

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

www.ramsey.gov.im

11th May, 2023.

Mr. Chairman and Members,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held at 7.00 p.m. on **Wednesday evening next, 17th May, 2023**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. **Apologies for Absence:** Rec Canon N. D. Greenwood

2. **Minutes for Adoption:** page(s): 1 - 14
 - Board Meeting held on 19th April, 2023.
 - Annual Meeting held on 2nd May, 2023.

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

4. **Matters for Information:** page(s): 15 - 19
 - Action Tracker – May, 2023.
 - Trackers - Budget Approved Projects

5. **Finance and General Purposes:** page(s): 20 - 26
 - Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates

6. Works and Development:

page(s): 27 - 29

- Town Clerk Report(s):
 - MUA Fast Charging Point Station Road Car Park
- Technical Services Manager's Report(s):
 - Planning Applications

7. Housing and Property:

page(s): 30 - 37

- Housing and Property Manager's Report(s):
 - Housing Performance and Statistics 2022/23

8. Parks and Leisure:

page(s): 38

- Deputy Town Clerk's Report(s):
 - British Enduro Rally

9. Any other Business:

page(s):

(by permission of Chairman)

- Matters Raised by the Public
 - ❖ None received
- Representative Report(s):
 - ❖ None received



T. R. K. Cowin,
Town Clerk & Chief Executive

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 19th April, 2023, at 7.00 p.m.

Present: Mr. F. B. R. Williams, Miss L. L. Craine, Messrs. A. R. Beighton, G. S. Court, R. D. Cowell, Revd Canon N. D. Greenwood, [remotely], S. R. Kelly, J. McGuinness, A. J. Oldham, L. Parker and W. G. Young.

Apologies for absence were received from Mr. L. I. Singer.

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

Mr. F. B. R. Williams was not in attendance at the commencement of the meeting and Mr. Court, as Deputy Chairman, took the Chair.

(2022/23:399) Minutes:

Resolved: That the Minutes of the Board Meeting held on 15th March, 2023, be confirmed and signed by the Chairman.

(2022/23:400) Matters Arising:

No matters were raised.

Matters for Information:

(2022/23:401) Action Tracker April, 2023:

Resolved: To note the “Action Tracker” to 13th April, 2023, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Bicycle Shelters – Mr. Cowell queried the selection of the Tram Station as the site for the third bicycle shelter and was informed that this had been agreed with the Department as part of refurbishment of the tram station including reinstating the tram-line so that journeys commenced at the station building. No costs would be incurred by the Commission. The Town Clerk informed members of his understanding that the tram station will be fully operational this summer.

Mr. Williams arrived at the meeting at this stage (7.10 p.m.) apologised for his late arrival and took the chair.

(2022/23:401) Action Tracker April, 2023 Continued:

South Promenade Changing Huts – Mr. Court informed members of his understanding that plans had been supplied for proposed changing huts and queried the schedule. Mr. Kelly informed members that the plans, using reclaimed timbers from the Queen’s Pier had been received and that enquiry has been made with the Planning Committee about the design and the requirement for planning permission because of the temporary nature of the huts. Members were informed that the design submitted would need some tweaking.

(2022/23:402) Action Tracker Budget Approved and Proposed Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 13th April, 2023 and that for proposals for 2023/24.

Finance and General Purposes:

(2022/23:403) Town Clerk’s Report – Input Isle of Man Electoral Commission:

Members considered the Town Clerk’s report dated 4th April 2023, advising of receipt of a questionnaire provided by the Electoral Commission with regard to their remit to consider the review of the number and boundaries of constituencies and other electoral matters. The questionnaire and suggested responses were appended to the report.

A proposal was put by Mr. McGuinness that comment be made that the questionnaire has little regard for modern technology and lacks forward thinking. Mr. Williams proposed an amendment that the responses to the questionnaire be accepted and include the comments proposed by Mr. McGuinness. Mr. McGuinness was happy to second the amendment and his original proposal was technically withdrawn.

The proposal by Mr. Williams was put to the vote and carried unanimously.

(2022/23:404) Town Clerk’s Report – Library Report Quarter 1 2023:

Resolved: To note the Town Clerk’s report dated 11th April, 2023, reporting on activity within the Town Library during the first quarter of 2023.

Mr. Court commented on the positivity in seeing new library members and took the opportunity to thank the hard-working library staff for providing the library services.

(2022/23:405) Town Clerk’s Report – MUA Wayleaves:

Members considered the Town Clerk’s report dated 22nd March, 2023, concerning the request made by Manx Utilities Authority to lay cables across land in the ownership of the Commission at Bircham Avenue and Station Road Car Park.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed, subject to the Departmental approval in terms of Section 25 of the Local Government Act 1985, the two wayleaves be granted each for a nominal consideration of 25p.

(2022/23:406) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s general report dated 12th April, 2023, subject to the following:-

Summary of Revenue Income and Expenditure – Mr. Beighton queried the figures shown for Workshops expenditure. The Finance Officer explained that it was for work carried out late in the previous financial year and exacerbated by increased heating and lighting costs. The Finance Officer undertook to provide Mr. Beighton with more detailed information.

Works and Development:

(2022/23:407) Town Clerk’s Report – Consultation...Building Control Refusal...Fossil Fuel:

Members considered the Town Clerk’s report dated 4th April, 2023, advising of the consultation being progressed by the Climate Change Transformation Team on proposals to refuse, with effect from 1st August, 2023, building control approval on applications for new buildings containing fossil fuel heating systems, as a way of effectively bringing forward ban effective from 1st January, 2025. The questions comprising the consultation were appended to the report.

General discussion ensued during which members expressed their views that the proposals were unnecessary and were being introduced with too much haste; they were detrimental to smaller companies and individual developers and could lead to serious cost implications, reduce the availability of affordable housing and deter first time buyers .

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. McGuinness and agreed, by 10 votes to 1, Miss Craine voting against, that the Commission’s concerns be conveyed.

(2022/23:408) Town Clerk’s Report – Hair Pin Car Park:

Members considered the Town Clerk’s report dated 4th April, 2023, advising of the proposals of DEFA to create a public car park in the old quarry adjacent to Ramsey Hairpin Coroner and about which the Commission’s views have been sought. Members expressed concern at possible traffic problems accessing and exiting the car parking area but were reminded that this would be addressed by the Highways Division as part of the planning process.

Resolved: That following a proposal by Mr. Oldham, seconded by Mr. Beighton and agreed the Department be informed of the Commission’s support to the proposal.

(2022/23:409) Technical Services Manager’s Report - Planning Applications:

Resolved: To note the Technical Services Manager’s Report dated 11th April, 2023, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures.

Appendix: No comments were made on the appendix.

(2022/23:410) Technical Services Manager’s Report – Street Lighting – Lanes:

Members considered the Technical Services Manager’s report dated 28th March, 2023, concerning the condition of street lighting in the lanes between Parliament Street and the Quay, initially refurbished in 2010. Members welcomed the decision to bring this matter into the public domain as it explained the problems encountered by the Commission. Members felt that the problems with the lighting had been exacerbated because the original cabling had been buried and not ducted and referred also to other problems in the “Regeneration Area”.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. McGuinness and agreed that the problems be brought to the attention of the Department of Infrastructure and they be invited to inspect the areas and progress repairs, which should not be borne by the ratepayers.

Parks and Leisure:

(2022/23:411) Deputy Town Clerk’s Report – 2023 Events / Coronation:

Members considered the Deputy Town Clerk’s report dated 12th April, 2023, and his tabled report, specifically on proposed Coronation Events, dated 19th April, 2023.

Resolved: That, following a proposal by Mr. Court, seconded by Mr. McGuinness and agreed to support a Coronation Event in the Mooragh Park during the Bank Holiday weekend 27th – 29th May, 2023. Members commended the work of the Lead Member and Deputy Town Clerk in responding quickly to the announcement that a Cabinet Office grant could be made available for Coronation themed events.

(2022/23:412) Notice of Motion – Airport Parking:

With the Chairman’s permission the Notice of Motion dated 11th April, 2023, standing in the name of Mr. J. McGuinness concerning proposed amendments to Airport Parking fees. Members noted that it is proposed to reduce the free parking time permitted at the airport from 60 minutes to only 15.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed that the Commissioners object to the proposal which if imposed will place residents in Ramsey and the North of the Island at a distinct disadvantage particularly if flights are delayed.

An amendment was put by Mr. Williams that the letter be copied to and support sought from the other local authorities in the North of the Island but attention was drawn to the tight time factors, the deadline for responses being 21st April.

Mr. Cowell thanked Mr. McGuinness for bringing this matter to the Commissioners’ attention.

