

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

www.ramsey.gov.im

16th January, 2026.

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, 21st January, 2026**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

Mr. Rob Teare, Culture Vannin has been invited to address the Board about the Year of the Manx Language.

- 1. Apologies for Absence:** Mr. W. G. Young
- 2. Minutes for Adoption:** page(s): 1 – 10
 - Board Meeting held on 17th December, 2025.
- 3. Matters arising not included within the Agenda**
- 4. Matters for Information:** page(s): 11 - 16
 - Action Tracker – January, 2026.
 - Ruinous Buildings Register – January, 2026
- 5. Finance and General Purposes:** page(s): 17 - 29
 - Town Clerk's Report(s)
 - Open Consultations
 - Deputy Town Clerk's Report(s):
 - Manx Family Centre Mobile Library
 - Manx Telecom – Station Road Car Park
 - Year of the Manx Language
 - Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure

6. Works and Development:

page(s): 30 - 77

- Town Clerk's Report(s):
 - 2025-35 Waste Strategy
- Technical Services Manager's Report(s):
 - Planning Applications
 - Appendix
 - Lighting in the Lanes

7. Parks and Leisure:

page(s): 78 - 80

- Deputy Town Clerk's Reports:
 - Ramsey Library 3rd Quarter 2025/26

8. Housing and Property:

page(s): 81 - 83

- Town Clerk's Report(s):
 - Homelessness Prevention and Support Consultation

9. Notices of Motion:

page(s): 84 - 87

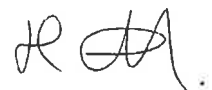
- Notices of Motion submitted by Mr. C. J. Martin
 - Shennaghys Jiu
 - Electric Vehicle Charging Points / Parking Legislation
 - Recycling Bins North Shore Road and Promenade
 - Statue Courthouse Grounds
 - Events Mooragh Park
 - Access Park Hotel, etc.

10. Other Business:

page(s): 88 - 91

(by permission of Chairman – Standing Order 13 1(i) refers

- Matter(s) Raised by the Public
 - ❖ None Received
 - ❖ Representative Report(s):
 - Northern Chamber of Commerce



H. S. Bevan,
Deputy Town Clerk

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, 17th December, 2025, at 7.00p.m.

Present: Mr. A. J. Oldham, Mesdames W. Bruchal, S. Cottam-Shea, E. L. Honey, P. Johns-Garrett, S. M. Moss, E. . Shimmin and Mrs. M. M. J. Webb;
Messrs. Revd Canon N. D. Greenwood, J. McGuinness and C. J. Martin

Apologies for absence were received from Mr. W. G. Young.

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

Before commencing the meeting, the Chairman thanked Ms. Cottam-Shea for deputising and members for their cooperation during his period of leave of absence.

(2025/26:224) Minutes:

A proposal put by Mr. McGuinness, seconded by Ms Cottam-Shea that Clauses 221 and 222 recorded in private, be brought into the public sector, was carried without division.

Resolved: That, following a proposal by Mrs. Honey, seconded by Mrs. Webb and carried by 10 votes to 1, that the Minutes of the monthly Board Meeting held on 19th November, 2025, be confirmed and signed by the Chairman. Miss Shimmin voted against.

(2025/26:225) Matters Arising:

No matters not included elsewhere within the agenda papers were raised.

Matters for Information:

(2025/26:226) Action Tracker December, 2025:

Resolved: To note the “Action Tracker” to 11th December, 2025, subject to the following: -

New Land Sculpture – Mr. McGuinness proposed that officers be instructed to progress the provision and installation of an “I♥Rhumsaa” sign to be located at the North end of the Mooragh Lake, of the same height as the existing wall and funding to be sought from sources including Year of Manx Language. The proposal was seconded by Miss Shimmin and carried without division.

BMX Track – Miss Shimmin queried progress with regard to the BMX Track – the Deputy Town Clerk advised that this matter would be included in the budget process and the overall strategic plan for the Mooragh Park.

Carnival Committee – Ms Cottam-Shea queried progress following the request to contact the Committee – Mr. Oldham responded that insurance quotations are being sought by the Carnival Committee., in addition to help with funding.

(2025/26:227) Ruinous Buildings Register December, 2025.

Resolved: To note the “Ruinous Buildings Register” to 11th December, 2025.

Finance and General Purposes:

(2025/26:228) Town Clerk’s Report – Open Consultations:-

Resolved: To note the Town Clerk’s report dated 10th December, 2025, advising of ongoing Public Consultations, and indicating those about which the Commission is responding.

(2025/26:229) Town Clerk’s Report – Proposals for the Shared Equity Purchase Assistance Scheme:

Members considered the Town Clerk’s Report dated 10th December, 2025, advising of the consultation being undertaken on proposed changes to improve affordability and access to home ownership through the two existing shared equity schemes. The consultation is promoted by the Housing Agency of the Department of Infrastructure.

Mr. McGuinness proposed that the Board respond that they welcome the proposals and are generally supportive of them, particularly the move towards more flexible frameworks; but felt that there were areas relating to the housing market about which the Commission is not qualified to comment.

