

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

www.ramsey.gov.im

13th July, 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, 19th July, 2023**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. **Apologies for Absence:** Rev Canon N. D. Greenwood
2. **Minutes for Adoption:** page(s): 1 - 14
 - Board Meeting held on 21st June, 2023.
3. **Matters arising not included within the Agenda.**
4. **Matters for Information:** page(s): 15 - 19
 - Action Tracker – July, 2023.
 - Trackers - Budget Approved Projects
5. **Finance and General Purposes:** page(s): 20 - 25
 - Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates
6. **Works and Development:** page(s): 26 - 30
 - Town Clerk Report(s):
 - Update – Powers Relating to Dilapidated Buildings
 - Weekend and Overnight Parking in Residential Areas
 - Technical Services Manager's Report(s):
 - Planning Applications with Appendix

7. Parks and Leisure:

page(s): 31 - 36

- Town Clerk's Report(s):
 - Consultation Heritage Railway Independent Review and Economic Impact Assessment
- Deputy Town Clerk's Report(s):
 - Christmas Events
 - Shennaghys Jiu 2024

8. 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, 21st June, 2023, at 7.00 p.m.

Present: Mr. A. J. Oldham, Miss L. L. Craine, Messrs. A. R. Beighton, G. S. Court, R. D. Cowell, S. R. Kelly, J. McGuinness, L. Parker, L. I. Singer, F. B. R. Williams and W. G. Young.

Canon Greenwood has been granted leave of absence.

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

(2023/24:037) Minutes:

Resolved: That the Minutes of the Board Meeting held on 17th May, 2023, be confirmed and signed by the Chairman.

(2023/24.038:) Matters Arising:

The following matters, not specifically appearing within the Agenda were raised by members:

038a) Airport Parking Charges – Mr. McGuinness queried if a further letter had been sent with regard to proposed changes to airport parking charges. The Town Clerk confirmed that it had and an acknowledgement of the correspondence had been received.

038b) T.T. Week Events – Mr. Kelly took the opportunity to convey thanks to all involved in the success of events in the Town during TT and also those involved in looking after the Town, he also recorded thanks to those members of the Chamber of Commerce who opened on the Sunday. Mr. Kelly commented that there were positives and negatives to the events, mainly positives, but hoped that negatives could be looked at and improved upon for future events.

038c) Provision of Ice Cream Mooragh Park – Mr. McGuinness recorded his praise of the new tenants at the Boathouse Café particularly in their provision of ice creams.

039) South Foreshore – References were made to the cleanliness of the South foreshore – Mr. Young commented that there were no birds nesting; Miss Craine commented that actions with regard to the beach must be done within the law; Mr. Singer referred to the smell which Mr. Kelly responded were due to accumulation of seaweed and recent tidal conditions.

Matters for Information:

(2023/24:039) Action Tracker June, 2023:

Resolved: To note the “Action Tracker” to 15th June, 2023, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

North Promenade Changing Huts: Mr. Cowell suggested it might be worthwhile to have this item removed from the Tracker and divert funding to the South Promenade changing huts. Discussion ensued with regard to meetings that have taken place with sea swimmers concerning provision of changing huts on both promenades and progress on planning applications. Mr. McGuinness referred to the time factor of discussions and commented that Standing Orders should technically require to be suspended to allow discussion. Mr. Cowell commented he was content to wait and no further discussion took place.

Mooragh Promenade Shelter Public Art – Mr. McGuinness referred to the need to complete one shelter. The Deputy Town Clerk confirmed that the school will complete the artwork, by way of including a seagull.

Planning Enforcements – Mr. Singer referred to the lack of action by Planning Enforcers – the Town Clerk undertook to refer the matter to the Minister in attempt to progress action.

Mooragh Park Shelter Public Art – Mr. McGuinness queried progress on this matter – the Deputy Town Clerk advised that as reported no response has been received from DFE but he will attempt to seek a response.

Miss Craine queried the format of the “Action Tracker” particularly the “reporting date” – the Town Clerk undertook to review the format and to either drop the date or ensure it is included elsewhere.

(2023/24:040) Action Tracker Budget Approved and Proposed Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 15th June, 2023 and that for proposals for 2023/24.

Finance and General Purposes:

(2023/24:041) Town Clerk's Report – Consultation on the Removal of Low Value Coinage:

Members considered the Town Clerk's report dated 12th June, 2023, which contained questions put within the Treasury's Consultation with regard to proposals to remove low value coinage.

Mr. Cowell suggested that the following responses (summarised) to the consultation be submitted on behalf of the Commission:-

Question 1: Do you agreed that 1p, 2p and 5p coins no longer have any real purchasing power?	Response – yes
Question 2: Do you agreed that some or all of the 1p only, 2p only, 1p and 2p only; or 1p 2p and 5p coins should be withdrawn from circulation?	Response – no in all cases
Question 3: Do you agree with the proposal to introduce rounding?	Response - no

Mr. Cowell qualified the unfairness of the proposals particularly for the demographics of the population who still prefer paying in cash. Mr. McGuinness agreed with Mr. Cowell's comments and added that charities would be suffer if the proposals were introduced.

Mr. Singer referred to the priorities of Treasury in promoting the consultation when there are far more pressing measures to which this consultation was irrelevant; he felt the round-up proposals were a method of introducing inflation. Mr. Singer proposed that the Commission oppose the proposals and make comment that the consultation is an unnecessary waste of Government's time and the concern at the lack of attention to priorities affecting the Isle of Man particularly the cost-of-living crisis. Mr. Young seconded the proposal which was put to the vote and carried by 9 votes to 2 – Messrs. Beighton and McGuinness voting against.

(2023/24:042) Town Clerk's Report – Consultation Electoral Commission:

Members considered the Town Clerk's report dated 7th June, 2023, advising of receipt of a public consultation, following meetings held around the Island. The consultation is aimed at individuals, the Commissioners' having made a substantive response to the proposals in April, 2023.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed, the Electoral Commission be invited to attend a further public meeting in Ramsey to fully inform the residents of proposals with regard to constituency boundary changes. It was further resolved and agreed that the Electoral Commission be informed that the Commissioners challenge the arbitrary percentage variance as a driver for constituency boundaries and highlight the importance of community and geographical ties as well as the potential for negative effects of changes which do not make cultural or local sense to residents impacted. It was also agreed to reinforce the views conveyed in April that the constituency boundary changes need to take account of population numbers Island-wide and Government's goal to grow the population by 15,000 should be taken into consideration particularly as area plans are still in a state of flux.

(2023/24:043) Town Clerk's Report – Local Government Amendment Bill 2023:

Resolved: To note the Town Clerk's report dated 14th June, 2023, advising of receipt of a details of the progression of the Local Government (Amendment) Bill 2023. The Town Clerk drew attention particularly to reference to boundaries and codes of conduct. Mr. Singer reminded members that they could discuss the Clauses with Members of the House of Keys if they felt particularly strongly about any matters. A copy of the Bill had been provided to members in advance of the meeting.

(2023/24:044) Town Clerk's Report – Tennis Club Use of the Mooragh Courts:

Members considered the Town Clerk's report dated 14th June, 2023, conveying the request from Ramsey Tennis Club to extend the period of their agreement for occupancy of the tennis courts situate in the Mooragh Park at the existing nominal consideration of £5 per year. The Club wish to continue the strategy of maintenance and wish to be more involved with events happening in the park. In addition the Club seek financial support towards provision of trophies for the "Town Cup" competitions at which the Commissioners will be invited to present prizes.

A proposal was put by Mr. Parker, seconded by Mr. Cowell that the Commission agree to the Club's requests. Mr. Williams queried the purpose of a grant to the Club of £150 and members were advised that it is understood it is used to provide trophies. Mr. Williams queried the fairness of this to other sporting organisations in the Town.

