made by emergency regulations.
- Subsection (4) defines certain terms used in subsection (3).
- Subsection (5) provides that in making emergency regulations the Council of Ministers must have regard to ensuring that Tynwald and the courts can conduct proceedings in respect of them.

9. Do you have any comments on the content, phrasing or words used in Part 3(9)?

Town Clerk's Report - Civil Contingencies Bill 2020
September, 2020 - Public Continue

Clause 10 deals with the limitations on emergency regulations.

- Subsection (1) requires the person making the regulations to be satisfied as to the appropriateness of them and their proportionality.
- Subsection (2) requires the regulations to state which parts of the Island they apply to.
- Subsection (3) provides that emergency regulations cannot require military service or impinge on the right to strike or take industrial action.
- Subsection (4) provides that emergency regulations may not create an offence other than one triable by a court of summary jurisdiction and may not create an offence punishable by more than 6 months' custody or a fine exceeding level 5 on the standard scale.
- Subsection (5) provides that emergency regulations cannot amend Part 3 of the Bill or the Human Rights Act 2001.

10. Do you have any comments on the content, phrasing or words used in Part 3(10)?

Clause 11 deals with the duration of emergency regulations.

- Subsection (1) provides that emergency regulations come into operation immediately after they are made, must be laid without undue delay and must specify the day (subject to prior Tynwald approval) on which they are to cease to have effect.
- Subsection (2) and must be approved by Tynwald within 7 days of being made if they are to continue to have effect.
- Subsection (3) provides that if Tynwald is not due to sit during the period referred to in subsection (2), the Council must notify the President of Tynwald who must summon Tynwald to meet during that period.

11. Do you have any comments on content, phrasing or words used in Part 3(11)?

Clause 12 deals with the Tynwald's first continuation approval of emergency regulations.

- Subsection (1) provides that the section applies where emergency regulations are expressed to cease have effect more than 30 but not more than 60 days after being made.
- Subsection (2) provides that where subsection (1) applies, the emergency regulations cease to have effect unless approved by Tynwald within a period of 30 days from the day of their making.
- Subsection (3) provides that if Tynwald is not due to sit during the period referred to in subsection (2), the Council must notify the President of Tynwald who must summon Tynwald to meet during that period.

12. Do you have any comments on the content, phrasing or words used in Part 3(12)?

Town Clerk's Report - Civil Contingencies Bill 2020
September, 2020 - Public Continue

Clause 13 deals with the Tynwald's subsequent continuation approval of emergency regulations.

- Subsection (1) provides that the section applies where emergency regulations are expressed to cease have effect more than 60 days after being made.
- Subsection (2) provides that where subsection (1) applies, the emergency regulations cease to have effect unless approved by Tynwald within a period of 30 days from the day of their making and further approved within the next 30 days (and at subsequent intervals of 30 days if needed).
- Subsection (3) provides that if Tynwald is not due to sit during the periods referred to in subsection (2), the Council must notify the President of Tynwald who must summon Tynwald to meet during that period

13. Do you have any comments on the content, phrasing or words used in Part 3(13)?

Clause 14 provides that references to the President of Tynwald in clauses 11 to 13 include a person authorised to act in the President's stead under Standing Orders.

14. Do you have any comments on the content, phrasing or words used in Part 3(14)?

Clause 15 provides that emergency regulations are subject to the affirmative procedure as modified by that clause.

15. Do you have any comments on the content, phrasing or words used in Part 3(15)?

Clause 16 provides that where emergency regulations lapse, cease to have effect or are amended anything done under them prior to that event remains valid and new regulations may be made.

16. Do you have any comments on the content, phrasing or words used in Part 3(16)?

Clause 17 provides that emergency regulations are not to be treated as primary legislation for the purposes of the Human Rights Act 2001.

17. Do you have any comments on the content, phrasing or words used in Part 3 (17)?

Recommendation: subject to any individual comments, and clarification as to the position in regard to Council of Ministers and Cabinet Office, the Bill be supported.

7th September 2020

T. P. Whiteway
Town Clerk and Chief Executive.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION – CAPACITY POLICY
SEPTEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

The Department of Health and Social Care has launched a public consultation on Capacity policy principles that will shape the Island's new future Capacity laws.

Capacity issues potentially affect everyone. A person's capacity to make decisions may be impaired for a variety of reasons, such as having a significant learning disability or learning difficulties, mental health problems, suffering a stroke or head injury, or the onset of dementia. It is essential that services for people who may have lost capacity to make decisions for themselves are underpinned by a modern and legal framework which is clear and has necessary safeguards for an individual's rights, dignity and wellbeing.

This consultation is the first stage in the development and modernisation of capacity legislation for the Isle of Man. The overall purpose of this is to create a new legal framework for the making of decisions on behalf of those who do not have the capacity to make decisions.

Capacity issues potentially affect everyone. A person's capacity to make decisions may be impaired for a variety of reasons, such as having a significant learning disability or learning difficulties, mental health problems, suffering a stroke or head injury, or the onset of dementia.

It is essential that services for people who may have lost capacity to make decisions for themselves are underpinned by a modern and legal framework. A framework which is clear and safeguards their individual rights, dignity and wellbeing.

The core policies proposed as the basis for the Island's new Capacity laws draw inspiration from the Mental Capacity Act 2005, in England and Wales. The Department have also considered the amendments that have been made to that Act by the Mental Capacity (Amendment) Act 2019 and legislation in other neighbouring jurisdictions.

The Department would like input on some of the key policy areas including:

- Assessing what is in the best interest of a person lacking capacity;
- A new lasting Powers of Attorney;
- Donees (individual appointed for lasting power of attorney; fit and proper person);
- Court appointment (extended to cover health and welfare);
- Advance decisions (making arrangements in the event a person loses capacity in the future);
- Excluded decisions (those which cannot be taken on behalf of another person);
- Ill-treatment or neglect;
- Deprivation of Liberty.