Ms Shimmin moved an amendment that the Commission also express concern about the reduction in residential eligibility from 5 years to 1 year. The amendment was seconded by Mrs. Johns-Garrett and carried by 7 votes to 4 Mesdames Honey and Webb and Messrs. McGuinness and Oldham voting against.

(2025/26:230) Town Clerk’s Report – Public Audit Reform – Consultation on Recommendations made by the Tynwald Auditor General:

Members considered the Town Clerk’s Report dated 10th December, 2025, concerning the above-titled Scheme pertaining to the Consultation promoted by the Department of Infrastructure. A copy of the Consultation document had been provided to members in advance of the meeting.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Martin and agreed by 10 votes to 1, Miss Shimmin voting against, that the Commission respond that they cannot disagree with the principles and are generally supportive of the proposals, but recognise that there will be wide reaching implications.

(2025/26:231) Deputy Town Clerk's Report – Elections (Keys and Local Authorities) (Amendment) Regulations 2026:

Members considered the Deputy Town Clerk's report dated 9th December, 2025, detailing the questions contained in the proposals to be included in the above titled Regulations.

A proposal was put by Mr. McGuinness that the Commission indicate their general support of the proposals; they believe that that the publication of candidates' interest is important for openness and transparency; it is important that Cabinet Office organise one pre-election meeting for constituencies, particularly in each of the Parish areas; and that the Board is supportive of pre-verification with regard to postal voting.

Ms Cottam-Shea seconded the proposal.

Mrs. Bruchal queried if there was any audit with regard to postal voting. The Deputy Town Clerk explained that certain checks are in place.

Miss Shimmin asked about inclusion on electoral registers in instances where people have moved house. The Deputy Town Clerk advised that the onus is on householders to advise Cabinet Office if they have moved home.

An amendment put by Miss Shimmin that the Commission also comment on audit of postal votes and concerns about electoral registers was seconded by Mrs. Bruchal. This amendment failed by 9 votes to 2, no further support being forthcoming.

The original proposal was put to the vote and carried nem con.

(2025/26:232) Deputy Town Clerk's Report - Public Meeting with DHSC Minister and Manx Care:

Members considered the Deputy Town Clerk's report dated 9th December, 2025, advising that Manx Care have indicated that they believe it would be premature to meet with the Commission at the present time to discuss health care provisions in Ramsey and the North of the Island.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Martin and agreed nem con that Manx Care be informed that the Commission do not believe a meeting to be premature and still wish to hold a public meeting with Manx Care and the Department of Social Security.

(2025/26:233) Deputy Town Clerk's Report – Street Trader's Licence – “The Hutch”:

Members considered the Deputy Town Clerk's report dated 9th December, 2025, concerning the request made by “The Hutch” to extend the terms of their permitted Street Trader's Licence to include attendance at Ramsey's Chilly Dip on 1st January, 2026.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Oldham that permission be granted. The proposal was initially carried by 10 votes to 1, Mr. Martin voting against referring to the need to obtain permission from the organisers. The Deputy Town Clerk drew attention to the caveat within his report as a result of which Mr. Martin withdrew his objection and accordingly the proposal was carried nem con.

(2025/26:234) Finance Officer's Report:

Resolved: To note and approve the Finance Officer's report dated 10th December, 2025, subject to the following:-

Accounts: Mr. Martin queried the payment made to him and was advised that it referred to payment for attendance at meetings – he queried having claimed attendance and the Finance Officer indicated that this would be checked.

Summary of Revenue Income and Expenditure – Mr. Martin queried inclusion for Asbestos Survey – members were advised that this has arisen because of changes in legislation in 2022 and any expenditure under this heading would be allocated at the end of the financial year.

Works and Development:

(2025/26:235) Town Clerk's Report – National Infrastructure Security Bill (NISB)

Members considered the Town Clerk's report dated 10th December, 2025, advising of receipt of the consultation issued with regard to the provision of services that could fall under the heading “National Infrastructure”. A copy of the consultation had been provided to members.

A proposal was moved by Ms Cottam-Shea, seconded by Mr. Martin that the Commission respond in terms of the recommendation included within the report that we respond to this consultation, seeking clarity as to whether some of our functions may fall under the definition of ‘National Infrastructure’, which may require registration and subsequently a deeper review of our compliance and resilience and the potential budget implications.

The proposal was carried by 9 votes to 2 Mrs. Bruchal and Mr. McGuinness voted against.

(2025/26:236) Deputy Town Clerk's Report – North Ramey Bowling Club – Storage Container:

Members considered the Deputy Town Clerk's report dated 9th December, 2025, referring to the agreement between the Commission and North Ramsey Bowling Club and particularly to the provision of the agreement to the siting of a metal storage container – planning permission for which will expire in June, 2026.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Oldham and agreed nem con that the Commission support the request to submit a further planning application for the storage container.

(2025/26:237) Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 8th December, 2025, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures.

It was further resolved, following a proposal by Ms Cottam-Shea, seconded by Mr. McGuinness that no objections be made to the applications listed within the report. The proposal was carried by 10 votes to 1, Miss Shimmin voting against.

Parks and Leisure:

(2025/26:238) Deputy Town Clerk's Report – Deckchairs:

Members considered the Deputy Town Clerk's report dated 9th December, 2025, providing details of the requested deckchair audit.