An amendment was put by Mr. McGuinness that the Club's requests be agreed, with the exception of the donation of £150. This was seconded by Mr. Parker. Miss Craine proposed a further amendment that the matter be deferred to the budget setting process in case other Clubs come forward to seek a grant – the proposal did not receive a seconder. Mr. McGuinness queried if paying a grant to the clubs was permissible. Members noted that several supporting Clubs did hold "Town Cup" Competitions.

The amendment put by Mr. McGuinness was put to the vote and carried without division.

(2023/24:045) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's general report dated 14th June, 2023, subject to the following:-

Accounts – the Finance Officer informed members that the accounts listed are inclusive of V.A.T., which is claimed back, provided information with regard to several of the payments listed within appendix 1 and answered questions put by members.

Rates – the Finance Officer commented that the schedule of rate payments received was on the same schedule as previous years. A further payment is due from Treasury towards the end of June, 2023.

Works and Development:

(2023/24:046) Town Clerk's Report – Public Bodies Climate Change Reporting:

Members considered the Town Clerk's report dated 26th May, 2023, to which was appended a draft report required to be submitted, by 31st July, 2023, in terms of the Climate Change Act 2021.

Mr. McGuinness queried the Commission's LED and Solar provision and was advised that these matters did not fall into the reporting period, namely 1st April, 2022 – 31st March 2023. Mr. Parker commented that he felt the Commission was doing a good job in reducing their carbon emissions – he had been on line and made comparison with other authorities but whilst our figures are lower there is a cost to ratepayers.

Miss Craine queried how heating costs and gas exchange figures were calculated – heating being calculated, mainly for housing where the Commission is responsible for payments, and gas exchange – via a "drop-down" menu with automated calculations. Mr. Singer queried who had completed the report and provided costs – the Town Clerk replied that the Finance Officer had on-going figures and statistics and that the time taken in compiling the report had not been overly time consuming.

Resolved: That following a proposal by Mr. McGuinness, seconded by Miss Craine and agreed, the provided report be submitted.

(2023/24:047) Technical Services Manager's Report - Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 12th June, 2023, May, 2023, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following:-

REF NO: 4078
P.A. NO.: 23/00573/C
PROPOSED: Additional use of Apartments 2, 3 and 19 as tourist accommodation
NOTES: P.A. - Change of Use
SITE: **2, 3 & 19, The Elms, Lezayre Road, Ramsey**

Discussion ensued during which members noted one objection had been submitted to the application from a neighbour. Mixed views were expressed about the need for tourist accommodation, creation of any precedent, possible loss of residential accommodation; change of use to tourism resulting in fewer properties being available for permanent residences. A proposal by Mr. McGuinness that an observation be made about parking requirements did not receive a seconder. No further proposals were put forward and therefore no comments on the application will be submitted.

REF NO: 4084
P.A. NO.: 23/00652/GB
PROPOSED: Installation of rear balcony at first floor level and change of use from offices to single dwelling (in association with RB consent application 23/00653/CON)
NOTES: Registered Building
SITE: **9, Auckland Terrace, Parliament Street, Ramsey**

REF NO: 4085
P.A. NO.: 23/00653/CON
PROPOSED: Internal alterations to facilitate conversion from offices to single dwelling, installation of first floor balcony at rear, replacement windows, and alteration of rear window to create door RB152 (in association with 23/00652/B)
NOTES: Registered Building
SITE: **9, Auckland Terrace, Parliament Street, Ramsey**

Consideration of the above applications were considered at the same time. Discussion ensued with mixed views about welcome investment in the town compared with loss of office space.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Singer, the Commission object to the proposal on the grounds that the development would erode the commercial district of the town which needs offices and be contrary to zoning in that area of the Town. Miss Craine was advised that Standing Orders did not permit her to abstain from voting. The proposal was defeated by 9 votes to 2, there being no further support to the objection.

Housing and Property:

(2023/24:048) Deputy Town Clerk's Report – Albert Road Site:

Members considered the Deputy Town Clerk's report dated 13th June, 2023, advising of a request made by the Mountain View Innovation Centre to permit the Albert Road Site to be used as a drop-off/pick-up point on 22nd July, 2023, to help transport to an event at the Centre.

Resolved: That following a proposal by Mr. Parker seconded by Miss Craine and agreed by 10 votes to 1, Mr. Young voting against, that permission be granted.

Parks and Leisure:

(2023/24:049) Deputy Town Clerk's Report – Sprintfest:

Resolved: To note the Deputy Town Clerk's report dated 13th June, 2023, confirming that a survey would be undertaken following the recently held Sprintfest Event and further report would be presented to the Commission.

Mr. Court, Lead Member, took the opportunity to convey thanks to Mr. McGuinness, his assistants, the participants, businesses, Police, helpers and volunteers who all contributed towards the success of this event. Mr. Kelly queried if the survey was available – the Deputy Town Clerk advised that it would be placed on Facebook.

Mr. Cowell commented on the good attendance and thanked the Deputy Town Clerk in ensuring that mitigations were in place and had improved the event this year and hoped that any points of mitigation that might be raised this year could be incorporated to make this event even better.

(2023/24:050) . Notice of Motion Telephone Box Courthouse Ground:

Mr. McGuinness presented his notice of motion dated 15th June, 2023, as précised hereunder, and which the Chairman permitted be considered:-

"In May 2021 it was agreed by Ramsey Town Commissioners to look into the costs and practicalities associated with adopting the Telephone Box located at the Courthouse, as Manx Telecom were considering removal due to lack of use and converting it into a location for a defibrillator.....

Mr. McGuinness proposed "that Ramsey Town Commissioners contact Manx Telecom to enquire regarding the status of adoption of the phone box that was not taken up in 2021 and, at the same time, open up dialogue with the conservation officer and/or planning department within DEFA regarding the practical steps involved in making the phone box an attractive beneficial part of the town (a defibrillator storage facility for example) which is able to be maintained, and not left to be a rotting eyesore, in a pragmatic and cost sensible manner in line with the preservation order." Mr. Williams seconded the motion, which was agreed without division.

Any Other Business:

(2023/24:051) Raft South Foreshore:

Mr. Young informed members that he had received a verbal offer from a company “KEL Developments” offering to repair the raft free of charge. Mr. Young proposed, that the offer be accepted, which was seconded by Miss Craine. Members queried if the offer was to repair the raft to the same design or something more suitable to the weather conditions prevailing in the bay? Mr. Court expressed concern that the existing design is not fully fit for purpose. The Housing and Property Manager informed members that he too had received offers from 2 joiners to undertake repairs.

The proposal was put to the vote and carried by 10 votes to 1, Mr. Beighton voting against. Contact details were provided and the Housing and Property Manager was authorised to discuss the matter with the contractor.

2023/24:052) Sundry Matters:

052a) Park Gardens – Mr. Singer commented and congratulated the parks and works staff on the delightful state of the Mooragh Park and particularly hanging baskets on park railings.

052b) Car Parks – Mr. Singer drew attention to the condition of the Station Road and Mooragh Amenity Area car park the condition of which he felt had deteriorated due to the recent hot weather repairs for which he considered should be scheduled now.

Mr. Singer moved that the Commission consult the Department of Infrastructure and seek advice on the current situation and advice on how to remedy the matter to ensure both car park surfaces are suitable. The proposal was seconded by Mr. Young and carried by 7 votes to 4 – Messrs. Cowell, Kelly, Parker and Williams voting against.

052c) Retirement – Mrs. S. Woolley – Mr. Cowell referred to the retirement from local journalism and proposed that the Commission’s appreciation and thanks to Mrs. Woolley be recorded and conveyed to her for all her work for the Town over many years. Mr. Cowell’s sentiments were agreed, without formal resolution.

