



Ramsey Town Commissioners
Barrantee Rhumsaa

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

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Your Ref:

Our Ref: RTC-FV-2025_rev B

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

27th November 2025

Dear Mr Willoughby

Re: Ramsey Town Commissioners – Purchase of Forest View Apartments.

I have been instructed by Ramsey Town Commissioners to petition the Department of Infrastructure for authority, pursuant to Section 51 of the Local Government Act 1985, to borrow a sum not exceeding £2,580,000 (two million five hundred and eighty thousand pounds). The borrowing is proposed over a repayment term of 20 years.

The purpose of the borrowing is to enable the Commissioners, under Section 25 of the same Act, to acquire a newly constructed apartment block comprising twelve two-bedroom units situated to the rear of Ramsey Town Hall and Library, known as Forest View Apartments.

Ramsey Town Commissioners further seek approval to allocate part of the proceeds arising from the sale of the Albert Street flats, £60,000 (Sixty Thousand Pounds), in accordance with Section 60 of the Housing Act 1955, to reduce the total amount of borrowing required for this acquisition.

Details of the proposed lending terms offered by HSBC are set out at the base of this letter for the Department's consideration.

Statement of the Purpose of Borrowing

The purpose of the proposed borrowing is to enable Ramsey Town Commissioners to acquire a newly constructed apartment block for use as long-term local authority housing. The acquisition will increase the availability of high-quality, energy-efficient residential units within the town and support the Commissioners' statutory responsibilities in relation to the provision, management, and maintenance of public housing.

The borrowing will fund the majority of the purchase price of the property, with the investment intended to meet current and projected demand for local authority accommodation, improve overall housing stock condition, and contribute to the long-term sustainability of the Commissioners' housing assets.

The development fully complies with current Building Regulations and aligns with the Commissioners' vision to provide safe, secure, and environmentally sustainable accommodation for the future. Designed to high modern standards, the apartments offer enhanced energy efficiency, reduced maintenance costs, and improved living conditions for residents.

By acquiring this property, the authority will not only expand and modernise its housing stock, but will also demonstrate its commitment to creating resilient, energy-efficient communities that meet both present and future housing needs.

Background

The development comprises twelve newly constructed two-bedroom apartments within a single block located behind Ramsey Town Hall and Library.

The properties were built by a private developer and were originally intended for sale on the open market.

Given the high number of applicants on the housing waiting list and the limited availability of suitable accommodation, the acquisition represents a timely and logical opportunity for Ramsey Town Commissioners to secure high-quality housing stock at a favourable price and with immediate availability.

A full business case has been prepared and submitted to the Department's Project Management Unit for consideration and approval to proceed to petition for borrowing authority.

The purchase price has been negotiated between Ramsey Town Commissioners and the vendor and agreed in principle, subject to the Department's approval as sought through this petition.

Costings

The units are on the market for £230,000 to £250,000.

The proposed purchase price for the 12 units is calculated on acquiring the units for £220,000 each.

This is proposed to be made up by utilising £60,000 of the proceeds from the sale of Albert Street Flats, and the remaining £215,000 per unit is to be borrowed as the terms set out below.

Summary of Proposed Loan Terms

The borrowing required 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.

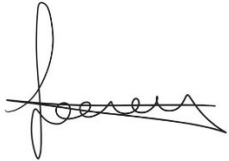
One payment will be requested for the purchase, and the estimated quarterly repayments to borrow the total required amount of **£2,580,000.00** over **20** years at an indicative annual interest rate of 4.6% (3.95% int + 0.65% margin), will be **£49,000.88**, and the interest applied over the full term of the loan will be circa **£1,380.070.18**.

The proposed allocation of **£60,000** of funds obtained through the sale of Albert Street Flats (£294,000), after the previous approval to utilise £130,000 on the Close Woirrey demolition, will leave **£104,000** for Ramsey Town Commissioners to assign to future projects.

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 large loop at the start and a horizontal line extending to the right.

Andrew Feeney
Housing & Property Manager

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