A proposal was put by Miss Shimmin that the Commission seek funding to acquire a further supply of deckchairs half of which to be branded and half unbranded. Mr. McGuinness moved an amendment that all the deckchairs be branded to increase the town's branding and identity particularly as funding will be sought. The amendment was seconded by Ms Cottam-Shea and carried nem con.

(2025/26:239) Deputy Town Clerk's Report - Gran Fondo 2026:

Members considered the Deputy Town Clerk's Report dated 9th December, 2025, advising of the request made by the organisers of Gran Fondo 2026, to stage some of their events in and around the Mooragh Park.

Resolved: That, following a proposal by Miss Shimmin, seconded by Mrs. Webb and agreed nem con that permission be granted and logistical support including loan of barriers be provided.

(2025/26:240) Deputy Town Clerk's Report – Library 2nd Quarter 2025/26:

Resolved: To note the Deputy Town Clerk's report dated 6th December, 2025, detailing statistics for Ramsey Library for the 2nd Quarter of the year to 30th September, 2025.

Miss Shimmin queried "on-line" ordering – members were informed that some work was still required to facilitate this. Mr. McGuinness commented on the need to detail visitor and new member statistics more clearly and commented that he hoped the next statistical report would be presented in January, 2026.

Housing and Property:

(2025/26:241) Housing and Property Manager's Report – Annual Rent Setting for 2026/27:

Resolved: To note Housing and Property Manager's report dated 10th December, 2025, advising that the Department of Infrastructure has indicated that public sector rents will increase by 2.9% with effect from 1st April, 2026.

It was further resolved, following a proposal by Mr. McGuinness that the Commission do not apply a further discretionary increase of 1% and reiterate their disagreement of this principle that will result in different housing authorities having different rent levels. The proposal was seconded by Miss Shimmin and carried nem con.

Notice of Motion:

(2025/26:242) AI Generated Images:

Mr. McGuinness presented the Notice of Motion dated 9th December, 2025, standing in his name, namely:-

"That from the date of this resolution Ramsey Town Commissioners shall not use AI generated images in any RTC issued public notifications, social media posts, promotional materials or advertising posters.

Accordingly, the Board further resolves that

- (1) As part of the current budget process staff are instructed to bring forward costings for a small ongoing project to commission Ramsey themed artwork for use across the Commissioners regular calendar of events and announcements and
- (2) Expressions of interest must be sought from local artists including Ramsey based and Island based practitioners to create a suite of professional artwork for this purpose."

The Notice was seconded by Ms Cottam-Shea and carried nem con.

(2025/26:243) Representative Report:

Mrs. Bruchal presented her report of a meeting of the Manx Wildlife Trust held on 27th November, 2025.

Any Other Business:

(2025/26:244) Sundry Matters:

244a) *Scaffolding* – Mrs. Moss drew attention to poorly lit scaffolding in Parliament Street – the Technical Services Manager undertook to investigate this matter.

244b) *Fireworks Display* – Mr. Martin queried the date chosen for the fireworks display 6th December – the Deputy Town Clerk explained that it had not been possible to organise it to coordinate with the switch on of decorative lighting or the Tractor Run; and the display was held on a Saturday, in accordance with the Board's wishes. Miss Shimmin commented that it was the wish of the public that the display be held at the earliest opportunity.

244c) *Matters Raised by the Public* – Mr. Martin sought clarity about matters raised by the Public – it was explained that this item within Standing Orders referred to the way in which direct correspondence from rate payers can be presented to the Board.

244d) *Chamber of Commerce Report* – Mrs. Johns-Garrett asked to present a verbal report on a recent meeting of the Northern Chamber of Commerce and was requested to submit a written report for presentation to the January, 2026, meeting.

The Chairman closed the public meeting at 8.10 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.

(2025/26:245) Minutes Recorded in Private:

Resolved: That, following a proposal by Ms. Cottam-Shea, seconded by Mrs. Honey and agreed nem con that the minutes Board Meeting held on 19th November, 2025, recorded in private be confirmed and signed by the Chairman.

Matters for Information:

(2025/26:246) Action Tracker:

Resolved: To note the “Action Tracker” to 10th December, 2025, subject to the following:

Rate Arrears – Mr. McGuinness queried rate arrears – the Deputy Town Clerk advised that it is understood a property of concern has recent been sold and that a settle outstanding rates. Members were informed that a more pro-active stance is being taken with regard to chasing rate debt.

(2025/26:247) Ruinous Register:

Resolved: To note the “Ruinous Buildings Register” to 10th December, 2025.

Finance and General Purposes:

(2025/26:248) Deputy Town Clerk’s Report – Land at Claughbane:

Resolved: To note the Deputy Town Clerk’s report dated 9th December, 2025, providing information on the ownership of land in the vicinity of Ramsey Golf Club.

(2025/26:249) Finance Officer’s Report:

Resolved; to note the Finance Officer’s private report dated 10th December, 2025, subject to the following:-

2026 – 27 Budget Process – It was proposed by Mr. McGuinness seconded by Ms Cottam-Shea and agreed nem con that the income charges detailed within Appendix 4 of the report be implemented in the forthcoming financial year.