052d) Mr. L. I. Singer – Mr. Cowell referred to comments made recently by Mr. Signer that he was commemorating 50 years in politics in 2023. Mr. Cowell commented on this amazing achievement which ranged from local politics in the U.K. and in Ramsey and his contributions as a Member of Tynwald. Mr. Cowell commented that Mr. Singer deserved a gold medal for his achievements but in the absence of a medal presented Mr. Singer with a Gold Trophy to mark the occasion. Members agreed with Mr. Cowell’s sentiments and gave Mr. Singer a spontaneous round of applause.

Mr. Singer thanked Mr. Cowell and his colleagues and in so doing stated he has enjoyed every minute of his political career.

2023/24:052) Sundry Matters:

The Town Clerk drew attention to the following:

052e) Temporary Repairs Table Tops – the Department has undertaken temporary repairs to table tops within Parliament Street – the permanent repairs will be undertaken in the near future.

052f) Fast Chargers Station Road – details have been provided about the different costs for normal and faster car charging points to be fitted in Station Road Car Park – the routine charges will cost 31p per unit and the fast-charging 39p.

052g) Promenade Steps – the Department of Infrastructure has confirmed it is to undertake works to clean the steps leading to the south foreshore and works to reduce the height of the steps opposite Our Lady Star of the Sea and St. Maughold's Church.

052h) Correspondence / Information:

052h.i) Local Authority statutory nuisances – further letter sent to Chief Minister.

052h.ii) Planning Vullan Fields – plans have been submitted.

052h.iii Bus Vannin – letter of thanks for use of Albert Road Site during TT.

052h.iv Air Port Car Parking Charges – holding acknowledgment received from Department of Infrastructure after follow up-letter.

052h.v) Courthouse Felling of Tree – felling of cherry tree at the Courthouse reported to Commissioners and members informed that the BCC had been sent requested photographs.

The Chairman thanked the media for attending and also those watching via live-streaming and closed the public session at 8.37 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.

(2023/24:053) Minutes:

Resolved: To note and approve the Minutes of the Meeting with representative of the Shoprite Group held on 12th May, 2023.

Matters for Information:

(2023/24:054) On-Going Matters "Action Tracker":

Resolved: To note the "Action Tracker" to 15th June, 2023, subject to the following:-

Rates Arrears – Proposed by Mr. McGuinness seconded by Mr. Williams and agreed that Treasury be informed that the Commissioners wish them to proceed with legal action against rate defaulters.

(2023/24:0055) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:

Resolved: To note the “Register of Ruinous Property ..” to 15th June, 2023, subject to the following:-

Forced Purchase – Miss Craine queried if the Commission could pursue the forced sale of a particular property included on the Register. The Town Clerk advised not at the present stage – service and expiry of Notices after legal advice is obtained.

Charges and cost of legal advice would be a charge against the property.

[Post meeting note – it was brought to the Town Clerk’s attention that the Housing Act 1955 has the powers for a local authority to compulsorily purchase a property “that after appeal cannot be rendered fit for human habitation at a reasonable expense”.]

Finance and General Purposes:

(2023/24:056) Town Clerk’s Report – Boundary Inquiry:

Resolved: To note and approve the Town Clerk’s report dated 14th June, 2023, advising of the appointment of an independent chair for the Boundary Extension Inquiry, and setting out the timetable for the remainder of the process. The Town Clerk asked members if they wished to discuss the Consultation at a special meeting or monthly Board meeting. The Town Clerk undertook to provide members with a copy of the consultation after which an informed decision could be made.

(2023/24:057) Town Clerk’s Report – Shoprite Potential Expansion of Shop:

Members considered the Town Clerk’s report dated 13th June, 2023, advising of draft proposals submitted by the Shoprite Group for possible expansion of their Ramsey supermarket which would require the ultimate loss of car parking spaces should it be approved. It was noted that the company would be prepared to negotiate an exchange of land for that of the former laundry/boxing gym site.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed that the Group be informed that whilst being supportive of the expansion proposals the Commission could not agree to the exchange with the laundry / boxing gym site . It was further resolved to investigate the possible purchase of the site for housing purposes. Mr. Singer referred to what he considered lack of space at the expansion for a heavy goods vehicles’ turning bay.

(2023/24:058) Deputy Town Clerk's Report – Boathouse Café:

Members considered the Deputy Town Clerk's report dated 13th June, 2023, advising of problems encountered by the new tenants in the assignment of the lease of the Boathouse Café, which did not come under remit of the Ramsey Town Commissioners, as landlords to rectify.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowell and agreed by 7 votes to 3, Miss Craine declared an interest and did not vote and Messrs. Court, Parker and Young voting against, that the tenant be informed that the Commission is sympathetic of the circumstances and whilst they cannot make a financial contribution to cost incurred by them, they are prepared to allow a deferred rental payment scheme.

(2023/24:059) Finance Officer's Report:

Resolved: To note Finance Officer's report dated 14th June, 2023, subject to the following:-

Bank Balances - the Finance Officer advised members of the main differences between the balances on the accounts compared with the figures of the previous year.

Rent Arrears – the Finance Officer advised that there was an increase in rent arrears, which is usual at this time of year. The tenant in arrears listed second on the list was now in receipt of benefits which included a sum to reduce arrears but payment of the debt would take some time to clear.

Aged Debtors – the Finance Officer informed members that several of the debts listed had been paid and also that some of the debtors have entered into payment plan agreements. Mr. McGuinness referred to some companies on the list which are no longer trading and queried what action was being taken to recover these debts and commended that it would be prudent to register debts. The Finance Officer advised that every effort is being made to make contact.

Mr. Cowell informed members that it is proposed to stream-line the Finance Officer's report and that the full analysis of Estimates and Revenue Expenditure would only be included on a quarterly basis but a summary would be included each month.

Works and Development:

(2023/24:060) Technical Services Manager's Report – Streetlight Timings:

Members considered the Technical Services Manager's report dated 13th June, 2023, regarding the times that street lights are illuminated and having regard with the "Spend to save" replacement programme. A proposal by Mr. McGuinness that the Commission use bespoke photocells based on current timings did not receive a seconder.

A proposal by Mr. Williams that the matter be deferred and the Technical Services Manager be asked to provide costings, was seconded by Mr. Cowell and carried by 10 votes to 1, Mr. McGuinness voting against.

Housing and Property:

(2023/24:061) Minutes Housing Committee:

Resolved: To note and approve the minutes of the meeting of the Housing Committee held on 13th June, 2023, subject to the following:-

Clause 004b) Mr. Kelly associated this clause to tenants with untidy gardens and asked if inspection of gardens was undertaken? The Housing and Property Manager advised members that gardens are inspected and should it be necessary to clear them when a property is vacated the costs are charged to the tenant.

Clause 005f) Mr. Beighton informed members that he had been contacted by a friend of the tenant concerned to determine if an appeal could be made. The Lead Member advised that the tenant had been aware of terms of their tenancy and been advised of a possible compromise.

Clause 010c) Mr. McGuinness queried if the complaint referred to was factually correct? The Town Clerk suggested the matter should have been referred to the Establishment Committee.

(2023/24:062) Housing and Property Manager's Report – Agreement for the Management of Lambhill, Bride:

Members considered the Housing and Property Manager's report dated 14th June, 2023, seeking the Commission's view on the extension for a further 12 months of the agreement whereby the Commissioners manage 12 properties at Lambhill Bride on behalf of the Department of Infrastructure.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Beighton and agreed by 10 votes to 1, Mr. Williams voting against that the Agreement be extended.

(2023/24:063) Housing and Property Manager's Report – Cronk Elfin Refurbishment Update:

Resolved: to note the Housing and Property Manager's report dated 14th June, 2023, providing an update on the refurbishment works progressing at Cronk Elfin.