Any Other Business:

(2022/23:413) Representative Report Northern Local Authorities Swimming Pool Board:

Resolved: To note the report submitted by Mr. McGuinness with regard to a meeting of the Northern Local Authorities Swimming Pool Board held on 27th March, 2023.

Mr. McGuinness reiterated the lack of support from Government for local authorities with regard to solar panels and energy saving measures. Members were concerned to note that only 3 of the participating authorities had increased the rate contribution for operation of the pool. Mr. McGuinness pointed out that the respective members of the House of Keys had pointed out that the increase was optional and could not be enforced.

The Town Clerk informed members that he written on more than one occasion about local authority access to funding towards meeting “green” targets without response and advised members that he would do so again.

2023/24:414) Sundry Matters:

414a) South Beach: Mr. Young drew attention to the condition of South Beach which he contended needs cleaning and clearing. It was agreed that officers discuss the matter with the Director of Harbours.

414b) Alzheimer’s Society: A proposal by Mr. Court, seconded by Mr. Oldham that the Alzheimer’s Society be permitted to place a promotional vehicle at Station Road Car Park as part of “Alzheimer’s Week” was agreed.

414c) Ramsey AFC Training Facilities: Mr. Court informed members that he had been approached by Mr. Leece on behalf of Ramsey Association Football Club asking if the Commission had any land that might be available to provide additional training facilities for the football club. Members recognised the importance of the sporting and social clubs in Ramsey for young people and although they could not identify land in the Commission's ownership, agreed, following a proposal by Mr. Court, seconded by Mr. Parker that officers discuss the possibility of making the Lheighany Field, in the ownership of the Department of Education Sport and Culture available to the Club.

414d) Coronation Events: Mr. Oldham took the opportunity to inform members that Coronation Events, organised by The Hub, would be taking place at the Courthouse on 6th and 7th May, 2023.

414e) Bathing Water Quality North Beach: The Town Clerk informed members that the signs prepared, with a "QR" code, by the Department of the Environment, Food and Agriculture, are now available. Members agreed to thank the Department for these signs.

414f) Motorhome Parking: The Town Clerk informed members of some of the topics raised during discussion with Mr. Keith Pringle on behalf of motorhome owners, which included a wish for a longer season, grey water drainage and off-season storage. Mr. Kelly referred to fewer motorhomes using the amenity area during the Easter weekend and was informed that this was a seasonal variation and that T.T. was usually the busier time.

414g) Leisure Footpath: The Town Clerk advised members of preliminary discussions held with the Department of Infrastructure concerning a leisure footpath network about which he will meet with the Department and report further.

The Chairman thanked the media for attending and also those watching via the live-streaming service and closed the public session at 8.05 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.

(2022/23:415) Minutes:

Resolved: To note and approve the Minutes of the Special Board Meeting held on 5th April, 2023.

Matters for Information:

(2022/23:416) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 13th April, 2023, subject to the following:-

Rate Arrears – Mr. McGuinness queried progress in chasing rate debt. The Town Clerk advised members that progress is being made and some debt recovery has been successful. Legislation is being checked with regard to further actions available to the Commission.

Town Branding – the Deputy Town Clerk informed members that the first part of filming over 12 venues had taken place – the Department of Enterprise had wished to focus on people.

Abated Sum – Mr. Cowell commented on the play equipment and asked when the protective fence would be removed. The Town Clerk informed members that this would happen soon when a few final finishing works had been completed.

(2022/23:417) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:

Resolved: To note the “Register of Ruinous Property ..” to 13th April, 2023, subject to the following and accepting that matters may be referred to within other Clauses of these minutes:-

Seymore House – Members were informed that it had only been possible to post the notices on the owner of this property and that this was done at his known addresses in the UK. Legal advice is being sought.

Finance and General Purposes:

(2022/23:418) Deputy Town Clerk’s Report – Big Brother Little Brother – Boathouse Café:

Resolved: To note the Deputy Town Clerk’s report dated 12th April, 2023, advising of the assignment of the lease of the Boathouse Café on 30th March, 2023.

(2022/23:419) Deputy Town Clerk’s Report – Land at Poyll Dooley Road:

Members considered the Deputy Town Clerk’s report dated 12th April, 2023, advising of the expiring of the Licence to Occupy land in the Commission’s ownership.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed, the Government Valuer be asked to value the land for the purpose of an occupancy agreement or possible sale of the land and negotiation be commenced with the existing Licensee.

(2022/23:420) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s general report dated 12th April, 2023, subject to the following:-

Post-Budget Price Increases: - Mr. McGuinness drew attention to the increases in costs advised after the town rate was set, particularly by the utility services and Treasury with regard to external audit services.

Internal Auditor – Resolved: That following a proposal by Mr. Beighton, seconded by Mr. Cowell and agreed by 9 votes to 2, Messrs. Court and McGuinness voting against that the existing internal auditors be reappointed for a period of 3 years at the same costs as previous years.

(2022/23:421) Housing and Property Manager’s Report – Rent Arrears Court Judgement and Execution:

Members considered the Housing and Property Manager’s report dated 5th April, 2023, advising of a recent discussion with our Advocates and the Coroner for Middle concerning the enforcement of a judgement for recovery of rent arrears. The circumstances were provided in detail within the report.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed, noting that Canon Greenwood’s vote could not be determined at the time of voting, the matter be deferred until October, 2023, and it be added to the “Action Tracker” as an aide-memoire.

(2022/23:422) Technical Assistant’s Report – Fixed Penalty Notices - Appeals:

Members considered the Technical Assistant’s report dated 11th April, 2023, advising of appeals submitted in respect of fixed penalties issued for littering offences.

Resolved: That the following be noted:-

- Penalty 0718 – Proposed by Mr. McGuinness seconded by Mr. Williams and agreed to uphold the appeal. A further proposal by Mr. Parker, seconded by Mr. Beighton that the Commission review the procedures to enable decisions on appeals to be made at officer level failed by 8 votes to 3, Messrs. Beighton, Kelly and Parker voting in favour.
- Penalties 0723 and 0724 – Mr. McGuinness welcomed the provision of additional photographs with regard to these penalties. Proposed by Mr. McGuinness, seconded by Mr. Beighton and agreed by 9 votes to 2 to uphold the appeals and approach the offender to provide improved litter receptacle facilities. Miss Craine and Canon Greenwood voted against.
- Penalty 0726 – Proposed by Mr. McGuinness seconded by Mr. Williams and agreed to uphold the appeal. It was noted that the property is included within the ruinous buildings reports.
- Penalty 0139 – Proposed by Mr. McGuinness, seconded by Mr. Beighton and agreed to reject the penalty.

Works and Development:

(2022/23:423) Technical Assistant’s Report – Flat Registration:

Members considered the Technical Assistant’s Report dated 11th April, 2023, bringing the Board’s attention to a particular property registered under the Housing (Flats) Regulations 1982. The flat fails to meet the proportions required for registration under the current regulations in that the floor area is slightly less than prescribed.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. McGuinness that there be no requirement to re-register the flat and the existing registration stand.

Housing and Property:

(2022/23:424) Housing Committee:

Resolved: To approve the minutes of the meeting of the Housing Committee held on 4th April, 2023.

(2022/23:425) Housing and Property Manager’s Report – Cronk Elfin Refurbishment Update:

Resolved: to note the Housing and Property Manager’s report dated 5th April, 2023, providing an update on the refurbishment works progressing at Cronk Elfin.

(2022/23:426) Housing and Property Manager’s Report – Identifying Public Sector Housing Demand:

Resolved: to note and approve the Housing and Property Manager’s report dated 12th April, 2023, to which was appended suggested responses to a questionnaire issued by the Department of Infrastructure which assist in identifying public sector housing needs.

It was further resolved, following a proposal by Mr. McGuinness, seconded by Mr. Williams, and agreed, that subject to the response to Question 6 being more strongly emphasised for the need to actively increase the provision of two-bedroomed public sector housing, the responses submitted by the Housing and Property Manager be presented to the Department.

Parks and Leisure:

(2022/23:427) Deputy Town Clerk's Report – Ramsey Sprint and Sprintfest:

Resolved; To note the Deputy Town Clerk's report dated 12th April, 2023, updating members on progress being made with regard to the organisation of Ramsey Sprint by Straightliners and of the Sprintfest events.

Members were informed that no communication had been received from the public houses on the Quay, despite numerous attempts. The Deputy Town Clerk referred to two responses to road closures for which he is progressing a more detailed response.

Any Other Business:

(2022/23:428) Auldyn House Shuttering:

Mr. Kelly drew attention to the poor condition of shuttering at the site of "Auldyn House". Members were reminded that this site is included within Ruinous Building report.