**Town Clerk's Report - Consultation Capacity Policy
September, 2020 - Public Continued:**

The consultation can be completed online via the Isle of Man Government Consultation Hub accessible at: <https://consult.gov.im/health-and-social-care/capacity-bill-2021-principles>

Responses are required to be submitted before Friday 2nd October, 2020.

Recommendation: Members to make individual responses.

T. P. Whiteway
Town Clerk and Chief Executive.

7th September 2020.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION – IOM CENSUS
SEPTEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

Government has issued a consultation about the questions posed in the IOM Census.

The census aims to provide a detailed demographic snapshot of the Island and is the largest and one of the most significant statistical resources available to the Government. Because of the scope and importance of the census to Government planning, Government is seeking as broad a range of opinions as possible regarding what kind of questions it should ask. This is an opportunity to participate in that process and potentially contribute to the final form of this valuable resource.

Responders are requested to read the related document - 2011 Census to see previous questions asked before responding.

The census is the largest and one of the most important statistical resources concerning the Isle of Man and your contribution could help determine its final form. Practical considerations and the need to ensure that the census is conducted in a way compatible with human rights principles mean that questions can only be included if:

- there is a strong and clearly defined need for the data;
- the data cannot be obtained from any other source;
- the data is of national importance and capable of producing high quality statistical outputs; and
- the question is clear and easily understood.

In particular, questions cannot:

- be sensitive or potentially intrusive;
- require lengthy explanations or instructions to ensure an accurate answer;
- impose an excessive burden on respondents, such as by requiring a lengthy answer;
- seek information that is largely subjective, not readily known to the respondent, or unlikely to be recalled quickly and accurately; or
- require extensive processing that would add significantly to the cost of the census.

Selection for inclusion will be based on these criteria and on the relative strength of the need for the data concerned.

Responders are requested to provide questions and a brief explanation as to the reason for inclusion. Responses are required to be submitted before 21st September, 2020.

T. P. Whiteway
Town Clerk and Chief Executive.

7th September 2020.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
DIOCESAN STRATEGY FOR CHURCH BUILDINGS 2020
SEPTEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

Changes to the structure of the Anglican Church are being considered for the Island.

The Diocesan Strategic Review Group was established to review church buildings and consider how they enable the Diocese of Sodor and Man to engage with the Mission of God. The financial consequences of the 3 month Covid-19 lockdown for the Diocesan Board of Finance (DBF), Parish Church Councils and individual church members has, taken altogether, been catastrophic for the Island's diocese. Changes which had been envisaged to be phased over a number of years may now be brought forward in the very near future.

Consultation is being undertaken with all community churches and congregation. The strategy document is available on the Diocesan website www.sodorandman.im and indicates that there may be wide ranging changes in the structure and number of churches on the island, and raises questions as the future of a number of church buildings.

Recommendation: for information only.

T. P. Whiteway
Town Clerk and Chief Executive.

7th September 2020.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL AUTHORITY GENERAL ELECTION 2021
SEPTEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

The next Local Authority General Election is scheduled to take place on Thursday, 22nd April, 2021.

The Commission holds its monthly public meetings on the third Wednesday of each month and in April, 2021, this would fall on Wednesday, 21st April, which would be the day immediately before the day of the General Election. A number of staff who attend the monthly meetings will also be involved in the running of the election process, polling station and count on the 22nd April where attendance is required from 7:30 a.m. until potentially 10:00 p.m. or later.

The Commission is invited to consider changing the date of the April 2021 meeting of the Commission to Wednesday 14th April 2021, to enable staff to prepare the town hall for polling and counting on the general election date.

Recommendation: to change the date of the April 2021 monthly meeting so that the meeting is held on Wednesday 14th April 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

4th September 2020.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
SEPTEMBER 2020 - 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 August 2020 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31st August 2020 – Appendix 2.

Accounts

Accounts of £359,429.92 were paid via the General Revenue Account and accounts of £17,537.82 were paid via the Northern Civic Amenity Site Account in August 2020. Details of the accounts paid and the suppliers utilised are attached at Appendix 1.

Recommendation : To be noted.

Summary of Revenue Income and Expenditure

A summary of the 2020-21 Income and Expenditure from 1st April to 31st August 2020 together with associated graphical depiction is attached at Appendix 2. The graphical disclosures are both month-by-month and cumulative figures.

Certain elements of capital expenditure incurred have been paid through the Revenue account and are to be financed by way of capital loans. They are not disclosed as part of the disclosed 2020-21 Income and Expenditure figures and graphs and they are:

Cronk Elfin – refurbishment scheme professional fees £22,780.

Close y Chibbyr Glass – refurbishment of central heating £9,778.

Close Caarjys – heat pump installation scheme costs £62,051.

Upper Queen's Pier Road – professional fees & refurbishment costs £61,385.

Close Woirrey - redevelopment professional fees £31,197.

Recommendation : To be noted.

9th September, 2020.

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 31 August 2020

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	178,412.67
Various	Capital project - Close Caarjys heat pumps	61,910.32
IOM Government	Waste disposal costs	35,741.28
Various	Housing property repairs, maint. & safety checks	31,002.13
Various	Refuse materials & equipment	11,482.18
Ellan Vannin Fuels	Fuel & oil	6,229.52
Various	Cl. Y Chibbyr Glass - heating & kitchens	5,491.16
Various	Legal & prof. fees - housing	5,160.00
Various	Capital project - Upper Queens Pier Road	4,332.48
Various	Office expenses - post, printing, stationery etc.	4,097.17
Various	Commission property repairs, maint. & safety checks	4,013.52
Various	Town events	2,162.88
Various	Staff training	1,812.00
Various	Machinery repairs & maintenance	1,500.02
Account transfers	R & N DHC rents & commercial rent refunds	1,032.42
Various	Vehicle maintenance, repairs & licences	927.00
Manx Utilities Authority	Electricity charges	795.58
Banks	Bank & debit card charges	769.98
Manx Utilities Authority	Street lighting - maintenance	647.06
Various	Security & safety costs	511.74
Various	Park materials	435.41
IOM Newspapers	Advertising	422.40
Various	Books & library materials	239.70
Various	IT costs	165.30
Various	Legal & prof. fees - non-housing	126.00
Various	Gifts & vouchers	10.00
		<u>359,429.92</u>
Northern Civic Amenity Site		
IOM Government	Waste disposal charges	12,515.34
Various	Recycling charges	3,419.05
Various	Equipment repairs	863.22
Ellan Vannin Fuels	Fuel	434.07
Various	Staff PPE	239.95
Worldpay	Debit card reader charge	54.29
Bank	Charges	11.90
		<u>17,537.82</u>