Parks and Leisure:

(2023/24:064) Raft South Foreshore:

Mr. Court referred to the offer, recorded in public, by a company to repair the raft usually situated off the south foreshore. He wished to record that the Commissioners must ensure that they are not sacrificing scrutiny and safety of the raft and must be 100% confident that it is safe.

(2023/24:065) Deputy Town Clerk's Report – Mooragh Park Ice Cream:

Members considered the Deputy Town Clerk's report dated 13th June, 2023, advising of a current status with regard to the provision of ice cream within the Mooragh Park.

Mr. Beighton referred to the tenants of the Boathouse who are keen to find a solution and suggested that the Bowling Kiosk might be suitable and therefore proposed that the Commissioners investigate the installation of shed to allow the sale, subject to compliance with Food/Hygiene and Health and Safety. It was noted that a local ice cream wholesaler had indicated a willingness to provide a freezer. The Deputy Town Clerk indicated that planning approval might be necessary for a fixed building.

It was proposed by Mr. McGuinness, seconded by Mr. Cowell and agreed to Suspend Standing Orders to allow the meeting to continue to its conclusion.

Mr. McGuinness did not disagree with Mr. Beighton's comments but in seconding the proposal ask for additions in that we ask for the removal of an existing shed provided for the sale of ice cream and replace it with our own facility. He also expressed concern at a lack of tender process but recognised time factors. Mr. Cowell suggested that the Commission negotiate with regard to the existing shed – the Deputy Town Clerk advised that it is on land included as part of an existing agreement.

Mr. Beighton suggested that investigation for a suitable site include the areas of the Gardeners' shed and the bandstand area.

The proposal, as amended, was carried without division.

Any Other Business:

(2023/24:066) Sundry Matters:

066a) Local Club – Miss Craine referred to problems being encountered by the current Committee of a local club in accessing their bank records Ramsey and asked if the Commissioners could offer any assistance. Miss Craine was advised not it was a private matter between an outgoing committee and its new membership.

066b) Derelict Site – Mr. Cowell referred to “Facebook” allegations of persons gaining access of a derelict site in public ownership. Members were informed that officers had been made aware of this but that there was no supporting evidence.

066c) Amenity Land Vollan Area – Mr. Young referred to amenity land at the Vollan which is proposed for public use. The Town Clerk informed members that whilst he has a plan of proposals the land has not been conveyed into public ownership.

Matters of Establishment:

(2023/24:067) Minutes Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 9th May, 2023. Members were informed that interviews to fill vacancies on the outdoor staff would take place during the week commencing 26th June, 2023. An update was given on the future operation of the C.A. Site

Mr. McGuinness asked about progress on the weekly to monthly payment of wages. The Town Clerk informed members that two options had been agreed at Establishment and could be progressed following ratification by the Board at this meeting.

Mr. Cowell informed members of the intention of the Committee to schedule meetings to enable the minutes arising to be presented more promptly.

The meeting closed at 10.17 p.m. giving a time of 3 ½ hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	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	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	SB	Sep-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	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. TC wrote to DEFA Minister, and response received (copy enclosed for information).	WD	TRKC	Jun-23	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Officer	Target Completion Date	RAG Status
	Boundary Extension (Commission to make application 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. A Chairman for the inquiry has been identified. Public Consultation currently open on the Government Consultation hub (closes 9th August).	FGP	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. TC requested information 12th July.	WD	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.	last Manx Telecom report March 2023 board pack.	FGP	TRKC	Jun-24	
Nov-21	Bicycle Shelters (3 planned for Ramsey)	Shelter at Town hall complete, planning application for tram station submitted (by DOI), revised planning application being prepared for Station Road.	Look to undertake works under permitted development.	WD	MC	Sep-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. Dandara have changed the contractor doing the works on the playground.	FGP	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	BW	Repairs 23/24	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	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/peach users.	See 2023-4 project list. Meeting with the swimmers representatives with DTC and Lead member for Works.	PL	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.	Retain on tracker for future reference, no action required currently.	FGP	SB	Apr-23	
Jul-22	Ramsey bags for life	The 2 designs of bags are being sold at the Town Hall.	Monitor sales of bags, 25 of the new bag design have been sold.		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 from the DFE.	PL	SB	Jun-23	
Aug-22	Recycle conference	The main UK Recycle conference in Sept.	TC booked to attend.	PL	TRK/ BW	Sep-23	
Oct-22	Seagulls in Mooragh Park	Agreed that bunting will be put up to deter seagulls.	Instructed	PL	TRK/ BW	Jul-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. Now with the advocates.		TRK/ BW	Sep-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.	Verbal update at meeting.		TRK/ NC	Dec-23	
Jul-23	Sprintfest 2024	Survey to be issued by 15/7/2023. Report on options to be tabled at August 2023 meeting.			SB	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	Jun-23	BW	Apr-23	
7	Mar-22	Street Lights replacement heads	Quotation received. Loan petition approved.	Fittings ordered install June/ July 2023.	WD	Jun-23	BW	Mar-23	
8	Mar-22	Street Lights Lezayre Road	Quotation received. Loan petition approved.	MUA undertaking works.	WD	Jun-23	BW	Mar-23	
9	Mar-22	Street Lights upgrades	Quotation received. Loan petition approved.	MUA undertaking works.	WD	Jun-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	Jun-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	Officer	Target Completion Date	RAG Status
1	Feb-23	Toilet Millennium Garden	Planning application submitted and yellow notice is being displayed.	Awaiting planning approval.	HP	MC	Apr-24	
2	Feb-23	Town Hall Solar Panels	Confirm specification.	RTC have applied to the Climate Change Fund for grant support.	HP	MC	Jul-23	
5	Mar-22	Town Hall rear entrance			WD	MC	Apr-24	
7	Mar-22	Vehicle Trackers	Considering alternatives		WD	BW	Jul-23	
8	Mar-22	Tree Survey	Order placed		WD	BW	Dec-23	
9	Mar-22	Street Name Plates	Confirming supplier		WD	BW	Dec-23	
10	Mar-22	Decorative Lighting (festoon)	Order placed	Awaiting delivery/install date.	WD	BW	Jul-23	
11	Mar-22	Fleet replacement	3 vans have been ordered.	Awaiting delivery of vehicles, petition for borrowing submitted.	WD	BW	Sep-23	
12	Mar-22	South Prom Changing facility	Feedback from planning authority has been received.	Finalise design	HP	SB/MC	Sep-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	SB/MC	Sep-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
JULY 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 June 2023 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30th June 2023 – Appendix 2.

Accounts

Accounts of £1,907,565.98 were paid via the General Revenue Account and accounts of £26,941.54 were paid via the Northern Civic Amenity Site Account in June 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 June 2023 together with associated graphical depiction is attached at Appendix 2. The graphical disclosures are both month-by-month together with 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	£305,755.
New mowers & equipment	£28,963.
Professional fees re Close Woirrey & Albert Road sites	£98,342.
New street lighting – LEDs	£56,000.
New festoon decorative lighting	£8,172.

It should be noted that the refuse vehicle, Cronk Elfin refurbishment, Close Woirrey & Albert Road sites redevelopment and the new LEDs are all funded by capital loans.

Recommendation: To be noted.

Rates

During June 2023 £338,131 rates income was received from Treasury re the 2023-24 financial year. This is the second instalment for the 2023-24 financial year (in June 2022 £318,966 was received in respect of the 2022-23 financial year).

At 30th June 2023 the total 2023-24 rate income receipts were £676,262 (2022-23 £637,932).

Recommendation: To be noted.