(2025/26:250) Deputy Town Clerk’s Report - Albert Road Site – West Quay Parking Mitigation:

Members considered the Deputy Town Clerk’s report dated 9th December, 2025, advising of the request made by the Department of Infrastructure to utilise the site of the former Albert Road School for parking should planning permission be granted for works at West Scheme, during the reconstruction phase, anticipated to commence in 2027.

Resolved: That following a proposal by Mr. McGuinness, seconded by Ms Cottam-Shea that permission be not granted as the Commission hope to have progressed housing redevelopment by that stage.

Parks and Leisure:

(2025/26:251) Deputy Town Clerk's Report – Ellan Vannin Events Requests:

Members considered the Deputy Town Clerk's report dated 9th December, 2025, conveying the request of Ellan Vannin Events as follows:-

a) Petrolheadonism - use of Albert Road Car Park between 24th and 29th June, 2026, - a proposal by Miss Shimmin that the organisers be charged a fee of £2,000 and pay any staffing costs incurred did not receive a seconder. A further proposal was put by Ms Cottam-Shea and seconded by Mrs. Johns-Garrett that permission be granted at no charge and logistical assistance be afforded. An amendment by Mr. Martin that such permission be subject to assurances with regard to litter collection and liability was subsequently withdrawn as it was explained that these conditions are routinely required. The proposal put by Ms. Cottam-Shea was put to the vote and carried by 8 votes to 3 Miss Shimmin and Messrs. Oldham and Martin voting against.

b) World Downhill Skateboarding Championships – use of grounds next to Albert Square between 3rd and 5th July, 2026, for a “Race Village”. A proposal by Miss Shimmin, seconded by Mr. McGuinness was carried nem con.

Housing and Property:

(2025/26:252) Minutes Housing Committee Meeting:

Resolved: To note and approve the Minutes of the meeting of the Housing Committee held on 2nd December, 2025, subject to the following:-

Clause 058 Vacant Properties: Mr. McGuinness queried the “turn over time” of vacant properties – the Housing and Property Manager indicated he hoped to report further on this matter in January, 2026.

(2025/26:253) Housing and Property Manager's Report – Draft Housing Strategy:

Members considered the Housing and Property Manager's report dated 10th December, 2025, to which was appended a draft of the Commission's proposed Housing Strategy 2025 – 2050.

Mr. McGuinness commented that he would like to see the Policy appended to the strategy and reference to proposed new development and growth, sectional headings and suggestions of how proposals could be achieved. The Housing and Property Manager indicated that the Strategy was not yet completed.

Resolved: That following a proposal by Mrs. Moss, seconded by Mr. McGuinness and agreed nem con the strategy presented to date be accepted.

RTC Board Meeting – 17th December, 2025, Continued:

Mr. Martin withdrew from the meeting at 9.21 p.m.

The meeting closed at 9.25 p.m. giving a time of 2 ½ hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	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 met 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. ATC emailed developer again for update.	FGP	Dec-24	DF	Sep-23		
Dec-21		Adoption of land at Auldyn Walk, Ramsey.C9			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.	All snagging works remain outstanding.. Work has commenced. Discussions with developer on going with regards to park standard etc. Some remedial works as required have been carried out by the contractor following a group meeting held on site at the end of July 2025. Meeting held with developer on 10th December 2025. Way forward agreed. works to be carried out asap by developer to enable RTC to adopt.	FGP	Jan-26	DF/AF	Jan-26		
Jun-18		War Memorial (repair and renovation).			Memorial added to 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. Waiting on mason names from War memorial committee for someone competent to work on monument. AF (HPM) now reviewing. Memorial cleaned. quotes being sort for renovation works.	WD	Nov-25	AF	Repairs early 2026		
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.	Bus Vannin advice that the TT service is likely to be same as TT 2023 with services at 22.01, 22.35 and 23.10. They are looking at operating an N6 but this has not been confirmed. Keep on tracker to follow up with DOI in future. No additional services during 2025. Town Clerk has written to Minister.	FGP	Jul-25	SB	Apr-26		
Jul-22		Mooragh Park shelter public art.			Mooragh Park shelters.	Work being undertaken on shelter.	PL	Jan-26	SB	Apr-26		