Ramsey Town Commissioners

Suppliers utilised during August 2020

Appendix 1

Arboricultural Association	UK	Manx Fork Trucks Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Independent Carriers Ltd.	IOM
Argon Office Systems Ltd.	IOM	Manx Utilities	IOM
Ballaneven Compost Ltd.	IOM	Marksmann Locksmith	IOM
BB Consulting Ltd.	IOM	Mezeron Ltd.	IOM
Brew & Corkill Ltd.	IOM	Paul Wheeler Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Phil Manning	IOM
CE Richmond Ltd.	IOM	Phoenix Windows Ltd.	IOM
2Clean	IOM	P & M Window Cleaners Ltd.	IOM
Cameron Hall (Services) Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Colas (IOM) Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
CuPlas Callow Ltd.	IOM	Ramsey Skips	IOM
David Perry Electrical Contractors Ltd.	IOM	RW Faragher	IOM
Egan Reid Stationery Co. Ltd.	IOM	Sadler Agricultural Supplies Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Signrite (IOM) Ltd.	IOM
Farmers Combine Ltd.	IOM	SSI Schaefer Ltd.	UK
Feltons Ironmongers	IOM	Swales Electrical Ltd. & Hoistline	IOM
Furnitureland Ltd.	IOM	Switched On Entertainment & Events Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Star Services Ltd.	IOM
Go Marketing Ltd.	IOM	Suez Recycling & Recovery Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	The Garage Door & Gate Co. Ltd.	IOM
IOM Government	IOM	The Number 23 Ltd.	IOM
IOM Newspapers Ltd.	IOM	Top-2-Toe Ltd.	IOM
J Clawson Ltd.	IOM	Unique Fire Protection Ltd.	IOM
J P Corry (formerly Jewsons)	IOM	Vannin Officepoint	IOM
JR Riley Ltd.	IOM	W.D.S. Ltd.	IOM
K & R Parts Ltd.	IOM	Whittaker Trading Ltd.	IOM
Magnet (IOM) Ltd.	IOM	Worldpay (UK) Ltd.	UK
MannVend Ltd.	IOM	Wurth UK Ltd.	UK
Manx Business Solutions Ltd.	IOM	Yesss (IOM) Electrical Ltd.	IOM

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 AUGUST 2020 - Appendix 2

Social Housing	2020-21 to date			Estimate for 2020-21		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	1,554,628	2,128,054	(573,426)	4,266,115	4,282,120	(16,005)
Cl. Woirrey/ Cl. y C Ghlass	5,693	516	5,177	16,500	13,500	3,000
Brookfield Court	3,319	4	3,315	15,950	17,050	(1,100)
Close ny Mooragh	7,939	0	7,939	33,700	42,700	(9,000)
Sub Total	£1,571,579	£2,128,574	(£556,995)	£ 4,332,265	£ 4,355,370	(£23,105)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	56,877	14,397	42,480	220,100	23,900	196,200
Workshops	31,016	0	31,016	72,900	0	72,900
Public Conveniences	21,404	0	21,404	54,500	0	54,500
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	4,289	1,090	3,199	13,300	2,950	10,350
Mansail Lease	2,189	1,250	939	5,700	7,930	(2,230)
Lakeside Centre	1,928	1,482	446	5,220	11,460	(6,240)
Parklands Day Nursery	605	4,802	(4,197)	2,550	17,470	(14,920)
Bowling Alley	174	0	174	2,000	15,000	(13,000)
Non-Lease Properties	2,333	0	2,333	5,950	0	5,950
Prom Shelters, etc	4,667	0	4,667	14,350	0	14,350
Private Property Repairs	3,473	3,820	(347)	10,500	0	10,500
CCTV town centre	3,101	0	3,101	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	8,483	9,744	(1,261)	56,700	62,370	(5,670)
Park assets	15,599	18,222	(2,623)	81,049	0	81,049
Sub Total	£170,938	£54,807	£116,131	£563,969	£141,080	£422,889

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	39	0	39	2,300	0	2,300
Car Parks	9,041	11,715	(2,674)	32,800	12,780	20,020
Refuse Removal	294,660	32,207	262,453	783,762	136,000	647,762
Civic Amenity contribution	108,558	0	108,558	217,000	0	217,000
Sewers & Pumps	26,165	26,165	0	104,735	104,735	0
Street lighting & maint.	30,434	0	30,434	77,930	0	77,930
Decorative lighting & maint.	218	0	218	21,150	0	21,150
Local Services	56,199	0	56,199	106,800	0	106,800
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£525,314	£70,087	£455,227	£1,346,477	£253,515	£1,092,962

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Advertising & Entertaining	11,376	3,520	7,856	61,900	10,900	51,000
Parks & Gardens	87,007	23	86,984	269,600	600	269,000
Games Concessions	1,742	0	1,742	12,000	2,000	10,000
Public Library	49,835	2,637	47,198	140,800	11,000	129,800
Sub Total	£149,960	£6,180	£143,780	£484,300	£24,500	£459,800