12th July 2023

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 30th June 2023

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
IOM Government	2023-24 rates	581,633.37
Banks	Qtr. 1 loan repayments - capital	477,962.56
Banks	Qtr. 1 loan repayments - interest	413,598.10
Staff	Wages, salaries, ITIP, NI & superannuation	227,076.97
Various	Cronk Elfin refurbishment scheme	108,674.08
Various	Housing property repairs, maint. & safety checks	20,359.83
Various	Town events - Coronation Party / Sprintfest	13,028.75
Chrystals	5-year property valuation report	11,400.00
Various	Street lighting maintenance	8,851.49
Ellan Vannin Fuels Ltd.	Fuel & heating oil	8,157.40
Various	IT costs	6,232.90
Various	Legal & professional fees : housing	5,353.07
Various	Commission property repairs, maint. & safety checks	5,217.78
Various	Office expenses - post, printing, stationery etc.	4,851.51
Various	Refuse materials & equipment	2,432.08
Various	Contract cleaning	2,182.00
Various	Library books, materials & IT licences	1,607.75
Manx Utilities	Electricity supply	1,559.38
Banks	Bank & debit card charges	1,556.60
Manx Telecom Ltd.	Phones	1,253.95
Account transfers	Rent refunds and R & N DHC rents collected by card	1,197.22
Various	Staff training	1,058.27
Various	Vehicle maintenance, repairs & licences	773.00
Various	Park goods & materials	689.16
Various	Machinery repair & maintenance	462.99
IOM Newspapers Ltd.	Vacancy advertising	239.76
Various	Gift vouchers	125.00
Various	Security & safety	31.01
		<u>1,907,565.98</u>
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	14,751.58
Mann Waste Recycling Ltd.	Skip haulage	5,259.27
Various	Recycling charges	5,201.84
Ellan Vannin Fuels Ltd.	Fuel	1,291.80
Manx Utilities	Electricity supply	230.85
Manx Telecom Ltd.	Phones	92.22
Worldpay (UK) Ltd.	Debit card reader charge	83.16
Bank	Charges	26.28
Various	Office expenses	4.54
		<u>26,941.54</u>

Ramsey Town Commissioners

Suppliers utilised during June 2023

Appendix 1

Access UK Ltd.	UK	J Clawson Ltd.	IOM
Argon Business Systems Ltd.	IOM	J P Corry (formerly Jewsons)	IOM
Argon Office Systems Ltd.	IOM	J W Kneen & Son Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Macs Builders Merchants Ltd.	IOM
Ball Colegrave Ltd.	UK	Magnet IOM Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Mannin Retail Ltd.	IOM
BHW Print Group Ltd.	IOM	Mann Waste Recycling Ltd.	IOM
B.P.D. Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Cameron Hall Services Ltd.	IOM	Manx Telecom Ltd.	IOM
C E Richmond Ltd.	IOM	Manx Utilities	IOM
Chrystal Bros. Stott & Kerruish Ltd.	IOM	Modus Architects Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Mullen Consulting Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	North Point Plastics Ltd.	IOM
Countryside Maintenance Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Dave the White Van Man Services Ltd.	IOM	Paragon HR & Recruitment Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Paul Wheeler Ltd.	IOM
Diverse-signings Ltd.	IOM	Phoenix Windows Ltd.	IOM
DQ Advocates Ltd.	IOM	Ramsey Outdoors Ltd.	IOM
Egan Reid Stationery Co. Ltd.	UK	Ramsey Rugby Club	IOM
Electric Avenue Leeds Ltd.	UK	Ramsey Skips	IOM
Ellan Vannin Fuels Ltd.	IOM	Screwfix Direct	UK
Feltons Ironmongers	IOM	Sprintfest performers	IOM
Furnitureland	IOM	Switched-On Entertainment & Events Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	2 Clean	IOM
Glaister.net Ltd.	IOM	St Johns Ambulance	IOM
Gobo Plus Ltd.	UK	The Southern Belles	IOM
Haldane Fisher (IOM) Ltd.	IOM	Ulverscroft Ltd.	IOM
Hersham Electrical Contractors Ltd.	IOM	Vanguard Security Services	IOM
Investec Asset Finance Ltd.	IOM	Vannin Officepoint Ltd.	IOM
IOM Government	IOM	Voodoo Ltd.	IOM
IOM Newspapers Ltd.	IOM	W.D.S. Ltd.	IOM
IS Oxford Ltd.	UK	W.F. Howes Ltd.	UK
JAC Stores Ltd.	IOM	Whittaker Trading Ltd.	IOM
		Worldpay (UK) Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30th JUNE 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	1,528,319	1,467,058	61,261	4,694,657	4,861,232	(166,575)
Cl. Woirrey/ Cl. y C Ghlass	82	0	82	328	0	328
Brookfield Court	2,807	8	2,799	24,668	21,053	3,615
Close ny Mooragh	9,754	76	9,678	50,081	53,600	(3,519)
Sub Total	£1,540,962	£1,467,142	£73,820	£ 4,769,734	£ 4,935,885	£ (166,151)

	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Property and Assets						
Town Hall	57,915	18,857	39,058	234,198	24,792	209,406
Workshops	23,569	0	23,569	77,691	0	77,691
Public Conveniences	10,789	0	10,789	72,348	0	72,348
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	1,135	0	1,135	11,246	0	11,246
Mansail Lease	3,976	2,500	1,476	4,650	11,552	(6,902)
Lakeside Centre	1,789	2,663	(874)	4,512	12,785	(8,273)
Parklands Day Nursery	680	4,466	(3,786)	3,311	19,972	(16,661)
Bowling Alley	0	3,750	(3,750)	3,116	15,000	(11,884)
Non-Lease Properties	704	0	704	7,518	0	7,518
Prom shelters, benches, signs	(3,561)	0	(3,561)	25,568	0	25,568
Private Property Repairs	504	0	504	10,500	0	10,500
CCTV town centre	2,132	0	2,132	1,458	0	1,458
Apprentices	6,249	1,536	4,713	20,051	2,615	17,436
R.N.D.H.C.	1,534	1,918	(384)	16,397	18,037	(1,640)
Park assets	32,407	0	32,407	83,300	0	83,300
Sub Total	£154,622	£35,690	£118,932	£590,664	£104,753	£485,911

	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Works & Development						
Foreshores & Flags	2,377	0	2,377	5,533	0	5,533
Car Parks	8,340	15,702	(7,362)	28,830	26,835	1,995
Refuse Removal	160,333	26,531	133,802	930,316	135,249	795,067
Civic Amenity contribution	58,109	0	58,109	228,120	0	228,120
Sewers & Pumps	26,081	26,081	0	104,251	104,251	0
Street lighting & maint.	34,921	0	34,921	82,060	0	82,060
Decorative maint.	356	0	356	15,515	0	15,515
Decorative lighting new items	3,206	0	3,206	26,436	0	26,436
Local Services	46,459	0	46,459	220,677	0	220,677
Sub Total	£340,182	£68,314	£271,868	£1,641,738	£266,335	£1,375,403

	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Parks & Leisure						
Events & Attractions	25,530	6,000	19,530	81,444	24,625	56,819
Parks & Gardens	52,094	0	52,094	280,737	710	280,027
Games Concessions	0	0	0	1,775	0	1,775
Public Library	37,021	1,644	35,377	148,505	9,269	139,236
Sub Total	£114,645	£7,644	£107,001	£512,461	£34,604	£477,857