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
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. First sale complete. Letters need sending to other people who have occupied land not belonging to them. Photographs taken in preparation for letters to be sent & in case of future action		Jan-26	BW	Jan-24		
Jul-23		Claughbane Public Open Space.			A report was presented to the board in September 2023 concerning the potential adoption of land as POS. Planning application approved.	Developer starting work on site prior to handover.		Jan-26	DF	Dec-24		
Jan-24		BMX track.			Understand how the club is structured and the plans for the course.	Interested parties asked for update of their intent. Budget allowance for 2026/27. Options to be included in "Mooragh Park Strategic Review".	PL	Nov-25	AF	Dec-25		
Jul-24		Merger of Town Wards.			Request DOI to put forward a scheme under Section 9 of the Local Government Act 1982 to make a scheme to merge the current North and South Wards into one electoral district.	A public enquiry will be held in due course - after the local Authority General Election. This will now be after the by election. Follow up with DOI.	FGP	Aug-25	SB	Sep-25		
Jul-24		"Great Wave" Street Art - Old Swimming Pool.			Seek Expressions of Interest for Great Wave inspired art on west facing gable of Old Swimming Pool.	Initial meeting took place with artist.	PL	Jan-26	SB	May-26		
Jul-24		Hearing Loop for Board Room.			Look at options for provision of hearing loop within Board Room.	Portable unit declined by member. AF to bring to March meeting - none compatible hearing aids. Alternative option to be looked into. Local charity have presented options to be considered. Likely to be a project for the Budget process - costings being explored. Budget item prepared for consideration.	HP	Nov-25	AF	Apr-26		
Sep-24	24/25:128	Sprintfest			2026 event to held using same format. Include in 2026/27 budget.	TED Grant for 2026 approved	PL	Jan-26	SB	Jun-26		
Sep-24	24/25:148	Station Road Car Park.			Installation of cooling units. Liaise with interested parties to resolve.	Discussion with leaseholder continues	FGP/ WD	Nov-25	SB	Mar-25		
Sep-24	24/25:149	FO Report Aged Debtors.			Doubtful commercial debt. Seek independent legal advice about recovery and report to the October Board Meeting.	Request for opinions sent to Advocates. Included in October Finance Report. All appropriate contribution invoices now raised, but remain outstanding. Report on outstanding debt treatment prepared. Provision to be made against debt in 2025 accounts as part of NCAS accounting. Provision in 2025 accounts. Post March 2025 figures being prepared monthly for DOI contract until March 2026.	FGP	Jan-26	NC	Mar-26		
Nov-24	24/25:190	Area Plan North and East			Provide further report once further Cabinet Office response received	Cabinet Office Response now received -- subject to Special Board.	WD	Mar-25	DF	Jan-25		

12

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Nov-24	24/25:196	Dog Fouling			Raise awareness and report on fines	Campaign continues	FGP	Jan-26	DF	Jan-25		
Nov-24	24/25:196	Cigarette Litter			Illustrations around drain covers - seek permission from Department for those on highways	Enquiries with DOI being undertaken by Member. Identifying suitable materials locations to illustrate Looking for alternative areas to do e.g. Park Road and Mooragh access Road. We are going to utilise the template that Douglas have used on the pavements on town. Have got paint now. Waiting on staff availability and weather to put out	WD	Jan-26	BW	Feb-25		
Jan-25	24/25:256	Review of Re-Use			To ask NCAS to allow to year end	With new regulations around the disposal of electrical items the re-use is current being used as collection and storage points as they have to be stored in the dry. Reviewed not able to change at this moment. See 25/26:078.	WD	Aug-25	DF/BW	Feb-25		
Feb-25	24/25:284	Sprintfest Fan Zone and Vintage Club event			Attempt to obtain additional funding and enter into discussions with VMCC	View options for 2026.	PL	Feb-25	SB	Jul-26		
Mar-25	24/25:302	Policy ruinous Buildings			Policy to be formatted	Draft Policy received reviewed, and amendments needed. Clarification sought from EHI inspectorate on application of different parts of various legislation. Documentation sent to Policy Committee as requested. Second draft received - in review. Sent to Lead & Deputy W&D for comments on review & setting of authorisation levels for cost and charges to owners. Policy to Policy next policy committee	Policy	Jan-26	BW	May-25		
Mar-25	24/25:302	Volunteer Policy			A volunteer Policy to be created		Policy	Mar-25	DF	Aug-25		
Mar-25	24/25:310	S13 Ballachrink			Seek meeting with Developer regarding proposals for the area		FGP	Mar-25	DF	May-25		
Mar-25	24/25:311	Loading Bay			Consult with business community regarding provision of loading bays	Survey to commence with Chamber of Commerce members.	FGP	Oct-25	SB	Aug-25		
Apr-25	24/25:342	New Land Sculpture			"I Ramsey" sculpture	Survey to be undertaken. Use draft report to put options out to public. Engagement with local business who are keen to support. Be+G146ing discussed to bring to board. See G135	PL	Jan-26	SB/AF	Jan-26		
Apr-25	24/25:344	Notice of Motion - Decision Log			Establish a Decision Table	Implementing.	FGP	Nov-25	DF	Sep-25		
Apr-25	24/25:348	Provision of Free Wi-Fi			Investigate costs for various locations	Investigate costs and report back to Board.	FGP	May-25	SB	Sep-25		
May-25	25/26:022	Car Parking Residents' Rates			Request to consider residents' rates	Refer to policy Committee.	Policy	Jun-25	DF			
May-25	25/26:025	Anti-Dog Fouling Campaign			Options for Campaign agreed	Ongoing.	WD	Aug-25	GK	Aug-25		
	25/26:028	Deckchair audit			Report being compiled	Will be presented at November 2025.	PL	Oct-25	BW/SB	Nov-25		