(2022/23:429) Health and Safety – Working at Height:

The Town Clerk drew attention to a recent incident where unauthorised working at height had occurred as a result of actions of a member of the Commission, resulting in staff being disciplined. He took the opportunity to remind members that instructions to staff need to go through him or appropriate line managers.

The Chairman supported the Town Clerk's comments and indicated that whilst welcoming the initiative confirmed members cannot act in such a way.

(2022/23:430) Notice of Motion:

A proposal put by Mr. Cowell, seconded by Mr. Williams and agreed by 7 votes to 3, Canon Greenwood having temporarily lost remote connection, and Miss Craine and Messrs. Court and McGuinness voted against, to suspend Standing Orders to allow further discussion on a matter of Establishment.

The matter, in accordance with Standing Orders, was recorded in private.

The Finance Officer, and Minute Clerk withdrew from the meeting at 9.30 p.m., further minutes were recorded in private and were taken by the Town Clerk.

The meeting closed at 9.50 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Annual General Meeting of the Ramsey Town Commissioners was held in the Town Hall, Ramsey, on Tuesday, 2nd May, 2023, at 7.00 p.m.

Present Ms L. L. Craine and Messrs. A. R. Beighton, G. S. Court, R. D. Cowell, S. R. Kelly, (remotely), J. McGuinness, A. J. Oldham, L. Parker, L. I. Singer, (remotely), F. B. R. Williams and W. G. Young.

The Town Clerk, Deputy Town Clerk and Mrs. M. P. Chrystal were in attendance.

(2023/24:001) Election of Chairman

The Town Clerk occupied the Chair and received three Nominations

Mr. Williams	Proposed by Mr. Cowell, seconded by Miss Craine
Mr. Oldham	Proposed by Mr. Young, seconded by Mr. Beighton
Mr. McGuinness	Proposed by Mr. Court – nomination declined

A ballot was taken which resulted in a result of 7 votes for Mr. Oldham and 4 votes for Mr. Williams.

Mr. Oldham was declared elected and then occupied the Chair.

(2023/24:002) Election of Deputy Chairman

Two nominations for Deputy Chairman were received-

Mr. Cowell	Proposed by Mr. Young, seconded by Mr. Beighton
Mr. Court	Proposed by Mr. Williams, seconded by Miss Craine

A ballot was conducted which resulted in 7 votes being received for Mr. Cowell and 4 for Mr. Court.

Mr. Cowell accepted the position and was duly declared elected Deputy Chairman.

(2023/24:003) Election of Lead Members

Finance, General Purposes and Establishment

Mr. Cowell	Proposed by Mr. Young, seconded by Mr. Beighton
Mr. McGuinness	Proposed by Mr. Court seconded by Mr. Parker
Mr. Williams	Proposed by Mr. McGuinness, seconded by Miss Craine

A ballot was taken which resulted in Mr. Cowell being elected having received 6 votes. Mr. McGuinness received 4 votes, Mr. Williams 1 vote.

Works and Development

Mr. Kelly Proposed by Mr. Cowell, seconded by Mr. Young
Mr. Beighton Proposed by Mr. Parker, seconded by Mr. Williams
Mr. Williams Proposed by Mr. McGuinness, seconded by Miss Craine

A ballot was taken which resulted in Mr. Kelly being elected having received 6 votes. Mr. Beighton received 1 vote, Mr. Williams 4 votes.

Housing and Property

Mr. Parker Proposed by Mr. Williams, seconded by Mr. Court

Mr. Parker accepted the appointment and was duly declared elected.

Parks and Leisure

Mr. Court Proposed by Mr. Beighton seconded by Mr. Singer
Mr. Beighton Proposed by Mr. Young seconded by Mr. Cowell

A ballot was taken which resulted in Mr. Court being elected having received 8 votes. Mr. Beighton received 3 votes.

The Policy Committee, comprising the 4 Lead Members is now constituted for the forthcoming municipal year.

(2023/24:004) Election of Deputy Lead Members

Finance, General Purposes and Establishment

Mr. Beighton Proposed by Mr. Cowell seconded Mr. Parker
Mr. Williams Proposed by Mr. Court, seconded by Mr. McGuinness

A ballot was taken which resulted in Mr. Beighton being elected having received 8 votes. Mr. Williams received 3 votes.

The Establishment Committee, comprising the Lead Member for Finance and General Purposes, the Chairman and the Deputy Lead Member for Finance and General Purposes is now constituted for the forthcoming municipal year.

Works and Development

Mr. Oldham Proposed by Mr. Young seconded by Mr. Cowell
Mr. Williams Proposed by Mr. Parker seconded by Mr. McGuinness

A ballot was taken which resulted in Mr. Williams being elected having received 6 votes. Mr. Oldham received 5 votes.

Housing and Property

Ms. Craine Proposed by Mr. Court seconded by Mr. Young
Mr. Young Proposed by Mr. Beighton seconded by Mr. Singer

A ballot was taken which resulted in Mr. Young being elected having received 7 votes. Miss Craine received 4 votes.

Parks and Leisure

Ms. Craine Proposed by Mr. Court seconded by Mr. Parker
Mr. Beighton Proposed by Mr. Cowell seconded by Mr. Young

A ballot was taken which resulted in Mr. Beighton being elected having received 6 votes. Miss Craine received 5 votes.

(2023/24:005) Housing Committee 2 appointments

Mr. Court Proposed by Mr. Parker seconded by Mr. Young
Miss Craine Proposed by Mr. Young, seconded by Mr. Court

No further nominations were received and accordingly Mr. Court and Miss Craine were duly elected to serve on the Housing Committee.

The Housing Committee, comprising the Lead Member and Deputy Lead Member for Housing and Property and the above two elected members is now constituted for the forthcoming municipal year.

(2023/24:006) Combination Authorities

Representative on the Northern Civic Amenity Site Committee
Two-year term to 31st March, 2025

Mr. Kelly Proposed by Mr. Parker, seconded by Mr. Williams
Mr. Cowell Proposed by Mr. Young, seconded by Mr. Beighton

A ballot was taken which resulted in Mr. Cowell being elected, having received 7 votes. Mr. Kelly received 4 votes.

Representative on Ramsey and Northern Districts Housing Committee
Three-year term to 30th April, 2025

Mr. Parker was elected in May 2022 and continues in post.

Representative on Northern Local Authorities Swimming Pool Board
Three-year term to 30th April, 2025

Mr. McGuinness was elected in May 2022 and continues in post.

(2023/24:007) Other Appointments

Representative to serve on the Manx Wildlife Trust

Ms. Craine Proposed by Mr. Young

Mr. Parker pointed out a conflict of interest as a result of which the nomination did not progress.

Mr. Court Proposed by Mr. Williams, seconded by Miss Craine.

No further nominations were received and Mr. Court was duly elected.

Representative to serve on the Northern Chamber of Commerce

Mr. Beighton Proposed by Mr. Parker, seconded by Miss Craine

Mr. Cowell Proposed by Mr. Beighton seconded by Mr. Young

A ballot was taken which resulted in Mr. Cowell elected having received 8 votes, Mr. Beighton received 2 votes. There was one spoilt ballot paper.

Representative to serve on the Northern Neighbourhood Policing Team Level One Group and the Northern Traffic Management Liaison Group

The Town Clerk advised members that he had queried the continuance of the Northern Traffic Management Liaison Group but had received no response.

Mr. Kelly Proposed by Mr. Cowell seconded by Mr. Parker

No other nominations were received and Mr. Kelly was duly declared elected.

The Town Clerk took the opportunity to remind members of forthcoming meetings; namely:

9 th May	Meeting with Minister Department of Infrastructure
10 th May	Social Media Awareness and Meeting of Policy Committee
12 th May	Day-time Meeting with representative Shoprite Group

The Chairman thanked members of the public for attending and viewing on-line and closed the meeting at 7.50 p.m. giving a time for computation of attendance allowance of 1 hours.

Chairman.