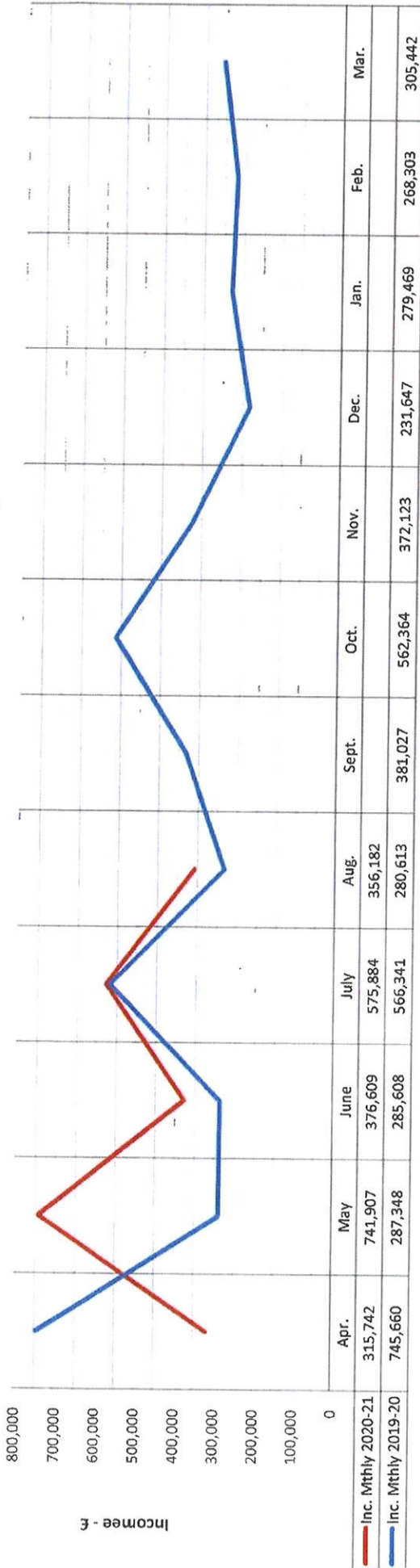
Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	5,000	0	5,000	66,000	0	66,000
Office Expenses	379,568	78,842	300,726	955,042	87,500	867,542
Sundry Expenses	2,956	0	2,956	12,300	0	12,300
Miscellaneous	8,082	27,834	(19,752)	34,500	24,500	10,000
Swimming Pool	2,524	0	2,524	17,500	0	17,500
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	2,699	0	2,699	4,500	0	4,500
Sub Total	£402,829	£106,676	£296,153	£1,091,842	£112,000	£979,842

TOTAL	£2,820,620	£2,366,324	£509,103	£ 7,818,853	£ 4,886,465	£ 2,932,388
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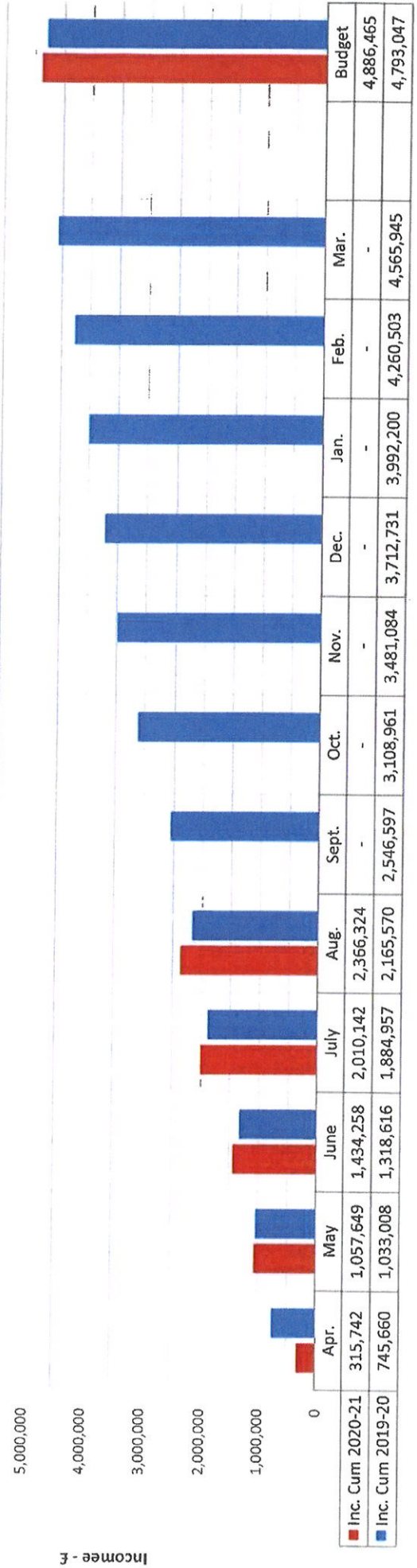
Town rates	£ -	£ 2,352,699	(£2,352,699)	£ -	£ 2,922,284	(£2,922,284)
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RAMSEY TOWN COMMISSIONERS
SUMMARY OF INCOME & EXPENDITURE TO 31 AUGUST 2020

Ramsey Town Commissioners
 Month-on-month income summary 2020-21 & 2019-20 comparative



Ramsey Town Commissioners
 Comparing income to budget 2020-21 (with 2019-20 comparative)