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Second	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Jun-25	25/26:042	Action Tracker Bags for Life			Assess costs and purchase if acceptable		PL	Jul-25	SB	Sep-25		
Jun-25	25/26:048	Leighney Field			Seek information from Ramsey AFC	Ongoing correspondence between TC and Club no update. Club was due to meet with FA.	PL	Jul-25	DF	Jul-25		
Jun-25	25/26:051	Community Garden			Site identified	Compiling documents for interested parties - documents sent Aug 25. Tenders being reviewed 15/09/25. Not moving forward at this time.	PL	Nov-25	BW	Jul-25		
Jun-25	25/26:055	Redundant Telephone Kiosk			Pending installation of defibrillator	Checking planning obligations.	FGP	Nov-25	SB	Nov-25		
Jul-25	25/26:071	Environmental Projection			Bill yet to progress - progress report on implications	Note consultation.	FGP/WD	Jul-25	DF			
Jul-25	25/26:073	Street Traders Rumblin Tum			Agreement in principle to licence	Other areas to be considered by applicant.	FPB	Aug-25	SB			
Jul-25	25/26:076	Social Housing			Draft Strategy and budgetary reports Lead Member for Housing with HPM; Publish strategy. Strategy development ongoing	Approval of Notice of Motion. Strategy and report progressing. Draft Strategy included in Dec Board pack. Strategy presented to Board in December and adopted. Detailed reports to follow.	HPE	Jan-26	AF	Jan-26		
Jul-25	25/26:077	Art Trail			Agreement to set up an Art Trail	SB/H&P to provide schedule of mural board locations. A couple of positions to be finalised.	PL	Dec-25	SB/AF	Feb-26		
Jul-25	25/26:078	Re-Evaluation Re-use Facility			Agreement in principle to re-opening - further reports to be presented on financial implications	Defer until September 25 Meeting	WD	Jul-25	DF			
Aug-25	25/26:111	Reduction of Beds at RDCH			Write to Minister	Letter sent.	FGP	Sep-25	DF	Sep-25		
Aug-25	25/26:112	Investigate Fixed Charge for Household Waste			Investigate per Notice of Motion		WD		BW	Jan-26		
Aug-25	25/26:113	West Quay Defences			Response to presentation - make comments when planning starts	Planning application expeted December 2025. DOI will display plans in Town Hall.	FGP	Nov-25		Sep-25		
Aug-25	25/26:121	Padel Tennis			Carry on discussions with interested party	Ongoing no update.	FGP		DF	Jan-26		
Sep-25	25/26:134	Trading Outside Courthouse			Defer application Sweet Victory - refer to policy which needs to be written		Policy	Sep-25	DF	Jan-26		
Sep-25	25/26:138	Tower Street Car Park			Land revert back to Department of Infrastructure	DOI informed - working on logistics of moving people and waiting on works to wall to be completed Repairs carried out, waiting on kerb stops. Letters sent to people looking at alternatives	WD	Jan-26	BW	Oct-25		
Sep-25	25/26:139	TT Air Display			Possible event for 2027	Correspondence with DFE.	PL		DF			
Sep-25	25/26:140	Dogs in Mooragh Park			Consider introudcing trial to permit when byelaws are updated		FGP		SB	May-26		
Sep-25	25/26:141	Art Work			Consider site, design, funding etc.	Piece of Art work of conisderable size.	PL	Sep-25	DF			
Sep-25	25/26:142	Cummal Mooar			Write to Minister seek assurances		HP	Sep-25	DF	Sep-25		
Sep-25	25/26:148	Sale of Greengrocery Produce			possible encroachment of footpath	Determine if A board approval is needed.	WD		GK			
Oct-25	25/26:164	Manx Telecom - Use of Telegraph Poles for fibre roll out			Bring back on Action Tracker. Engage with Manx Telecom	Manx Telecom have again been invited to attend a public meeting of the Commission but do not think it is appraite while the planning process is taking place.	FGP	Nov-25	SB			
Oct-25	25/26:165	Review and update the whole action Tracker			In progress	Continuing	FGP	Jan-26	DF/SB			