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
	Adoption of Land Traie Twoaie	The developer has a proposal to add parking spaces within the area delineated for public open space. As per minute 2019/20:197 TC to clarify the matter and progress.	TC meet the developer on 11/3/22. He agreed to mark out the parking spaces and prepare the hand over of the site. TC chased 5/4/22 and 11/5/22, 30/5/22. The developer is to mark out the land after TT. Contacted 8/7/22, and 28/7/22,5/9/22,2/11/22 no response. Chased 11/1/23. TC proposes that the developer is left to cut the grass and maintain the area at his cost for 2023.Developer contacted our advocate proposing the POS is transferred (April 23). The car parking spaces are still not delineated, no further action to be taken until car parking spaces are delineated.	FGP	May-23	TRKC	Sep-23	
	Ramsey North Prom changing huts	Bathing water status has been confirmed as Good. Planning is in place for shelters close to slip way at end of North Shore Road. Note the planning approval for the changing facilities expires in 2024.	At a meeting with the swimming groups on 6/3/23 they stated that they do not want a changing facility on the Mooragh prom, and that the focus should be south beach facilities.	PL	May-23	SB	Jun-23	
	Mooragh promenade shelter public art.	4 shelters are complete, minor works required to the school shelter, the school has been contacted and asked to complete the work.	The school have been contacted about the missing sea gull!	PL	May-23	SB	Apr-23	
	Toilet Art	On site, final wall to be completed now that ivy has been removed.	Awaiting artist completing the work.	PL	May-23	SB	Apr-23	
	Planning Enforcement Gladstone Park, 2 Industrial units used for retail.	Reported for investigation update awaited. Town Clerk has provided property ownership details to Planning Authority as occupier has not submitted appropriate application despite request to do so. Meeting with Enforcement Officer sought to be held on date to be advised. Further property report for alleged breach 25/2/21 and update requested. PEO advise regulating application to be submitted.	Planning contracted 21/7/22 re planning enforcement re SMS trading, they had not but will take enforcement action. Planning confirmed suspected breach is actively being progressed (13/9/22), Chased Dec 2022 and Feb 23- no change.	WD	May-23	TRKC	Jun-23	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
	Boundary Extension (Commission for revision of Town Boundary under S6 Local Government Act 1985).	Petition for a Public Inquiry went to March 2022 Tynwald. Tynwald agreed the Inquiry could be held. Draft Order has been prepared. Meeting took place with Lezayre and Garff in August. Lezayre and Garff have submitted responses to the revised RTC document.	Advocate and planning specialist appointed awaiting date for inquiry from the DOI.	FGP	May-23	TRKC	Sep-23	
	Empty Pubs	Concern regarding vacant properties and potential for deterioration in condition. DTC has engaged with the Property Manager at the Brewery. Special Board meeting took place 22 June when the Brewery presented ideas and plans for the buildings.	Asked for an updated status for the properties 5/9/22,3/11/22, The Stanley is currently in the process of being sold and the brewery have submitted a planning application for the Britannia.	WD	May-23	SB	May-23	
	Fibre Broadband (request for easement for service poles)	It is envisaged that there will be 285 houses that require poles in Ramsey. Fibre Broadband will not be complete in Ramsey until June 2024.	Update report in March's board pack.	FGP	May-23	TRKC	Jun-24	
Nov-21	Bicycle Shelters (3 planned for Ramsey)	Agreed at August board meeting that RTC will install the shelters at its cost.	Site agreed for a shelter at the tram station and revised location at Station Road Car park. Planning applications being prepared.	WD	May-23	MC	Jun-23	
Dec-21	Adoption of land at Auldryn Walk, Ramsey	Petition approved by DOI Feb 2022, playground received planning approval 25/2/22. Legal transfer of land can only take place following completion of the playground.	Dandara have started work on the playground. Still not finished.	FGP	May-23	TRKC	Jun-23	
Jun-18	War Memorial (repair and renovation)	Memorial added the Register of Protected Buildings 2021. TSM to meet the War Memorial committee representative to discuss cleaning of the memorial and future works 10/2/21. No costs have been included in the RTC 2022/23 budget. War memorial committee want minimal intervention and work on the memorial (it is about maintenance and not restoration).	Clean the memorial. Prepare project and costs for repairs to the memorial 2023/24 financial year. Drain survey undertaken 5/9/22, drains go to soakaways, one of which appears to be silted up. The memorial was cleaned prior to 11/11/22.	WD	May-23	BW	Repairs 23/24	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
Apr-22	Ramsey South Prom changing huts	Location for hut agreed with the DOI (as this area is all highway) and RNLI. DTC has consulted with DOI, RNLI, MSCC and representatives of swimmers/beach users.	Lead member has met with representatives of the swimming clubs. Discussions have taken place with DOI about the overall amenity of the area. Included in 2023-24 budget. Following the meeting with the swimming groups on 6/3/23 they have supplied a potential design for the shelter.	PL	May-23	SB	Sep-23	
May-22	Bus services	DTC wrote to Bus Vannin 21/4/22 regarding TT bus service and evening bus services towards the west. TC wrote to the new DOI Minister June 22. Reply received from Bus Vannin reported to Board.	Revised timetable for summer 2023 is in the public domain (remove from tracker next month).	FGP	May-23	SB	Apr-23	
Jul-22	Ramsey bags for life	87 out of 100 bags sold Fresh batch purchased end Nov 2022, the new batch of bags are here.	Order for bags placed.		May-23	SB	Jul-23	
Jul-22	Mooragh Park shelter public art.	Funding secured for art work. Funding application submitted for assistance for works to the structures.	Grant application submitted to DFE for works to prepare the shelters. Response from DFE anticipated by 15/4/23. Still awaiting response.	PL	May-23	SB	Jun-23	
Aug-22	Recycle conference	The main UK Recycle conference in Sept.	TC and Technical Services Manager to book places at September conference.	PL	May-23	TRKC/ BW	Jun-23	
Oct-22	Seagulls in Mooragh Park	Agreed that bunting will be put up to deter seagulls.		PL	May-23	TRKC/ BW	Jun-23	
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		May-23	TRKC/ BW	Jun-23	
Feb-23	Move from weekly to monthly pay	Met with HR advisors and preparing option appraisal ahead of a plan. There will be consultation with the workforce.	Options brought to Establishment Committee May 2023.		May-23	TRKC/ NC	Dec-23	

No.	Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
3	Mar-22	Station Road Car Park re surface	Almost complete area outside front of store yet to be completed.	Complete works (after TT).	WD	May-23	BW	Apr-23	
7	Mar-22	Street Lights replacement heads	Quotation received. Loan petition approved.	Fittings ordered install June/ July 2023.	WD	May-23	BW	Mar-23	
8	Mar-22	Street Lights Lezayre Road	Quotation received. Loan petition approved.	MUA undertaking works.	WD	May-23	BW	Mar-23	
9	Mar-22	Street Lights upgrades	Quotation received. Loan petition approved.	MUA undertaking works.	WD	May-23	BW	Mar-23	
10	Mar-22	Street Lights New Street Lights	Quotation received. Loan petition approved.	Pulled as we are now using a different contractor.	WD	May-23	BW	Mar-23	
16	Mar-22	Coronation Park Toilets	Works being developed but requires planning due to proposed changes to the roof.	Planning application currently on display.	HP	May-23	RK	Mar-23	

There were originally 19 projects, once complete and shown complete for a month they are removed

Projects 2023-24

No.	Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
1	Feb-23	Toilet Millennium Garden	Prepare petition.		HP	May-23	MC	Apr-24	
2	Feb-23	Town Hall Solar Panels	Confirm specification.	RTC can apply to the Climate Change Fund for grant support.	HP	May-23	MC	Jul-23	
3	Feb-23	Park Machinery	Preparing to place orders	Ordered and delivered (remove June 2023)	WD	May-23	BW	May-23	
5	Mar-22	Town Hall rear entrance			WD	May-23	MC	Apr-24	
6	Mar-22	Fencing Mooragh Park		Complete	HP	May-23	MC	Jul-23	
7	Mar-22	Vehicle Trackers	Considering alternatives		WD	May-23	BW	Jul-23	
8	Mar-22	Tree Survey	Place order		WD	May-23	BW	Dec-23	
9	Mar-22	Street Name Plates	Confirming supplier		WD	May-23	BW	Dec-23	
10	Mar-22	Decorative Lighting (festoon)	Order placed	Awaiting delivery/install date.	WD	May-23	BW	Jul-23	
11	Mar-22	Fleet replacement	Ordered		WD	May-23	BW	Sep-23	
12	Mar-22	South Prom Changing facility		Finalise design	HP	May-23	SB/MC	Jun-23	
13	Mar-22	North Prom Changing Facility		Confirm position after meeting on 22nd Feb. Swimming group do not want a facility on the north prom.	WD	May-23	SB/MC	Jun-23	

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

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
MAY 2023 - 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 April 2023 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30th April 2023 – Appendix 2.

Accounts

Accounts of £898,010.53 were paid via the General Revenue Account and accounts of £31,268.47 were paid via the Northern Civic Amenity Site Account in April 2023. Details of the accounts paid and the suppliers utilised are attached at Appendix 1.

Recommendation : To be noted.