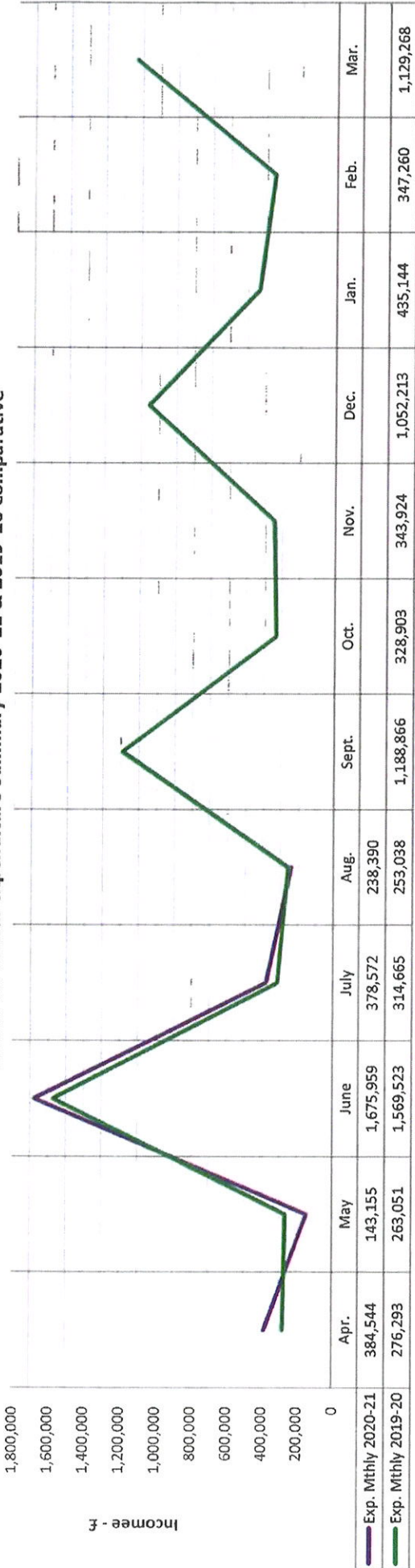


RAMSEY TOWN COMMISSIONERS

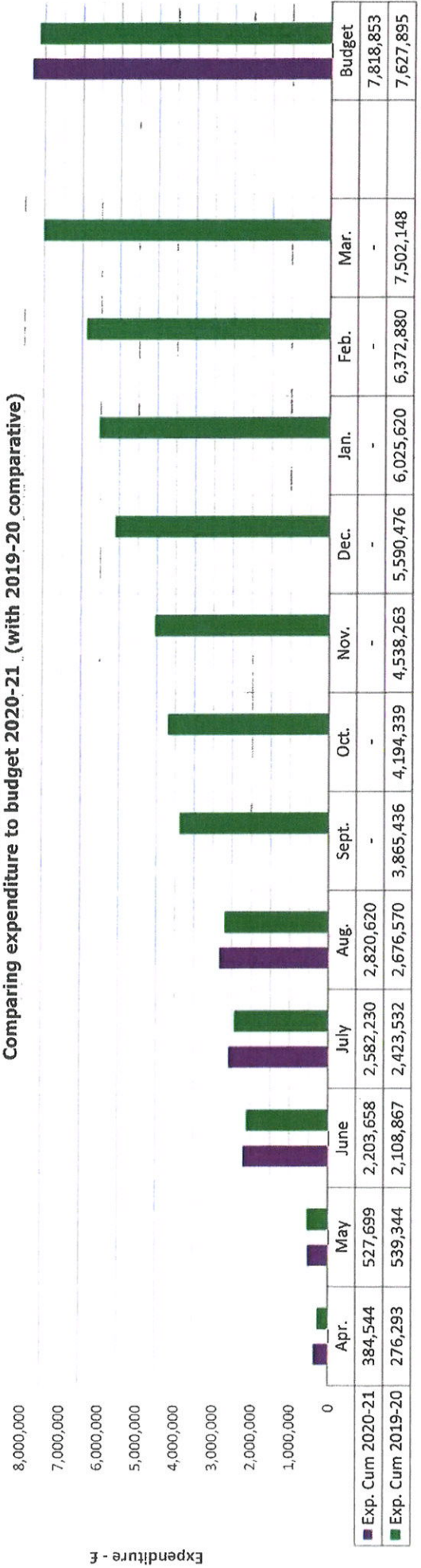
SUMMARY OF INCOME & EXPENDITURE TO 31 AUGUST 2020

Appendix 2

Ramsey Town Commissioners
Month-on-month expenditure summary 2020-21 & 2019-20 comparative

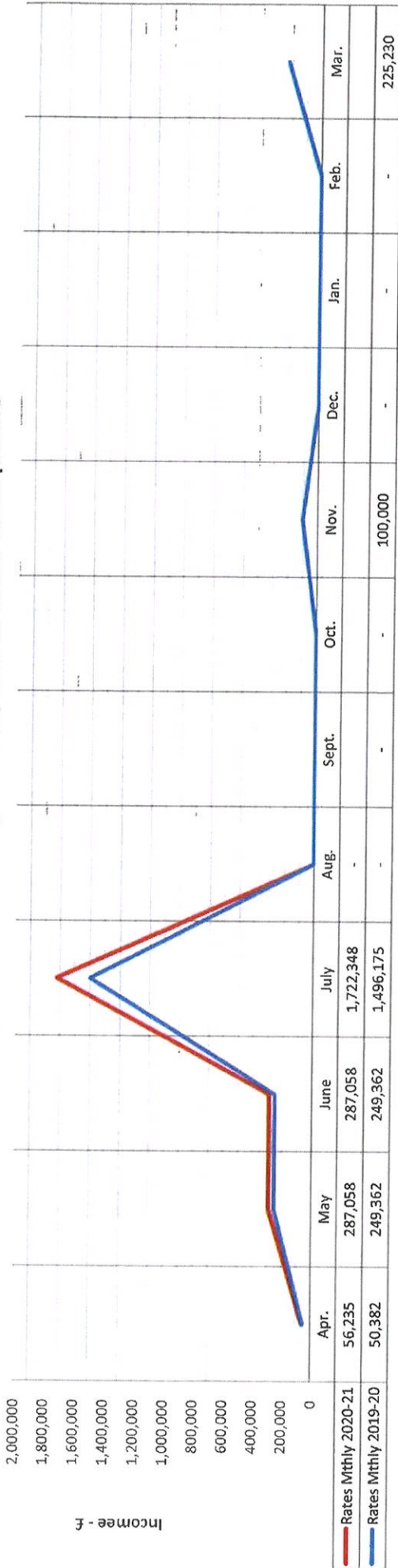


Ramsey Town Commissioners
Comparing expenditure to budget 2020-21 (with 2019-20 comparative)