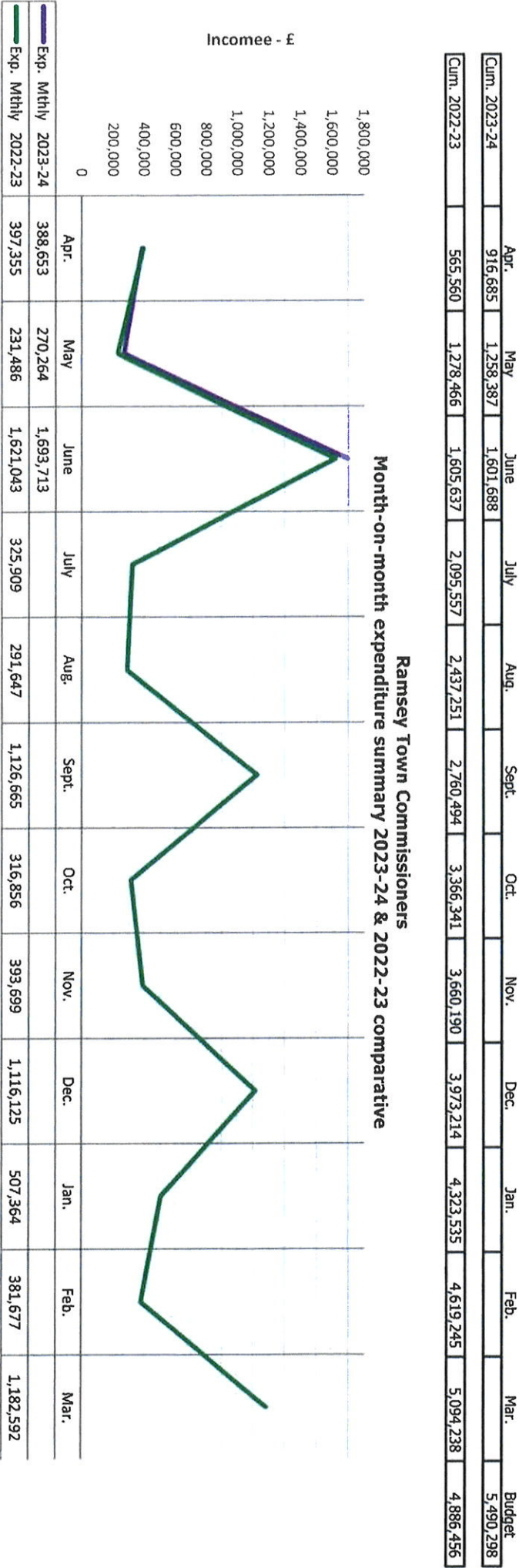
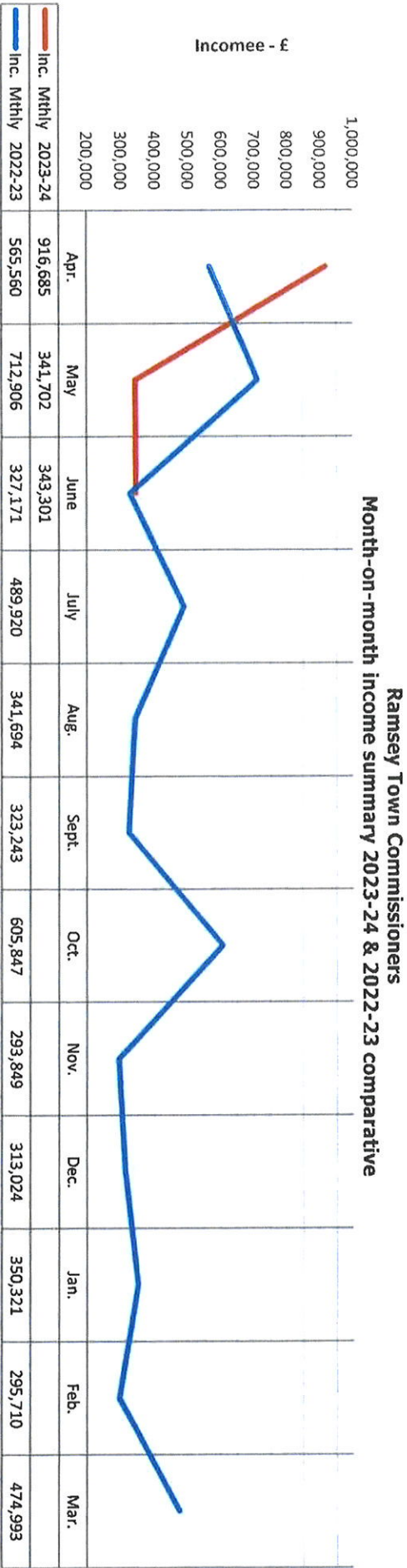
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Finance & General Purposes						
Administration	13,335	0	13,335	102,156	0	102,156
Office Expenses	173,039	15,091	157,948	811,070	123,094	687,976
Sundry Expenses	1,777	0	1,777	11,615	0	11,615
Miscellaneous	9,945	7,703	2,242	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	2,123	104	2,019	3,333	1,196	2,137
Sub Total	£202,219	£22,898	£179,321	£1,010,725	£148,721	£862,004

TOTAL	£2,352,630	£1,601,688	£786,632	£ 8,525,322	£ 5,490,298	£ 3,035,024
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Town rates	£ -	£ 870,018	(£870,018)	£ -	£ 3,254,158	(£3,254,158)
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RAMSEY TOWN COMMISSIONERS
SUMMARY OF INCOME & EXPENDITURE TO 30th JUNE 2023

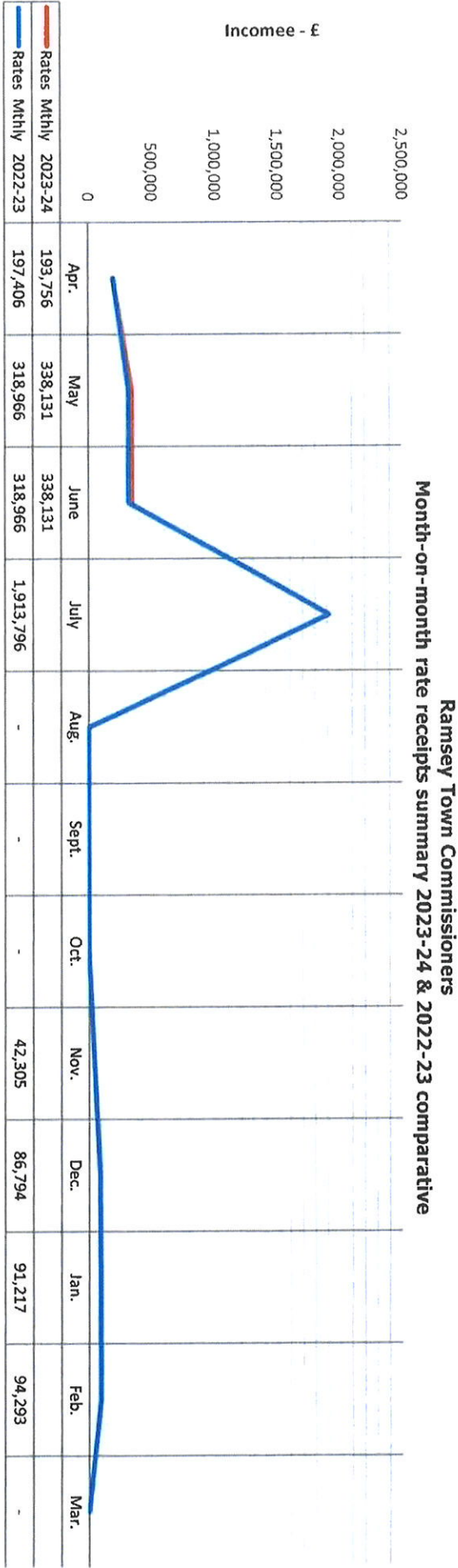
Appendix 2



Cum. 2023-24	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
	388,653	658,917	2,352,630										8,525,322
Cum. 2022-23	397,355	628,841	2,249,884	2,575,793	2,867,440	3,994,105	4,310,961	4,704,660	5,820,785	6,328,149	6,709,826	7,892,418	7,968,339