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Oct-25	25/26:164	Write to DHSC Minister and CEO Manx Care and invite to a public meeting regarding health in Ramsey and North.	JM	SCS	Invitation extended to Manx Care CEO and DHSC Minister. Date of 11 November agreed.	New date to be arranged as DHSC Minister not available on 11th November.	FGP	Nov-25	DF			
Oct-25	25/26:172	Create a Strategy for Mooragh Estate	JM	LS	Create Strategy	Strategy being progressed. Updates being added.	HP/PL	Dec-25	AF/BW	Apr-26		
Oct-25	25/26:173	Scoping of a Housing Support Officer	JM	EH	Job Description being prepared	On-going. Draft prepared to submit to establishment committee for consideration. To be submitted with report early Jan 2026 at latest. Internal meeting not able to be held with Clerk to discuss fully. To be presented to Feb Board.	HP	Jan-26	AF	Feb-26		
Oct-25	25/26:179	Mountain Road Closure. Write to DOI with concerns as to the prevailing impact such road closures are having. (deliveries, footfall)	CM	LS	Write to DOI.		FGP		DF			
Oct-25	25/26:180	Use of Quayside. Investigate restrictions and liaise with Harbours/ DOI	CM	PJG	Contact DOI Harbours	Email sent to DOI Harbours.	WD	Oct-25	DF			
Oct-25	25/26:181	Albert Road - temp Christmas Car Park. AF to investigate whether PP required and whether suitable?	JM	SCS		Option to have the site open for 12 days (permitted development), should RTC wish to proceed in offering the spaces FOC. Condition to be further assessed and possible capacity to be advised. Markings to be completed week ending 12th December for use. parking utilised over period. Enquiry sent to planning to ask if ok to continue to use in current form should RTC wish to continue to use as a temp car park.	HP	Jan 26	AF	Jan-26		
Nov-25	25/26:199	Year of the Manx Language	JM	SCS	Agreed to support in principle	See report	PL	Jan-26	SB	Jan-26		
Nov-25	25/26:207	Planning Applications	JM	SCS	Consider application Change of Use Restaurant and bar	Convey concerns request meeting with applicant. Applicant happy to meet - date to be agreed.	WD	Nov-25	SB			
Nov-25	25/26:208	Health and Safety Consultations	SCS	WB	On-going Health and Safety legislation Consultations	Officers have responded to 7 consultations so far - including Workplace Regs, Vibration, Provision of PPE, Provision & use of work equip, H&S signs and information for employees. H&S (consultation with Employees) Regs	WD	Jan-26	BW			
Nov-25	25/26:209	British Enduro 2026	ES	SCS	Club to organise themselves and apply for any required road closures. RTC to loan barriers and signage Camper Van Code to be updated to allow use of awnings etc	Applicant informed.	PL	Nov-25	SB	Jul-26		
Nov-25	25/26:218	FO report Budget Meetings and Inflation	JM	SCS	Consider inflation percentation to be applied	Schedule of meetings approved and 3% applied to budget figures for inflation. Rates to be set in Ja. 2026 monthly meeting.	FGP	Jan-26	NC	Jan-26		
Dec-25	25/26:226	Rhumsaa Sign	JM	ES	Instructing staff to progress siting at North end of the Mooragh Lake	Planning view sought. Discussion with potential sponsor	PL	Jan-26	SB	Jun-26		

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
RUINOUS REGISTER
JANUARY 2026 – PUBLIC**

Mr. Chairman and Members,

There have been no changes to the Ruinous Register over the last 4 weeks.

Recommendation: For noting

B. Wallace.
Technical Services Manager

5th January 2026.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
OPEN CONSULTATIONS
JANUARY, 2026 – PUBLIC**

Mr. Chairman, Members,

In the above connection, what follows below is a digest of open consultations for your information. Where there is potential impact, this is noted and a report raised. This is a rolling report which will only include new consultations arising since the last one.

A framework for an Isle of Man Homelessness Prevention and Support Act

The Homelessness Strategy approved by Tynwald in December 2023 contained a commitment to the introduction of statutory requirements to prevent and address homelessness on the Isle of Man. This consultation is to help develop the specifics for the legislation. In looking at legislation for the Isle of Man, Government are using various Acts passed by the UK, Scottish and Welsh Parliaments as a base for the development of a Manx equivalent. This consultation seeks views on the various elements of UK legislation and the distinctive differences with the Scottish and Welsh amendments since devolution and their applicability for the Isle of Man

The use of the UK nations' framework as a starting point should not be taken as an endorsement in full of the approach taken by those countries. They are simply a useful starting point in the assessment of the needs for the Isle of Man in our legislation.

The other Crown Dependencies do not have Homelessness Legislation so offer no comparison on this area.

A report was circulated to members on 22nd December 2025 for advance digest and is included in this month's board papers for response.

The Consultation closes on 25th February 2026

Road Traffic Act 1985 (Amendment) Order 2025

The purpose of this consultation exercise is to comply with the Council of Ministers Public Engagement and Consultation Principles (October 2017) and to provide an opportunity for the wider consideration of these proposals. This exercise sets out a brief background to the proposed legislation, outlines proposed changes, and poses a series of questions in respect of the proposals.

**Town Clerk's Report – Open Consultations
January, 2026 – Public Continued:**

By way of background, the Isle of Man Courts of Justice recently considered a death by dangerous driving matter and its subsequent appeal. Following consideration of the case there has been a general interest in the level of the punishment for the offence due to differences between the Isle of Man punishments and those in place in the United Kingdom.

This consultation paper will focus on the maximum punishments for the following offences:

- a. Causing death by dangerous driving (section 1); and
- b. Causing death by careless driving when under influence of drink or drugs (section 3A)

which are contained within schedule 6 to the Road Traffic Act 1985.

It is the Department's intention to align the maximum punishments for these offences with the same offences contained in the Road Traffic Offenders Act 1988 (of Parliament). The UK changed the maximum punishments for these offences in 2022 through the Police, Crime, Sentencing and Courts Act 2022 (of Parliament).

In short, this will move the maximum sentence available from 14 years to life imprisonment. Whilst the reality is that sentencing guidelines restrict judges from reaching that level, sentences of around eighteen years are now being passed for offences in the united kingdom. A useful example of how sentencing is decanted is found at this link to some sentencing comments made by a Judge
https://www.judiciary.uk/wp-content/uploads/2025/07/Death-by-dangerous-Mohammed-Ibrahim-Sentencing-comments_.pdf

There is no direct impact on our business in respect of this consultation but it may be one that members are moved to respond to individually.