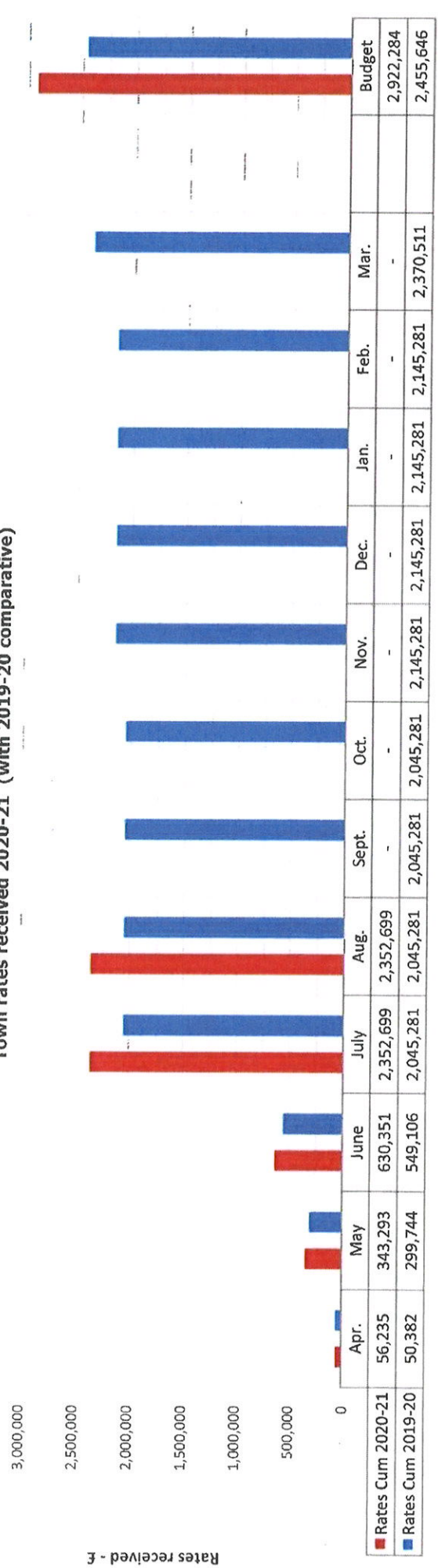


RAMSEY TOWN COMMISSIONERS
SUMMARY OF INCOME & EXPENDITURE TO 31 AUGUST 2020

Ramsey Town Commissioners
Month-on-month rate receipts summary 2020-21 & 2019-20 comparative



Ramsey Town Commissioners
Town rates received 2020-21 (with 2019-20 comparative)



**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RAMSEY QUAYSIDE
SEPTEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

The Director of Highway Services has written regarding the proposals for the flood protection barrier and Ramsey Quayside reconstruction, seeking the Commission's support in proceeding with the scheme and the submission of the planning application related thereto.

The letter is appended hereto.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive.

7th September 2020.



Director of Highway Services Division
Jeffrey Robinson BEng (Hons)
MBA CEng MIMechE

The Town Clerk and Chief Executive
Ramsey Town Commissioners
Town Hall and Library
Parliament Square
Ramsey
IM8 1RT

Contact: Wendy Haynes
Telephone: (01624)686924
Email: Jeffrey.Robinson@gov.im
Our Ref: JFR/wh
Date: 9th September 2020

Dear Mr Whiteway

I am writing to you to seek confirmation of Ramsey Town Commissioners support for the proposed West Quay Scheme and an assurance that it will not object when the planning application is submitted. Without this support, the Department of Infrastructure is unlikely to proceed with this planning application. The Department has, from the outset, made it clear that it will only build a sea defense if the local community supports the construction.

The public display of the scheme was positive. The majority of people understood the need for a harbour side flood defense and that the area was in need of redevelopment to support the rejuvenation of the quayside. The Department took on board the concerns of the Commissioners in relation to loss of parking within the town and has made provision for the equivalent number of spaces to be provided at the extended Albert Road Site. The Department has also taken on board comments from representatives of the fishermen and has extended the landing berth, which will occasionally be required.

The Department has agreed to a five year lease of the extended Albert Road Site with an option for a further five years. The Department can assure the Commissioners that the whole of the Albert Road Site will be utilized for parking should the scheme proceed. The Minister would also like to state that the Department will work with the Commissioners to provide parking that aligns with the needs of the town in the long term. In respect of this, Highways will undertake a full parking review of the town and will work with Ramsey Town Commissioners to implement a permanent solution for the parking demand.

The Department has a good working relationship with Ramsey Town Commissioners and hopes to continue this positive relationship. The Department believes that the implementation of this scheme will provide a significant enhancement to the area as well as providing resilience against flooding. If this scheme cannot proceed to planning, then the Department is likely to develop a simple scheme to install a sea defense wall and carry out maintenance to the road.

Department of Infrastructure
Sea Terminal Building, Douglas, Isle of Man, IM1 2RF

I reaffirm the Department's commitment to the residents of Ramsey that it will not proceed with sea defenses, either with or without the larger highway scheme, without the support of the town as expressed through the Commissioners.

Yours sincerely

A handwritten signature in black ink that reads "Jeffrey F. Robinson". The signature is written in a cursive style with a large, prominent "R" at the end.

Jeffrey F Robinson
Director of Highway Services

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
TRAFFIC REGULATION NOTICE – PARLIAMENT STREET
SEPTEMBER 2020 – PUBLIC**

Mr. Chairman and Members,

Members may recall that, in order to assist with social distancing, a Traffic Regulation Notice was introduced. This allowed the closure of Parliament Street (and some associated roads) at any time during the 6 month period that the Notice was active. The closure of roads came into effect by the placing of appropriate road closure signs.

This was predominately used for social distancing purposes but it was also invoked to allow the closure for the VJ Day Street Party.

The Commission has a number of events which it is staging or supporting over the next few months which require a road closure. Traditionally each closure requires a separate application to the Department of Infrastructure (DOI) some 6 to 12 weeks before a closure is required. Each closure is advertised in the Isle of Man Courier with the cost of this being met by the Commission

Members may wish to consider approaching the Department to ascertain if a similar Traffic Regulation Notice could be obtained for a period of six months. This would allow a single application to the DOI (rather than one for each event). This would give scope for additional closures to support events without the lengthy application process.