RAMSEY TOWN COMMISSIONERS **SUMMARY OF INCOME & EXPENDITURE TO 30th JUNE 2023**

Appendix 2



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2023-24	193,756	531,887	870,018										3,254,158
Cum. 2022-23	197,406	516,372	835,338	2,749,134	2,749,134	2,749,134	2,749,134	2,791,439	2,878,233	2,969,450	3,063,743	3,063,743	3,013,336

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
UPDATE: POWERS RELATING TO DILAPIDATED BUILDINGS
JULY, 2023 – PUBLIC**

Mr. Chairman and Members,

At the July 2023 board meeting I informed the board that there was not a method for compulsorily purchasing a dilapidated building. I was **incorrect** in that statement, the housing Act 1955 s12 gives the appropriate powers:

12 Power of local authority to acquire and repair certain houses

- (1) Where a person has appealed against a notice under this Part of this Act requiring the execution of works to a house, and the judge or court in allowing the appeal has found that the house cannot be rendered fit for human habitation at a reasonable expense, the local authority may purchase that house by agreement, or, subject to subsection (2), compulsorily, and, if they purchase the **house compulsorily**, they shall forthwith execute all such works as were specified in the notice against which the appeal was brought.
- (2) If a person being an owner or mortgagee of a house the subject of a notice under this Part undertakes to carry out, to the satisfaction of the Department of Environment, Food and Agriculture and within such period as the Department of Environment, Food and Agriculture may fix, the works specified in the notice, the local authority may not purchase the house compulsorily unless he fails to fulfil that undertaking.

Speaking to the Government Valuer this power has not been used in recent times and there are disadvantages associated with its use.

- 1) That the property has to be purchased outright at the market rate plus 10%
- 2) That the local authority is responsible for all legal fees
- 3) That there is no option but to do the specified work
- 4) That when the property is sold that some or all of the profits would have to be returned to the original owner

The Building Control Act 1991 provides appropriate powers in relation to dangerous and ruinous buildings. Notice should be served, if no action is taken by the owner, the works should be undertaken by the local authority in default of the notice, then look to recover costs, and ultimately force the sale of the property at auction (a 2+year process). This although expensive is not in the same league as compulsory purchasing the property, as only the works to improve the property and legal costs need to be paid, with compulsory purchase the market value of the property plus 10 % must be paid in addition to the cost of the works and any legal costs.

Recommendations: For information.

3rd July 2023.

T. R. K. Cowin
Town Clerk

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
WEEKEND AND OVERNIGHT PARKING IN RESIDENTIAL AREAS
JULY 2023 – PUBLIC**

Mr. Chairman and Members,

The following correspondence has been received from Highway Services:-

“Weekend and Overnight Parking in Residential Areas

During the spring we discussed the need for regulations to restrict inappropriate weekend and overnight parking in residential areas, primarily large vehicles. We are now ready to progress the regulations and I would like to give you the opportunity to feedback on the proposal and, importantly, identify areas within your area that you do not want to be covered by the regulations. For example there may be areas where you are content for larger vehicles to park at weekends and overnight. The Department believes that you are best placed to identify those exceptions, which can range from a blanket exception for the whole authority down to one or two streets. It is the local authorities choice, but it must be carried in to the regulations as exceptions.

The Department is of the view that the definition of a vehicle should be consistent across the Island aiding enforcement by the Police, local authority and the Department. The proposal is that vehicles more than 1.87 metres high or 5.5 metres long should be excluded from parking at weekends and overnight in these areas.

The restrictions will apply to all speed regulated roads, unless through the regulations they are excluded by the local authority. For example, the local authority may choose to exempt an industrial estate within its area.

I would appreciate your feedback within the next eight weeks, so that final regulations can be developed ahead of introduction to Tynwald for approval in the autumn.

Yours sincerely

Director of Highway Service”

The Road Traffic Legislation (Amendment) Act 2021 amended the Road Traffic Regulation Act 1985 to allow the Department to specify by order the geographical area, the period and the type of class of vehicle that would fall under these restrictions. Prior to this change to the legislation only the Police could issue a parking ticket in relation to this offence, the legislation now enables Parking Wardens and Parking Controllers to issue tickets in relation to this offence.

It should be noted that almost all motor homes and larger vans will be more than 1.87m high and they have effectively been free to park where they want as the Police have not actively enforced Weekend and Overnight parking restrictions for some time.

**Town Clerk's Report – Weekend and Overnight Parking
In Residential Areas – July, 2023, Public Continued:**

It is good to be consulted on this topic, however any restrictions are likely to cause consternation and concern to the vehicle owners, and the exercise of deciding on the geographical areas around Ramsey where these vehicle may be permitted will require thought, time and robust debate.

Recommendation: For discussion, and that either a Special meeting be convened or a Committee be formed to define the geographical areas where it is acceptable for larger vehicles to park.

4th July 2023.

T. R. K. Cowin
Town Clerk

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – JULY, 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: 4088
P.A. NO.: [23/00645/B](#)
PROPOSED: Replacement of exiting roof tiles with Spanish Slate tiles, replace two existing and install two additional roof lights, repair works to existing chimney and installation of replacement down pipes
NOTES: P.A. in Detail
SITE: **Thie Dhowin, Richmond Road, Ramsey**

REF NO: 4089
P.A. NO.: [23/00687/B](#)
PROPOSED: Demolition of an existing garden store and external utility space and erection of a new extension to enlarge to existing kitchen
NOTES: P.A. in Detail
SITE: **21, Gladstone Avenue, Ramsey**

REF NO: 4090
P.A. NO.: [23/00744/B](#)
PROPOSED: Full approval for a residential development comprising up to 153 dwellings and community uses with associated highway and pedestrian access and infrastructure, drainage, landscaping and public open space together with approval in principle for a primary school on land at Vollan Fields together with enhancement of existing habitat on land to the east of Royal Park
NOTES: P.A. in Detail
SITE: Land At Vollan Field No's 131042, 131043, 135315 and 135318
Land East of Royal Park Field No's 131085 and 135140 Andreas Road Ramsey

B. Wallace,
Technical Services Manager

11th July, 2023.

R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JULY, 2023

<i>P.A. No.</i>	<i>Proposed Work(s)</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>
23/00370/B R.T.C. 4067	Erection of proposed garage and front porch extensions	33, Fairway Drive	Meeting held: 19/04/23 No Objection	16/06/23 Application REFUSED

The refusal is for the following reason(s): 1. The proposed rear extension has an unreasonable level of overshadowing and overlooking impact on neighbouring properties given its height, depth and overall design and therefore contrary to General Policy 2 of the IOM Strategic Plan 2016 and the Residential Design Guide 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION HERITAGE RAILWAY INDEPENDENT REVIEW AND
ECONOMIC IMPACT ASSESSMENT
JULY, 2023 – PUBLIC**

Mr. Chairman and Members,

Systra the company appointed to undertake the independent review of the Heritage Railway will be on Island on the 18th and 19th July 2023. They will be speaking to the Town Clerk and a number of the Commissioners. As Systra will be here on the day before and the day of the July board meeting, information from the meeting can not be included in the board pack which is prepared the week prior to the board meeting. There is however a consultation on the Consultation Hub in relation to this subject. The questions from the consultation are contained below.

This is the link to the consultation:

<https://consult.gov.im/infrastructure/iomhr-review-and-assessment/>

Name

Are you responding mainly as:

- ☐ a local resident
- ☐ a visitor to the island
- ☐ a business
- ☐ a voluntary organisation or volunteer involved in Isle of Man Heritage Railways

May we publish your response?

Please read our [Privacy Policy](#) for more details and your rights.