Summary of Revenue Income and Expenditure

A summary of the 2023-24 Income and Expenditure from 1st April to 30th April 2023 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 Appendix 2, the 2023-24 Income and Expenditure figures and graphs, and they are:

New refuse collection vehicle	£206,845.
Cronk Elfin refurbishment – prof. fees, materials & works	£132,382.
New mowers	£16,832.
Professional fees re Close Woirrey & Albert Road sites	£12,000.

Recommendation: To be noted.

Rates

During April 2023 £193,756 rates income was received from Treasury. Per the remittance advice this was for the 2022-23 financial year so will be recorded as a debtor in the financial accounts for the year to 31st March 2023.

Therefore at 30th April 2023 the total rate income receipts relating to the 2022-23 financial year was £3,060,193 compared to a budget of £3,013,336 (2021-22 £2,812,716 compared to budget of £2,776,672).

Recommendation: To be noted.

10th May 2023

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 30th April 2023

Appendix 1

Payee	Description	Amount (incl. VAT)
		£
General Account		
Various	New refuse vehicle	248,214.00
Staff	Wages, salaries, ITIP, NI & superannuation	187,849.45
Various	Cronk Elfin refurbishment scheme	156,775.30
Northern Civic Amenity Site	Qtr. 1 running cost contribution	69,730.80
IOM Government	Waste disposal at Energy from Waste plant	59,827.71
Various	Housing property repairs, maint. & safety checks	32,968.50
Various	Commission property repairs, maint. & safety checks	21,657.38
Various	Legal & professional fees : housing	21,625.06
Various	New Zero Turn mower & other equipment	20,199.00
Manx Utilities	Electricity supply	15,458.97
Various	Street lighting maintenance	14,469.47
Ellan Vannin Fuels Ltd.	Fuel & heating oil	9,180.49
Various	IT costs	4,406.27
Various	Office expenses - post, printing, stationery etc.	4,074.15
Various	Refuse materials & equipment	4,051.44
Various	Vehicle maintenance, repairs & licences	3,358.55
Various	Machinery repair & maintenance	2,785.14
Various	Town events	2,750.00
Various	Park goods & materials	2,624.89
Evolution Accounting Ltd.	Internal audit	2,400.00
Various	Staff training	2,195.03
Various	Contract cleaning	2,182.00
Various	Library books, materials & IT licences	1,851.12
Banks	Bank & debit card charges	1,390.05
Various	Legal & professional fees : non-housing	1,255.86
Manx Telecom Ltd.	Phones	1,174.19
Various	Security & safety	1,087.20
Account transfers	Rent refunds and R & N DHC rents collected by card	662.84
IOM Newspapers Ltd.	Vacancy advertising	569.42
Mr J McGuinness	Attendance Allowance	187.50
Mr W G Young	Attendance Allowance	168.75
Ms L L Craine	Attendance Allowance	153.75
Mr A J Oldham	Attendance Allowance	146.25
Mr F B R Williams	Attendance Allowance	138.75
Mr A R Beighton	Attendance Allowance	131.25
Mr L I Singer	Attendance Allowance	127.50
Mr R D Cowell	Attendance Allowance	108.75
Rev Canon Greenwood	Attendance Allowance	18.75
Various	Gift vouchers	55.00
		898,010.53
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	11,693.46
Various	Equipment maintenance	10,510.02
Mann Waste Recycling Ltd.	Skip haulage	4,621.79
Various	Recycling charges	2,064.96
Ellan Vannin Fuels Ltd.	Fuel	1,528.80
Various	Site maintenance	679.66
Manx Telecom Ltd.	Phones	82.30
Worldpay (UK) Ltd.	Debit card reader charge	66.45
Bank	Charges	21.03
		31,268.47

Ramsey Town Commissioners

Suppliers utilised during April 2023

Appendix 1

Access UK Ltd.	UK	K & R Parts Ltd.	IOM
Allan C Swales Ltd.	IOM	Legg Surfacing Ltd.	IOM
AP Plastics & Supplies Ltd.	IOM	Mac's Builders Merchants Ltd.	IOM
Argon Business Systems Ltd.	IOM	Magnet (IOM) Ltd.	IOM
Argon Office Systems Ltd.	IOM	Mann Hire Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Mannin Retail Ltd.	IOM
Axis Consulting Engineers Ltd.	IOM	Mann Waste Recycling Ltd.	IOM
Ayre Mowers Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Manx Telecom Ltd.	IOM
Ball Colegrave Ltd.	UK	Manx Utilities	IOM
BHW Print Group Ltd.	IOM	March Consultants Ltd.	IOM
Brew & Corkill Ltd.	IOM	Marksmann Locksmith	IOM
Cameron Hall (Services) Ltd.	IOM	Martin & Watson Ltd.	IOM
C E Richmond Ltd.	IOM	Modus Architects Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	North Point Plastics Ltd.	IOM
Countryside Maintenance Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Cuplas Callow (IOM) Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Paragon HR & Recruitment Ltd.	IOM
Denis Eagle Ltd.	UK	Paul Wheeler Ltd.	IOM
Derby Process Services Ltd.	UK	Phoenix Windows Ltd.	IOM
Easy Mix Concrete Ltd.	IOM	Promenade Shirts & Embroidery Ltd.	IOM
Egan Reid Stationery Co. Ltd.	UK	Prospero Facilities Services Ltd.	IOM
Electric Avenue Leeds Ltd.	UK	Quadient UK Ltd.	UK
Ellan Vannin Fuels Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Evolution Accounting Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
Farmers Combine Ltd.	IOM	Ramsey Skips	IOM
Ferncroft Environmental (IOM) Ltd.	IOM	Ramsey Town Band	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Rentokil Pest Control	UK
GoPak Ltd.	UK	Screwfix Direct	UK
Gough Electrical Ltd.	IOM	Shennaghys Jiu	IOM
Haldane Fisher (IOM) Ltd.	IOM	Slade Scaffolding Ltd.	IOM
Ijcad Services	IOM	Specialist Coatings Ltd.	IOM
Infotech Systems Ltd.	IOM	Steven Morley Ltd.	IOM
Investec Asset Finance Ltd.	IOM	2 Clean	IOM
IOM Government	IOM	Ulverscroft Ltd.	IOM
IOM Newspapers Ltd.	IOM	Unique Fire Protection IOM Ltd.	IOM
JAC Stores Ltd.	IOM	Vannin Officepoint Ltd.	IOM
J Clawson Ltd.	IOM	W.D.S. Ltd.	IOM
J D Landscapes Ltd.	IOM	W.F. Howes Ltd.	UK
Jim Morgan Engineering Ltd.	UK	Wicksteed Leisure Ltd.	UK
Jones Services Ltd.	IOM	Worldpay (UK) Ltd.	UK
J P Corry (formerly Jewsons)	IOM		

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30th APRIL 2023 - Appendix 2

	2023-24 to date			Estimate for 2023-24		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	68,897	831,815	(762,918)	4,694,657	4,861,232	(166,575)
Cl. Woirrey/ Cl. y C Glass	0	0	0	328	0	328
Brookfield Court	967	8	959	24,668	21,053	3,615
Close ny Mooragh	3,644	34	3,610	50,081	53,600	(3,519)
Sub Total	£73,508	£831,857	(£758,349)	£ 4,769,734	£ 4,935,885	£ (166,151)

	2023-24 to date			Estimate for 2023-24		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Property and Assets						
Town Hall	3,702	17,021	(13,319)	234,198	24,792	209,406
Workshops	7,209	0	7,209	77,691	0	77,691
Public Conveniences	3,006	0	3,006	72,348	0	72,348
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	198	0	198	11,246	0	11,246
Mansail Lease	2,135	2,500	(365)	4,650	11,552	(6,902)
Lakeside Centre	0	0	0	4,512	12,785	(8,273)
Parklands Day Nursery	0	4,466	(4,466)	3,311	19,972	(16,661)
Bowling Alley	0	0	0	3,116	15,000	(11,884)
Non-Lease Properties	0	0	0	7,518	0	7,518
Prom shelters, benches, signs	(584)	0	(584)	25,568	0	25,568
Private Property Repairs	329	0	329	10,500	0	10,500
CCTV town centre	2,113	0	2,113	1,458	0	1,458
Apprentices	2,083	1,536	547	20,051	2,615	17,436
R.N.D.H.C.	706	866	(160)	16,397	18,037	(1,640)
Park assets	12,619	0	12,619	83,300	0	83,300
Sub Total	£48,316	£26,389	£21,927	£590,664	£104,753	£485,911