An initial discussion with Ramsey Chamber of Commerce was supportive of this concept providing was being used to facilitate events

Recommendation: to apply to the Department of Infrastructure for an appropriate Traffic Regulation Notice

H. S. Bevan
Deputy Town Clerk

9th September 2020.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – SEPTEMBER, 2020**

Mr. Chairman and Members,

Copies of the following applications have been received from the Department of the Environment, Food and Agriculture, Planning and Building Control Division under the planning consultation procedures. The applications are listed for consideration subject to comments where appended. Hyperlinks are provided on the P.A. No. to link to the plans which are available on the IOM Government website.

REF NO: 3771 **AMENDED PLANS**
P.A. NO.: 20/00433/B
PROPOSED: Demolition of existing buildings within yard and creation of residential development of 10 dwellings with associated roads, landscaping and parking
NOTES: P.A. in Detail
SITE: **Caines Yard, Shipyard Road, Ramsey**

REF NO: 3797
P.A. NO.: 20/00915/B
PROPOSED: Erection of an extension to rear elevation
NOTES: P.A. in Detail
SITE: **1, Royal Park, Ramsey**

REF NO: 3798
P.A. NO.: 20/00948/B
PROPOSED: Erection of a single storey extension
NOTES: P.A. in Detail
SITE: **11, Ormly Avenue, Ramsey**

REF NO: 3799
P.A. NO.: 20/00949/B
PROPOSED: Installation of replacement windows, front door, roof and installation of rooflights
NOTES: P.A. in Detail
SITE: **1, Cannells Lane, Ramsey**

REF NO: 3800
P.A. NO.: 20/00963/B
PROPOSED: Erection of an extension to rear of existing garage to provide storage rooms
NOTES: P.A. in Detail
SITE: **Cara Mie, Lezayre Road, Ramsey**

TSM's Report - Planning Applications – September, 2020 – Public Continued

REF NO: 3801
P.A. NO.: 20/00964/B
PROPOSED: Erection of sunroom extension
NOTES: P.A. in Detail
SITE: **15, Queen's Drive West, Ramsey**

REF NO: 3802
P.A. NO.: 20/00974/B
PROPOSED: Alterations and erection of an extension
NOTES: P.A. in Detail
SITE: **17, Rheast Moor Close, Ramsey**

B. Wallace
Technical Services Manager

9th September, 2020.

R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT					
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – SEPTEMBER, 2020					
<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>
20/00953/B R.T.C. 3707	Mr. D. Taylor	Erection of a detached dwelling with integral garage within garden	41, Fairway Drive	Meeting held: 18/09/2019 No Objection	10/10/19 Application REFUSED 29/10/19 APPEAL requested 13/08/20 Application REFUSED

R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – SEPTEMBER, 2020	
P A No.	Applicant / Site / Description
20/00953/B R.T.C. 3707	Mr. D. Taylor, 41, Fairway Drive Erection of a detached dwelling with integral garage within garden
Details	
The refusal is for the following reason(s): The loss of a significant number of currently healthy and attractive mature trees from this designated woodland area and consequent loss of green space would have a negative visual impact on this part of the street and which would be detrimental to the appearance of the character of the site and the local area contrary to Environmental Policy 42 and General Policy 2(b), (c) and (f) of the Isle of Man Strategic Plan 2016. The loss of trees associated with the proposed development would unduly impact on local ecology reducing the extent of available habitat and therefore resulting in a net loss of biodiversity contrary to Environment Policy 1 and General Policy 2(d) of the Isle of Man Strategic Plan 2016. The development of the land as previously developed land outside the settlement boundary would fail to improve the landscape or wider environment contrary to General Policy 3(c) of the Isle of Man Strategic Plan 2016.	

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
HOUSING PERFORMANCE AND STATISTICS 2020/21
SEPTEMBER, 2020 - PUBLIC**

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2020/21 - for Quarter One for year-end 31st March, 2021.

A quarterly report is prepared by instruction of the Department of Infrastructure and the statistics in this report are an expansion of that report and are presented in 6 sections:

- Allocation Data
- Maintenance Data
- Management Data
- Capital Projects
- Large Revenue Projects
- Strategic Plan

Recommendation: To be noted.

Mark Close
Housing & Property Manager

12th August, 2019.



Housing Performance and Statistics

2020/2021 – Q1

Section 1	Allocation Data
Section 2	Maintenance Data
Section 3	Management Data
Section 4	Capital Projects
Section 5	Large Revenue Projects
Section 6	Strategic Plan

HOUSING PERFORMANCE DATA

2020/2021

1	Allocation Data	19/20	Q1	Q2	Q3	Q4	20/21	Notes
A	Total number of housing waiting list applicants	66	67					There are 47 applicants on the one bedroom waiting list, 16 on the two bedroom list and 4 on the three bedroom list.
B	Total number of transfer waiting list applicants	14	14					Number on list at end of each quarter.
C	Number of housing waiting list allocations	22	7					Number of applicants from the housing waiting list that have been allocated a property.
D	Number of transfer list allocations	13	1					Property transfers adversely affect the voids list and incur re-let costs.
E	Number of Lodgers in RTC properties	4	0					Approved paying lodgers.
F	Number of terminated tenancies	25	4					Tenants surrendering their tenancies. No possessions taken within this period.
G	Number of applicants withdrawn from the housing waiting list	10	2					Tenants voluntarily withdrawing their applications or removed from the list following a review.

3

HOUSING PERFORMANCE DATA

2020/2021

2	Maintenance Data	19/20	Q1	Q2	Q3	Q4	20/21	Notes
A	Number of responsive repair requests	1480	318					Reported repairs.
B	Percentage of responsive repairs completed on time	99%	97%					Responsive repairs and void property re-let work takes priority over any other on-going planned projects.
C	Total number of void properties completed	37	8					Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	100%	-					Target - 5 weeks standard, 12 weeks major (i.e. requires new kitchen, bathroom, damp remedial work). No void property work was carried out during April and May.
E	Percentage of properties with valid boiler safety certificates	102%	27%					Boilers are serviced every 11 – 12 months to remain safe and compliant within the 12 month target period.
F	Percentage spend to date on maintenance budget	£831,715 104%	£184,150 23%					The previous year includes funds used from the Housing Reserve Fund for planned work and an amount outstanding on an insurance claim.
G	Total number of out of hours emergency repairs carried out	163	44					Only emergency calls and repairs that are the responsibility of the Landlord are reacted to with an action.

