



Ramsey Town Commissioners  
*Barrantee Rhumsaa*

Derek C. Flint  
Town Clerk & Chief Executive  
Commissioner for Oaths

Please address all correspondence to  
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Your Ref:

Our Ref: RTC-UQPR-2025

Stephen Willoughby  
Local Government Unit  
Department of Infrastructure  
Sea Terminal Building  
Douglas  
Isle of Man  
IM1 2RF

22<sup>nd</sup> October 2025

Dear Mr Willoughby

**Re: Ramsey Town Commissioners – Property Refurbishment Project:  
Refurbishment of Dwelling at Upper Queens Pier Road and Seamount Road, Ramsey.**

I have been instructed by Ramsey Town Commissioners to Petition the Department of Infrastructure for authority, under section 51 of the Local Government Act 1985, to borrow the necessary funds to take the above works to Stage H1, and set out below details of the lending terms proposed by the HSBC.

#### Project Background

Ramsey Town Commissions have appointed the design team as below and have taken the project through to and including the Stage i3 Report -

- Architect and Project Manager – Modus Architects Limited
- Quantity Surveyor – Magee & Co
- Planning Supervisor – Safety Management Services
- Structural Engineers – Axis Consulting Engineers Ltd
- M+E Contractors – March Consultants Ltd

The refurbishment works look to address the following to ensure a prolonged lifespan of the hugely important stock and to provide a suitable quality of living to the tenants and their families –

- External refurbishment – remove existing polybead insulation, minor structural repairs and re render with insulated render system, remove chimneys, and re-roof with new slates and insulation. Incorporate solar panels into the new roof. New windows and doors
- Internal refurbishment – new bathrooms and M+E works.

The 37 units are looking to follow on from the successful pilot scheme, which was carried out on 7no units and completed in 2020. Those properties had similar damp issues, none of which have been noted post work,

and tenants have confirmed the properties are warmer. This scheme also improved the look of the units and should secure a comfortable home for RTC tenants for another 30+ years.

Both Planning and Building Control Approvals have been permitted for the proposed works.

#### Fixed Price Tenders received

As set out in the Stage i3 report –

- Caines Bros (Builders) Ltd = £3,565,365.00
- J Clawson Ltd = £3,145,683.45
- Cedar Developments = £3812,220.40

J Clawson Ltd have been successful in their tender, and the elemental cost breakdown is as below –

- Contractors Prelims (including scaffolding) = £301,519.76
- Roof = £566,489.16
- Windows & Doors = £335,349.40
- Remedial Works = £20,214.48
- External Walls = £918,249.10
- Internal Works = £42,520.90
- External Works = £23,815.05
- M+E as per March report = £496,598.91
- Bathrooms = £373,526.69
- Contract Contingency = £40,000.00
- Provisional Sums = £27,400

**Total = £3,145,683.45**

Professional fees with regard to the project below –

- Architect = £92,000.00
- Quantity Surveyor = £47,690.00
- Structural Engineer = £10,950.00
- M&E Consultants = £7,400.00
- Planning Supervisor = £9,450
- Contingency / Asbestos Survey = £6500.00

**Total = £173,990.00**

**Total Capital Costs (excluding VAT) = £3,319,673.45**

#### Provisional Contract timetable -

- Date of possession of the site - (Mid) Nov 2025
  - Date for completion - May 2028
- Total Contract period                      130 weeks**

The Design Team I3 Report and a copy of the Certificate of Readiness are appended to this letter.

#### Summary of Proposed Loan Terms

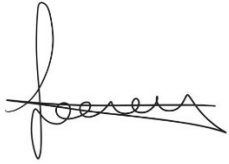
The borrowing will be secured against deficiency grants provided by the previous Department of Local Government and the Environment under a Resolution of Tynwald made in October 1999. Monies will be borrowed through the HSBC under the Local Authority Borrowing Agreement.

Tranche payments will be requested monthly over the contract period of 130-week period and the estimated quarterly repayments to borrow the total required amount of £3,319,673.45 over 20 years for the refurbishment of the 37 properties at an indicative annual interest rate of 4.6% (3.95% int + 0.65% margin), will be £63,692.54, and the interest applied over the full term of the loan will be circa £1,775,729.59.

Under Section 51(3) (a) of the Local Government Act 1985, the Commission will give public notice of this Petition.

We shall be pleased to provide such further information as may be required and look forward to hearing from you, in due course, of the Department's approval.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Feeney', with a stylized flourish at the end.

Andrew Feeney  
Housing & Property Manager

c.c. Gemma De Banks, Local Authority Liaison Officer, Department of Infrastructure