	2023-24 to date			Estimate for 2023-24		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Works & Development						
Foreshores & Flags	584	0	584	5,533	0	5,533
Car Parks	2,101	15,392	(13,291)	28,830	26,835	1,995
Refuse Removal	74,348	26,581	47,767	930,316	135,249	795,067
Civic Amenity contribution	58,109	0	58,109	228,120	0	228,120
Sewers & Pumps	0	0	0	104,251	104,251	0
Street lighting & maint.	23,465	0	23,465	108,496	0	108,496
Decorative maint.	5	0	5	15,515	0	15,515
Decorative lighting new items	0	0	0	7,525	0	7,525
Local Services	13,139	0	13,139	236,377	0	236,377
Sub Total	£171,751	£41,973	£129,778	£1,664,963	£266,335	£1,398,628

	2023-24 to date			Estimate for 2023-24		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Parks & Leisure						
Events & Attractions	976	2,250	(1,274)	81,444	24,625	56,819
Parks & Gardens	17,303	0	17,303	280,737	710	280,027
Games Concessions	0	0	0	1,775	0	1,775
Public Library	11,054	488	10,566	148,505	9,269	139,236
Sub Total	£29,333	£2,738	£26,595	£512,461	£34,604	£477,857

	2023-24 to date			Estimate for 2023-24		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Finance & General Purposes						
Administration	2,043	0	2,043	102,156	0	102,156
Office Expenses	57,149	11,815	45,334	811,070	123,094	687,976
Sundry Expenses	1,406	0	1,406	11,615	0	11,615
Miscellaneous	3,147	1,913	1,234	36,397	24,431	11,966
Swimming Pool	0	0	0	44,154	0	44,154
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	0	0	0	3,333	1,196	2,137
Sub Total	£65,745	£13,728	£52,017	£1,010,725	£148,721	£862,004

TOTAL	£388,653	£916,685	(£501,643)	£ 8,548,547	£ 5,490,298	£ 3,058,249
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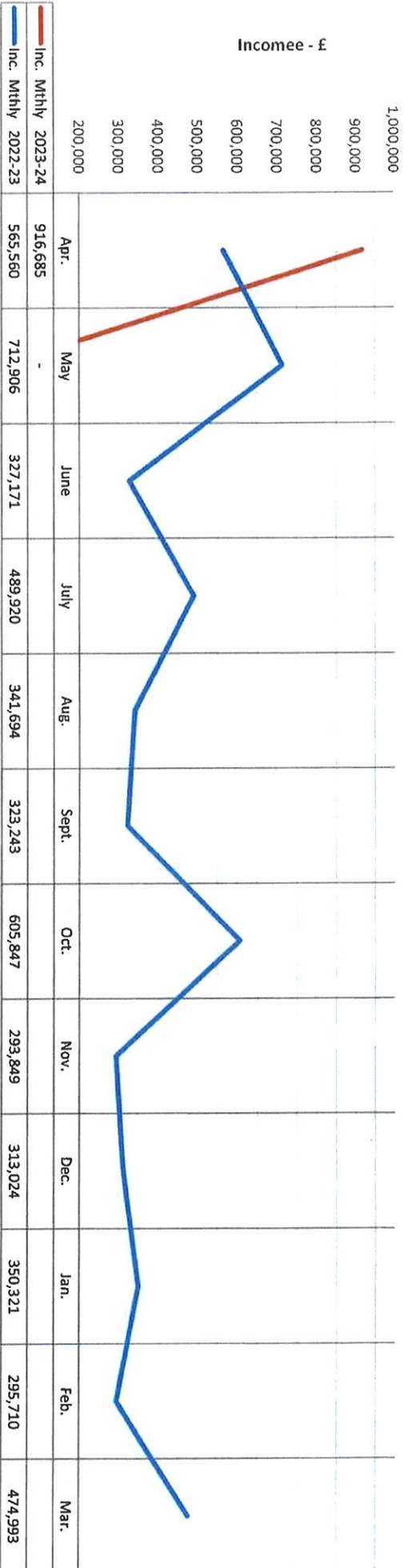
Town rates	£ -	£ 193,756	(£193,756)	£ -	£ 3,254,158	(£3,254,158)
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RAMSEY TOWN COMMISSIONERS

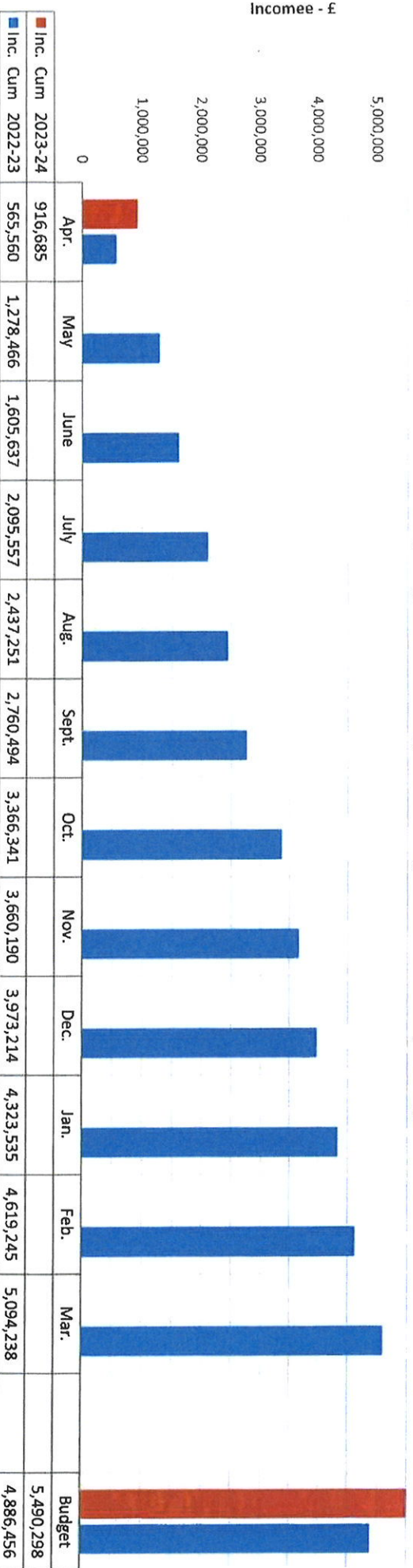
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2023

Appendix 2

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



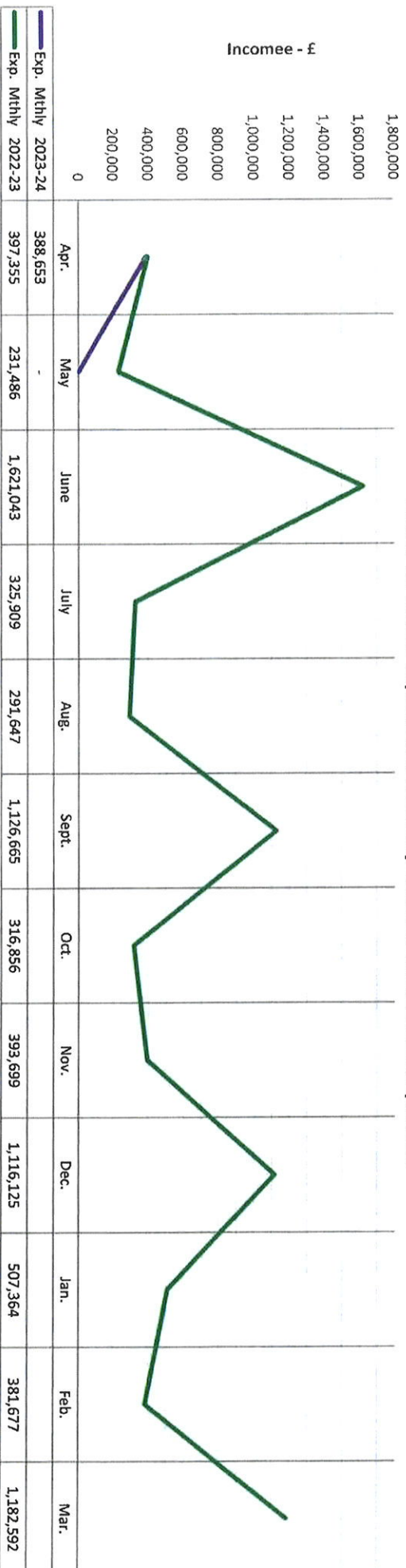
Ramsey Town Commissioners
Comparing income to budget 2023-24 (with 2022-23 comparative)