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HOUSING PERFORMANCE DATA

2020/2021

3	Management Data	19/20	Q1	Q2	Q3	Q4	20/21	Notes
A	Percentage of gross rent arrears	545,192 1.6%	571,488 2.5%					The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	138 25%	0					A target of 1/3 (33%) of the Housing stock to be inspected each year.
C	Percentage of rent paid by cash, debit card including by telephone, cheque and Standing Order	35%	36%					Till 17%, cheque 8%, debit card 47% (inc. counter 7% and telephone 40%), Standing Order 28% The average % is shown within the year column.
D	Percentage of rent paid by direct debit	50%	48%					The average % is shown within the year column.
E	Percentage of rent paid direct by the DHSC	15%	16%					The average % is shown within the year column.
F	Housing newsletters issued	3	0					Issues to be distributed every March and September.

f

HOUSING PERFORMANCE DATA

2020/2021

4 Capital Projects	Notes
<p>A Cronk Elfin External Refurbishment of 50 properties</p>	<p>Approval has been given by the Department of Infrastructure to progress this scheme to Design Development Stage (I2) and the design team have been instructed to proceed. Planning and Building approvals will be sought and commencement on site is achievable for early 2021.</p>
<p>B Close Woirrey Re-development</p>	<p>The design development stage is complete and the building regulations and planning approvals are in place. The Mayfield sheltered housing complex is required to be constructed before the commencement of Close Woirrey. Construction has commenced on the Mayfield project and is due for completion in November 2020.</p>
<p>C External refurbishment of 7 properties situated on Upper Queens Pier Road</p>	<p>This project commenced on the 16 September 2019 with a completion date set for the 17 April 2020. The project was halted by the Isle of Man Government due to Covid-19 from 27 March 2020 and re-commenced on 4 May 2020. Practical completion was achieved on the 5 June 2020 and completed within the construction budget.</p>
<p>D New Heating Boilers at Close Y Chibbyr Ghlass</p>	<p>The properties at Close Y Chibbyr Ghlass have a communal oil fired central heating system which is sited within the Close Woirrey building. Close Woirrey is planned to be redeveloped when Mayfield is complete in late 2020. Close Y Chibbyr Ghlass properties are currently having new gas boilers installed under a Capital funded scheme which is on-going with no issues to date and is due to be complete by September 2020.</p>
<p>E Air Sourced Heat Pumps at Close Caarjys</p>	<p>Air sourced heat pumps, similar to the two already installed, are currently being installed in the 16 properties that require an alternative heat source. The project is currently on programme with no issues to report on quality, workmanship or tenant relations. There is however a delay in the MUA changing the existing electric meters over to dual tariff for the tenants to benefit from the Comfy Heat Tariff which is believed to be down to the recent Covid-19 pandemic.</p>

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HOUSING PERFORMANCE DATA

2020/2021

5 Large Revenue Projects

Notes

<p>A Re-decoration of the Lezayre estate</p>	<p>This decoration work will continue throughout the Lezayre estate and will be spread over a number of years as budget allows. It will be funded through the Housing Maintenance Allowance. The decoration is being carried out in-house with an independent scaffold company employed to supply, erect and dismantle the scaffold.</p>
<p>B New Kitchens at Close Y Chibbyr Ghlass</p>	<p>A quote has been obtained for the provision of kitchens units, worktop etc. at the Departments Kitchen Framework Agreement rates. The installation work has commenced and is being carried out in-house and is being funded from the Housing Maintenance Allowance/Housing Maintenance Reserve Fund. This work is taking place at the same time that the gas boilers are being installed as the boilers are positioned within the kitchen layout. Completion of the kitchens and boiler installation is expected in mid-September 2020.</p>

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HOUSING PERFORMANCE DATA

2020/2021

6 Strategic Plan	Notes
A To work with the DOI in introducing a combined housing waiting list for the North of the Island.	The waiting list is in place and working well with applicants within Ramsey and in the Northern Region outside of Ramsey taking advantage of the broader scope of available properties.
B To work with the DOI in taking on the management of a limited number of Government properties (pilot scheme).	Awaiting DOI to progress.
C Maintain high level of rent collection.	See notes below.
D Review and develop Housing policies.	In progress. Current policies are being reviewed and there are no issues to date.

Housing & Property Managers notes:

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The Housing Section, in line with the Department of Infrastructure's policies, monitors its performance in key areas to ensure its services are delivered to an acceptable standard for our housing tenants and waiting list applicants and to meet any legal requirements.

Rent arrears are continually monitored and pursued. Measures introduced under the Emergency Powers Act prohibit landlords from evicting tenants who are unable to make their rental payments up until the 27 December 2020.

The current Policies are not causing any issues for tenants or staff and are being reviewed annually.

Property inspections are continuing to be successful and proving to be a good line of communication and engagement with our tenants although they were suspended during the Covid-19 pandemic.

**RAMSEY TOWN COMMISSIONERS
REPRESENTATIVE REPORTS
SEPTEMBER, 2020 – PUBLIC**

Mr. Chairman and Members,

The following Reports have been submitted by Mr. McGuinness:-

“Isle of Man Municipal Association:

I attended the most recent Municipal Association meeting, the guest speaker for the evening was Marlene Maska and listening to her give a brief précis of her career that led to become an MLC was interesting whilst also giving an opportunity to discuss and ask questions around a number of related issues following her recent appointment as a member of the DOI.

Once Marlene had finished her time and answered questions the rest of the meeting was devoid of any material matters worth relaying. The menu for the AGM was circulated and there was a consensus that the chicken option involving cheese was not to the liking of a number of members and they just wanted gravy. The Civic Amenity Sites, that were referenced last month, were once again discussed and it was the desire of some members to discuss it next month when Tim Baker will be in attendance at the meeting.”

September, 2020.