[▶ More information](#)

(Required)

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

Save and come back later...

Continue >

Do you (or your customers) use the heritage railways? If so, how often?

	More than once a week	More than once a month	More than once a year	Less than once a year	Never
Isle of Man Steam Railway	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manx Electric Railway	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snaefell Mountain Railway	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Douglas Bay Horse Tramway	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you use the railways, which destinations do you visit?

- ☐ Ballasalla
- ☐ Castletown
- ☐ Colby
- ☐ Douglas
- ☐ Groudle Glen
- ☐ Laxey
- ☐ Port Erin
- ☐ Port Soderick
- ☐ Port St Mary
- ☐ Ramsey
- ☐ Snaefell

Other:

If the heritage railway was not available, would you (or your customers):

- ☐ drive by car
- ☐ cycle, walk or wheel
- ☐ not make the journey
- ☐ visit a different attraction
- ☐ travel by bus

Why are the heritage railways important?

	Not at all important	Not so important	Somewhat important	Very important	Extremely important
preservation of our industrial heritage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
attraction of paying visitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
reduction in congestion and car emissions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
entertaining visiting friends and family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
access to education, work or leisure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
opportunity to ride on original heritage trains and trams	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
a way to enjoy the scenery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
an all-weather attraction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any views on the heritage railways and how they should be developed?

◀ Back

◀ First

Save and come back later...

Continue ▶

Almost done...

You are about to submit your response. By clicking 'Submit Response' you give us permission to analyse and include your response in our results. After you click Submit, you will no longer be able to go back and change any of your answers.

If you provide an email address you will be sent a receipt and a link to a PDF copy of your response.

Email address

[< Back](#) [<< First](#)

[Submit Response](#)

The questions in this consultation are of a more personal nature and each member of the commission may wish to consider providing their own response.

Recommendations: For discussion.

3rd July 2023.

T. R. K. Cowin,
Town Clerk

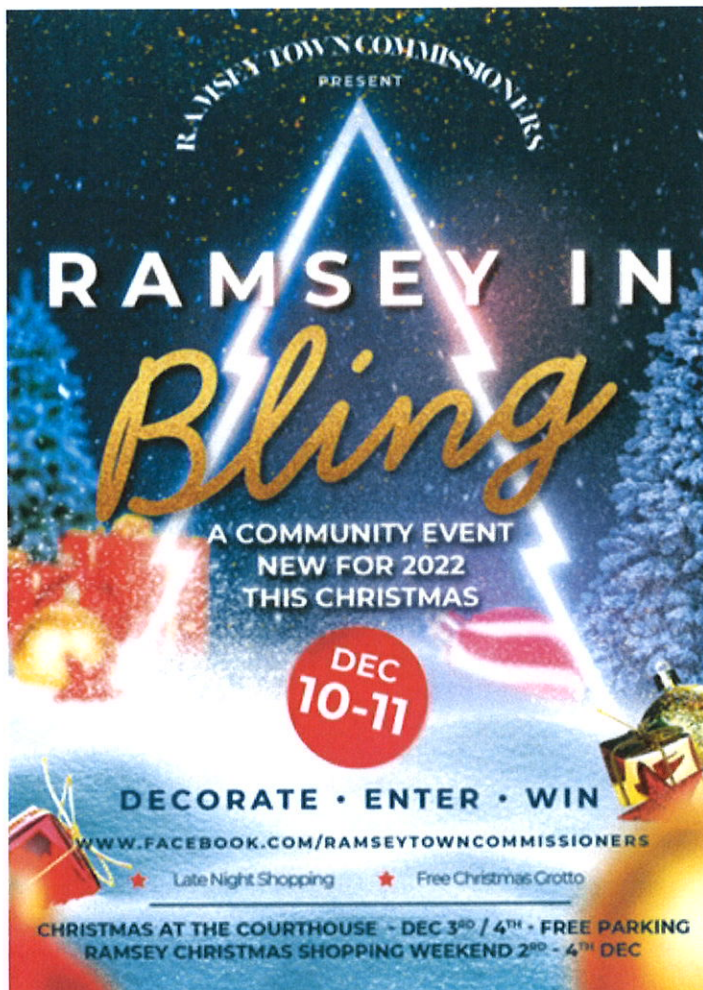
**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
CHRISTMAS EVENTS
JULY 2023 – PUBLIC**

Mr. Chairman and Members,

Members are asked to consider which events they wish to stage during 2023 festive season.

The following events took place in 2022:

Ramsey in Bling: This new festive-decoration community event saw entries from residential and commercial properties. Judging was undertaken by our panel, and members of the public took part in a community tour, encouraged to vote for their favorite entries via social media. Winners were awarded Ramsey Town Vouchers to spend at businesses within the Town. Poster below for reference:



Santa's Grotto: A Winter Wonderland and Santa's Grotto were created in the Courthouse during the first weekend in December. Santa and his helpers were kept very busy. The infrastructure (lights, trees etc.) acquired has been retained for future use. It has not been confirmed if the Grotto could be accommodated in the

**Deputy Town Clerk's Report – Christmas Events -
July 2023 - Public Continued:**

Courthouse this year, but it would be possible to create a Grotto in a different location, such as the Town Hall boardroom, or other available private premises.

Festival of Trees: This popular event sees local schools, charities, groups and businesses setting up individual Christmas trees within the Atrium of Ramsey Town Hall during the festive period.

Carols at the Courthouse: Ramsey Town Band provide musical accompaniment for the singing of festive songs on the last Saturday before Christmas.

Ramsey Town Commissioners ran the above events. In parallel, the Northern Chamber of Commerce ran a Christmas Jumper Competition with 3FM.

The Commission and Chamber worked collaboratively across events, with the Grotto taking place during the first weekend of December, themed as a Christmas shopping weekend.

Feedback from the Chamber of Commerce had been positive regarding the events staged, but it was felt a formal “light switch-on” event should be reintroduced.

With the addition of new festive lighting this year, Members may wish to consider the reintroduction of a Christmas Light Switch-On. This could be similar in format to the Saturday afternoon events which saw live entertainment, rides, and a countdown. An alternative might be holding a smaller-scale event on a Friday evening.

A formal “countdown” event would need the attendance of contractors, and, at the time of writing, they are available on Friday 24th and Saturday 25th November. These dates would still leave four Saturdays before Christmas, with the possibility of holding the grotto and Ramsey in Bling on alternative dates.

Recommendation:

1 – To proceed with planning for a Christmas Light Switch-On event on Saturday 25th of November and investigate potential for commercial sponsorship/collaboration.

2- Provide greenlight approval for *Ramsey in Bling* (a low-cost community event), *Festival of Trees*, and *Carols at the Courthouse*.

3 - Await further feedback from the Lead Member re: the scope and form of a 2023 Santa's Grotto, providing agreement in principle for the staging of this

H S Bevan
Deputy Town Clerk

13th July 2023

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
SHENNAGHYS JIU 2024
JULY 2023 – PUBLIC**

Mr. Chairman and Members,

Shennaghys Jiu is a music and performing arts festival organised by a community committee which first took place in 1997. It features performances from local and visiting artists in a variety of settings.

The organisers have advised that it is their intention to stage the event between 28th March 2024 and 31st March 2024.

The Commission has previously supported the event by providing use of the Town Hall Board Room for the opening event, hosting exhibitions and support with a road closure around the Courthouse to allow public displays to take place on the road whilst the Farmers Market is taking place. The Courthouse event would take place on Saturday 30th March 2024.

The organisers have asked if the Commission would be able to provide similar support for the Shennaghys Jiu festival in 2024 which will be 25th year that event has taken place.

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

Recommendation:

1 – To support Shennaghys Jiu festival in 2024 by providing support requested

HS Bevan
Deputy Town Clerk

12th July 2023