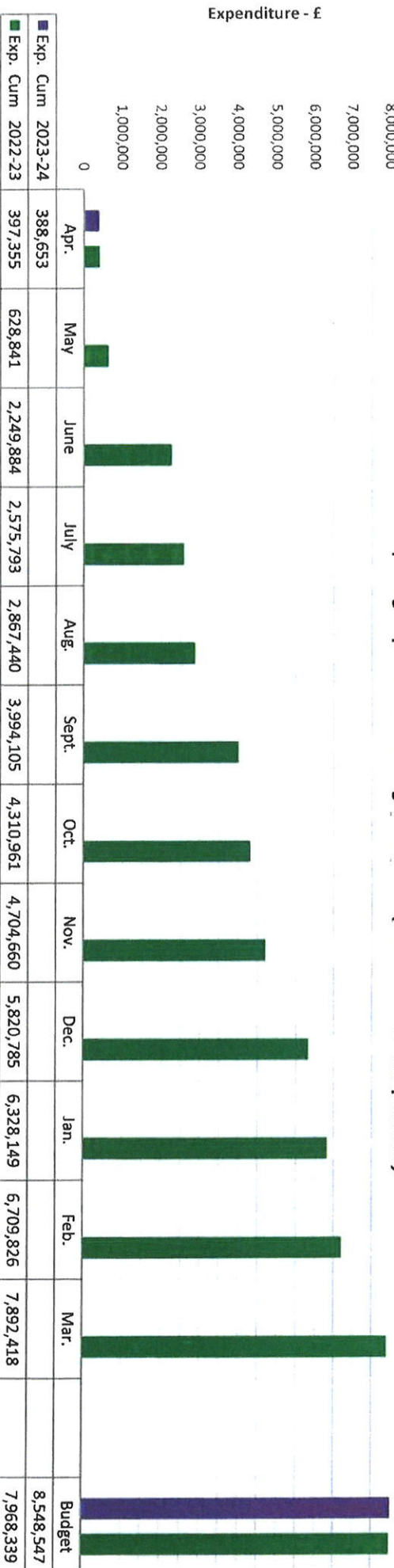
RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2023

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



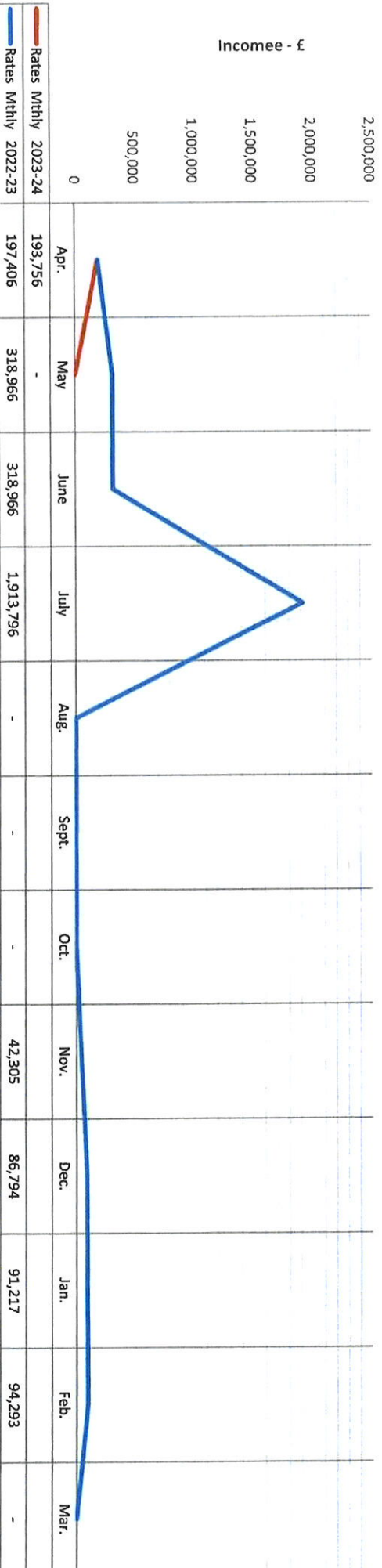
Ramsey Town Commissioners
Comparing expenditure to budget 2023-24 (with 2022-23 comparative)



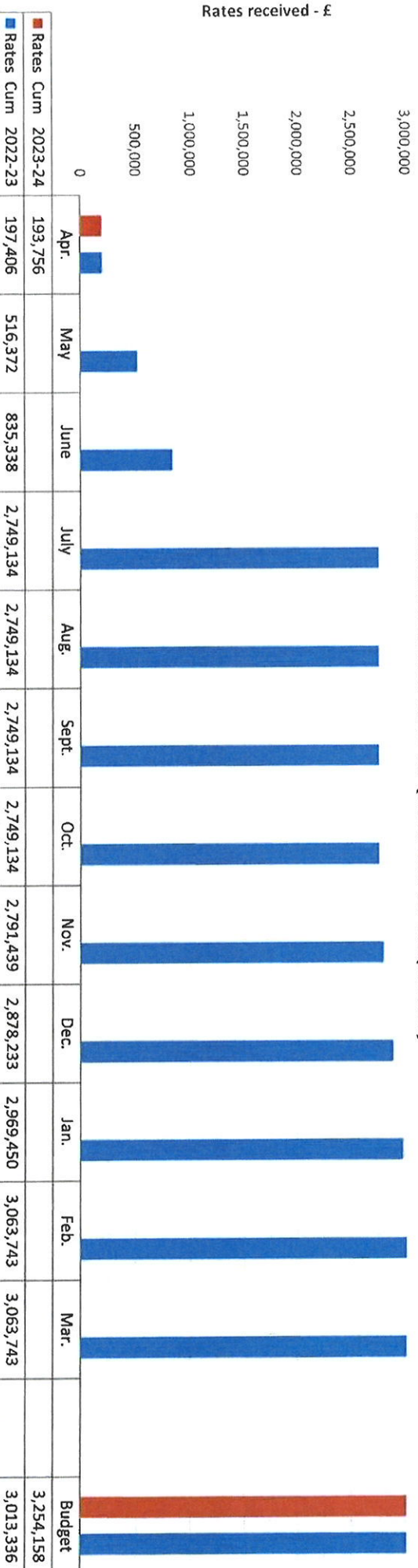
RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2023

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



Ramsey Town Commissioners
Town rates received 2023-24 (with 2022-23 comparative)



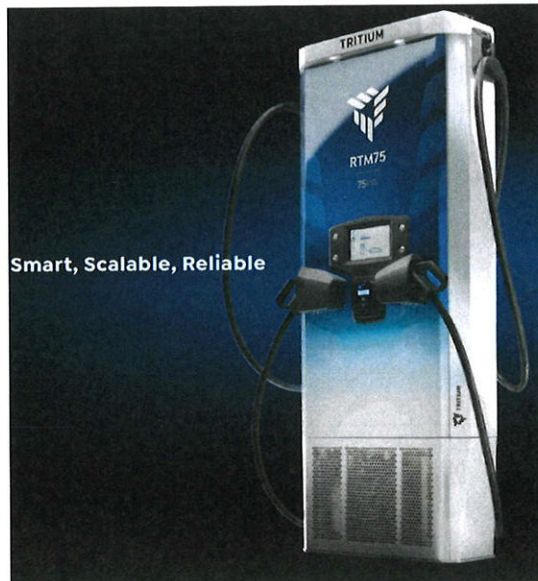
**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
FAST CHARGER STATION ROAD CAR PARK
MAY, 2023 – PUBLIC**

Mr. Chairman and Members,

The MUA have recently ordered additional DC Rapid Charger units similar to the one at Douglas Sea Terminal as they look to keep abreast of local EV charging requirements.

Their plan is to have a Rapid Charger available North, South East & West, and they are finalising a list of proposed sites. In the UK Rapid Charging is prominent at supermarkets given the average dwell time of up to one hour, which in most instances is adequate to fully charge the average battery. In light of the MUA's initial thoughts would be to replace the AC charge point at the Station Road car park where they already have a presence and some transferable infrastructure. They would use the same layout, charging two vehicles simultaneously, with a slightly larger supply pillar erected in the grass verge.

They feel that this would be a good acquisition for the Town and would like to draw on our local knowledge regarding the proposed location. Although Station Road car park seems to be the most obvious location they have asked if we can think of any other locations which may be more suitable.



Recommendations: For discussion

21st April 2023.

