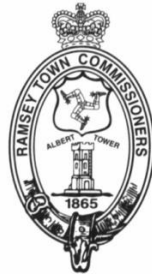


**Halley Baljagh,
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FOI/HSB/foi045

5th June 2023

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Dear #####

Your request – FOI045

We write further to your request which was received on 10th May 2023 and which states:

“What refurbishment considerations were discussed, including quotes and their values for the work to be carried out. What possible use of the property was discussed if the works were to be carried out for the Commissioners?”

Which and how many Estate Agents were approached to tender and why was the one chosen, including what possible sale estimates were suggested by each and what percentages of fee were required.

Did the Commission consider the sale value of the property before refurb and were actions taken to see what value might have been possible after refurb, should the Commission have sold it once completed. What considerations were made for this to ensure good value for the ratepayer. Please provide estimates of these values as I'm sure they were obtained.

What value was attached to the property when placed for sale with the Estate Agent engaged? What value changes and how many were overseen while the property was marketed for sale. What was the final sale price agreed.

Who made the final decision to sell at the agreed price and was it put to an open vote?

While it is noted that the employee was not in post as the date of first discussion, had terms for their employment already been agreed by August of 2021? Was any part of their recruitment process covering potential savings for the Commission or potential sales of landbanks, properties etc.”

Response to your request

A Business Case prepared in July 2021 and approved by the Commission in August 2021. The Business Case highlighted that a refurbishment was required and would include removal of chimney stacks x2 and recovering of the roof, replacement of fascias/soffits/rainwater goods, external structural repairs to the façades and window openings, replacement of the existing timber windows & external doors with PVCu, and a full external re-render.

With the use of the annual stock report & the Commission’s in-house reporting system, issues with spalling masonry around the window reveals were identified and are causing complaints of rainwater leaks and draughts. Also identified was boxy/loose render on the two unused chimney stacks and after further inspection found to be in a poor condition. The Commissions workforce have made temporary repairs to make the chimney stacks safe, along with repairs to the slate roof covering and roof flashings. Planning approval to remove the chimney stacks was granted in October 2018.

In regard to the spalling of sectional concrete supports & lintels and blown render within the façades of the building in different locations, advice and resolution had to be sought from a local structural engineer. Due to these issues water ingress has played a major part causing damage and therefore, an external render system is required for the building.

The existing timber windows were no longer providing protection against the weather, distortion of the timber sashes & lack of materials due to the products being obsolete, has now made it apparent that the windows have reached the end of their serviceable expectancy and require replacement.

The project was being planned to be managed ‘in house’ by RTC Housing & Property staff, repairs & refurbishment works carried out by a competent contractor and the scaffold provided, erected and dismantled and removed by a competent scaffold company.

The work was estimated to be in the region of £127,500.00 and was to be funded by borrowing through the local Authorities Capital Borrowing Agreement. The estimate

was put together by RTC Housing & Property managers and supervisors based on recent costs for other projects.

The Commission did not consider selling the property before the refurbishment was considered, however, Housing & Property managers did discuss it at a Housing Meeting. This was not acted on and meetings are not recorded. To refurbish the building then sell was not discussed and was not considered a viable option due to cost involved that would not be recovered. A refurbishment project would have involved a significant upheaval to tenants including the possibility of having to decant to alternative accommodation during the works.

Chrystals are used as the Commissioners valuer and were the only agent asked to provide a fee proposal. This was asked for on the 28 April 2022 and a fee proposal of 1.5% was received on the same day. During the sale process 7 offers were received with 2 withdrawn leaving 5 as follows - £170k, £250k, £255k, £290k & £294k.

A Valuation of flats received on 18 February 2022 of £285,000.00. The final sale price of £294,000.00 was accepted on 20 October 2022 following Commissions decision at their monthly Board meeting held on the 19 October 2022.

Where this matter was discussed at a Board Meeting it was recorded in the minutes for the relevant meeting which are published on the Commission website www.ramsey.gov.im.

The terms of employment were not with agreed until after August 2021.

Your right to request a review

If you are unhappy with this response to your Freedom of Information request, you may ask us to carry out an internal review of the response, by completing a complaint form and submitting it electronically or by delivery/post to the sender of this letter at the address / email address shown.

An electronic version of the relevant complaint form can be found by going to our website – <https://www.ramsey.gov.im/your-commissioners/freedom-of-information/>.

If you would like a paper version of the complaint form to be sent to you by post, please contact us and we will be happy to arrange for this. Your review request should explain why you are dissatisfied with this response and should be made as soon as practicable. We will respond as soon as the review has been concluded.

Cont/d

If you are not satisfied with the result of the review, you then have the right to appeal to the Information Commissioner for a decision on;

1. Whether we have responded to your request for information in accordance with Part 2 of the Freedom of Information Act; or
2. Whether we are justified in refusing to give you the information requested.

In response to an application for review, the Information Commissioner may, at any time, attempt to resolve a matter by negotiation, conciliation, mediation or another form of alternative dispute resolution and will have regard to any outcome of this in making any subsequent decision.

More detailed information on your rights to review is on the Information Commissioner's website at: <https://www.inforights.im/>.

If anything is unclear, or if you have any queries concerning this letter, please do not hesitate to contact me.

Yours sincerely

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