T. R. K Cowin
Town Clerk

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – MAY, 2023 PUBLIC**

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: 4068
P.A. NO.: [23/00421/B](#)
PROPOSED: Conversion from commercial to residential
NOTES: P.A. in Detail
SITE: **3, Collins Lane, Ramsey**

REF NO: 4069
P.A. NO.: [23/00446/B](#)
PROPOSED: Variation of condition 1 of PA21/00232/B (Original application PA18/01234/B) for the approval in principle for the erection of a four storey apartment block, to extend the period of approval for a further 2 years
NOTES: P.A. in Detail
SITE: **21 - 22, West Quay, Ramsey**

REF NO: 4070
P.A. NO.: [23/00465/B](#)
PROPOSED: Erection of a dwelling and detached garage
NOTES: P.A. in Detail
SITE: **Plot 6, The Greens, Fairfield Avenue, Ramsey**

REF NO: 4071
P.A. NO.: [23/00480/B](#)
PROPOSED: Erection of a detached garage and store building
NOTES: P.A. in Detail
SITE: **12, Fairway Drive, Ramsey**

**Technical Services Manager's Report – Planning Applications
May 2023 – Public Continued:**

REF NO: 4072
P.A. NO.: [23/00490/B](#)
PROPOSED: Alterations, replacement rear extensions and front porch and raising of the existing roof to provide additional/improved living accommodation to dwelling
NOTES: P.A. in Detail
SITE: **The Auburns, 19, Lezayre Road, Ramsey**

REF NO: 4073
P.A. NO.: [23/00552/B](#)
PROPOSED: Installation of upvc cladding to part of South facing gable wall
NOTES: P.A. in Detail
SITE: **4, Market Place East, Ramsey**

B. Wallace,
Technical Services Manager

9th May, 2023.

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
HOUSING PERFORMANCE AND STATISTICS 2022/23
MAY 2023 - PUBLIC**

Mr. Chairman and Members,

Attached with this report are the Housing Performance and Statistics 2022/23 - for Quarter Four for year-end 31st March 2023.

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

10th May 2023.



Housing Performance and Statistics

2022/2023 – Q4

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

2022/2023

1	Allocation Data	21/22	Q1	Q2	Q3	Q4	22/23	Notes
A	Total number of housing waiting list applicants	91	98	91	93	94	94	There are 64 applicants on the one-bedroom waiting list, 28 on the two-bedroom list and 2 on the three-bedroom list. 7 new applicants have been added in the last quarter.
B	Total number of transfer waiting list applicants	18	15	15	18	19	17	Number on list at end of each quarter. The average is given per annum.
C	Number of housing waiting list allocations	33	4	5	4	4	17	Number of applicants from the housing waiting list that have been allocated a property within quarter.
D	Number of transfer list allocations	9	2	1	2	1	6	Property transfers adversely affect the voids list and incur re-let costs.
E	Number of new lodgers in RTC properties	9	0	2	0	0	2	New approved paying lodgers during the period. There are currently 7 paying lodgers in total.
F	Number of terminated tenancies	35	2	7	5	5	19	Tenants surrendering their tenancies. 1 possession has been taken within this period. Tenants transferring to Mayfield affected the 2021/22 data.
G	Number of applicants withdrawn from the housing waiting list	6	5	5	12	3	25	Applicants voluntarily withdrawing their applications or removed from the list following a review.

HOUSING PERFORMANCE DATA

2022/2023

2	Maintenance Data	21/22	Q1	Q2	Q3	Q4	22/23	Notes
A	Number of responsive repair requests	1322	298	356	454	382	1490	Reported property repairs.
B	Percentage of responsive repairs completed on time	95%	89%	94%	92%	92%	92%	Responsive repairs and void property re-let work takes priority over non-urgent work and planned projects.
C	Total number of void properties completed	45	7	7	7	9	30	Properties that have been brought to a re-let standard.
D	Percentage of void properties completed on time	87%	95%	100%	100%	100%	99%	Target - 5 weeks standard, 12 weeks major (i.e. requires new kitchen, bathroom, damp remedial work). Void work was slowed during the Government's Covid-19 lockdowns.
E	Percentage of properties with valid boiler safety certificates	483 100%	130 27%	110 23%	114 24%	130 27%	484 101%	Boilers are serviced every 11 – 12 months to remain safe and compliant within the 12-month target period. There are 480 boilers in total.
F	Percentage and amounts spent on maintenance budget	£721,064 93%	£165,688 21%	£170,169 22%	£278,916 39%	£182,921 24%	£797,694 106%	The annual maintenance allowance equates to 26.1% of the overall rental income.
G	Total number of out of hours emergency repairs carried out	191	26	44	48	41	159	Only emergency calls and repairs that are the responsibility of the Landlord are reacted to with an action.

HOUSING PERFORMANCE DATA

2022/2023

3	Management Data	21/22	Q1	Q2	Q3	Q4	22/23	Notes
A	Percentage of gross rent arrears	\$67,358 2%	\$54,221 2%	\$53,167 2%	\$58,281 2%	\$54,272 2%	\$54,985 2%	The average figures are shown within the previous year column.
B	Percentage of property inspections carried out	61 11%	25 5%	23 9%	32 15%	15 18%	95 18%	Property inspections provide a good line of communication and engagement with tenants.
C	Percentage of rent paid by cash, debit card including by telephone, cheque and Standing Order	36%	36%	35%	34%	35%	35%	Cash 26%, cheque 3%, debit card 39% and Standing Order 32%.
D	Percentage of rent paid by direct debit	48%	48%	48%	48%	48%	48%	
E	Percentage of rent paid direct by the DHSC	16%	16%	17%	18%	17%	17%	
F	Housing newsletters issued	1	0	1	0	0	1	Issues normally distributed every March and September.

HOUSING PERFORMANCE DATA

2022/2023

4 Capital Projects	Notes
A Cronk Elfin External Refurbishment of 50 properties	The project commenced on site on the 21st February 2022 and is a 104-week contract. The bathroom remedial works/external refurbishment works are approximately 59% complete.
B Close Wolirrey Re-development	Please see 'F' below. A redesign of the entire site is underway. A further update report is due to be presented to the Board for approval. A new Business Case and petition will be required once a design and costs are established and approved.
C External refurbishment of 7 properties situated on Upper Queens Pier Road	Practical completion was achieved on the 5 June 2020. The works have been monitored to establish if the remaining 37 properties on the estate would benefit from the same refurbishment treatment. A Business case is to be prepared for this.
D Replacement PVCu windows to 16 dwellings Gladstone Avenue & 10 dwellings Vernon Road	Tender process complete and works are to commence in June 2023.
E Refurbishment of Footpaths & Landscaping - Vernon Road	Tender process complete and works to commence in June 2023.
F Purchase of the former Albert Road School site for Public Sector Housing	The purchase of the site has taken place and is now under the ownership of the Commission. The plan is to extend the Close Wolirrey site with this site for a combined redevelopment.

5 Large Revenue Projects	Notes	
A External re-decoration of the Lezayre estate	This decoration work will continue throughout the Lezayre estate and will be spread over several 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. This work will recommence during this summer.	
B Roofline, external decoration and fence and footpath improvements at Close Caarllys	This work will be carried out in-house and funded from the Housing Maintenance Allowance/Housing Maintenance Reserve Fund during 2022/23, 2023/24 and 2024/25 financial years.	
6 Strategic Plan	Notes	
A To work with the Department of Infrastructure (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).	On 12 July 2021 the Commission entered into a 2-year pilot scheme agreement to take on the management of 12 of the DOI's properties at Lambhill, Bride. There have been no known issues to date.	
C Maintain high level of rent collection.	See notes below.	
D Review and develop Housing policies.	In progress. Current policies are being reviewed periodically and there are no issues to date.	

Housing & Property Managers notes:

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 being monitored and pursued.

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

Property inspections have proven to be a good line of communication and engagement with our tenants. Although inspections have been reduced during the Covid-19 pandemic, they continued for end of tenancies, transfers and where there are any general concerns. All properties have been inspected since this exercise commenced.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
BRITISH ENDURO
MAY 2023 – PUBLIC**

Mr. Chairman and Members,

Representatives of Ramsey Motorcycle Club (RMC) have met with officers regarding the staging of a British Enduro Round in the island on the weekend of 8th – 10th September 2023.

This event was successfully ran in 2021 and had a good entry and was well received. This will attract upto 200 local and visitor entrants.

The event will have its base at Ramsey Rugby Club with a small section of Mooragh Promenade being used as parc ferme. The stages will be “off road” in plantations around the Island.

The opening ceremony will take place at Ramsey Courthouse and the organisers wish to have a ceremonial “start” from Bourne Place.

To support the event the organisers will be seeking the following:

- 1- A partial closure of a section of the Mooragh Promenade Walkway opposite the BMX Track– a footpath will always be maintained between 6pm on 7th September 2023 until 6pm on 10th September 2023
- 2- A Suspension of parking of Market Place Car Park from 3pm on 8th September 2023 until no later than 11.30am on 9th September
- 3- A closure of Parliament Street from Court Row to Market Hill, Bourne Place and Market Hill from 9am on 9th September 2023 until no later than 11.30am on 9th September 2023

The Commission provided logistical support for the previous events (around highway closures and use of barriers) and allowing the use of the Mooragh Amenity area and entrants use of the camper van area. The organisers are asking if the Commission would be able to provide similar support for the event this year.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

10th May 2023