D C FLINT
Town Clerk & Chief Executive
January 2026

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
MANX FAMILY CENTRE – MOBILE LIBRARY
JANUARY 2026 – PUBLIC**

Mr. Chairman and Members,

The following email has been received from Manx Family Centre and the resumption of a mobile library service:

"We are writing to you in our capacity as trustees of the Manx Family Centre ("MFC"). As you may be aware, the MFC is the charity that in October took over operations of what used to be The Family Library.

The staff and supporters of the MFC have strived tirelessly to resume all operations previously undertaken by The Family Library, starting with the newly re-opened Centre itself in Nobles Hall, Douglas. We have since been focussing on resuming mobile library and treasured memory services and are delighted not only to have the mobile bus in our possession but for it to once again be out making visits. To that end, please find attached an example of forthcoming routes and timetable for January and February.

As you will know, many Isle of Man residents – including in your respective parishes - do not have the ability to travel to a physical library so these services are a lifeline to them. The visiting staff also offer important companionship and human contact to those that might not otherwise have it. In order for the charity to be able to operate as a going concern we do, however, require funds to maintain the services offered and we are therefore asking each of the parishes to make a contribution to the charity in return for us providing the mobile library and treasured memories services to their residents. We hope that, with meaningful contributions, we can not only maintain but also expand our services to your parishes.

We would therefore be grateful if you could confirm whether your parish would be willing to make a contribution of £500 per annum. If you could please let me know we would be very grateful as we are keen to continue these services and offer the best we can.

Finally, if it would be helpful to meet members of the team and discuss how services could be improved/ added to, we would be delighted to arrange that.

Yours sincerely.

Jennie Thompson & Scott Leonard-Morgan"

Members are therefore asked to consider if they would like to make a contribution to the Manx Family Centre.

Recommendation: For discussion

H S Bevan
Deputy Town Clerk

15th January 2026.

Route 4 - Tuesday

This is a Fortnightly Service

Baldrine	9.40
Ballaragh	10.00
Ayre View, Bride	11.00
Croft Park, Andreas	11.30
Andreas Village	11.50

LUNCH 12.25 - 1.25

Jurby Community Centre	1.25
Threshold, Jurby	1.35
King's Reach, Ramsey	2.00
Kerroo Glass, Ramsey	2.30
King's Court, Ramsey	2.55
Cooil Roi, Laxey	3.40

Route 5 - Wednesday

This is a Fortnightly Service

Ballamillaghyn	9.30
Strang Close	10.05
Crosby	10.45
Magher Vay, St Johns	11.05
Mylchreest Court, Peel	11.30
St Patrick Court, Peel	12.05

LUNCH 12.30 - 1.30

Valkyrs Court, Peel	1.35
Patrick	2.00
Waterfall, Glen Maye	2.30
Dalby	3.00
Dalby house call	3.30

*Routes 1, 2, 3, 4, and 5
alternate weekly -
please contact for dates*

**Subscription for our Mobile
Library Services is £30 per year**

TIME TABLE



Nobles Hall
Westmoreland Road
Douglas
IM1 1RL

Phone: 640650

Email: info@manxfca.co.uk

Route 1 - Tuesday

This is a Fortnightly Service

Upper Ballachrink, Malew	9.45
Silverburn Drive, Ballasalla	10.00
Cronk-y-Thatcher, Colby	10.30
Reayrt-y-Chrink Complex	11.20

LUNCH 12.00 - 1.00

Marashen Crescent, Port Erin	1.10
Lower Garth, Rushen	1.30
Viking Close, Ballakillowey	2.15
Ballagawne, Rushen	2.35
Millhope, Castletown	3.00
Newtown, Santon (monthly)	3.45
Foxdale School (monthly)	3.30

***Routes 1, 2, 3, 4, and 5
alternate weekly -
please contact for dates***

Route 2 - Wednesday

This is a Fortnightly Service

Ashlar Drive, Union Mills (school holidays only)	9.30
Ballagarey, Marown	10.00
Sulby Village	11.10
Ballaugh School (term time)	11.45

LUNCH 12.15 - 1.15

Ballaugh, Housecall	1.20
Ballaugh, One Stop Shop	1.30
Cannan Court, Kirk Michael	2.15
Kirk Michael	2.50 - 4.00

Route 3 - Thursday

This is a Fortnightly Service

Morning only

Beach Road, Port St. Mary	10.00
Cooil Veg, Port St Mary	10.20
Town Hall, Port St. Mary	10.40
Mount Tabor Church, PSM	11.00
Ballamodha Straight	11.30

*Can't get to the Mobile Library?
The library can come to you!*

Home Library Service

Ramsey & the North

Mondays - Monthly

House calls and Residential Homes

Douglas & the South

Mondays - Monthly

House calls and Residential Homes

*For full details of our Home Library
Service, including all routes and stops,
or to request a visit, please contact us
on 640650*

***Subscription for our Home Library
Service is £30 per year***

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
MANX TELECOM – STATION ROAD CAR PARK
JANUARY 2026 – PUBLIC**

Mr. Chairman and Members,

A request has been received from Manx Telecom for the placing their “Bluey” mobile retail unit in Station Road Car Park on weekly basis.

They are initially looking to place the vehicle there between 10am and 4pm on a Wednesday.

Members are therefore asked to consider if they wish to grant permission to Manx Telecom.

Recommendation: For discussion

H S Bevan
Deputy Town Clerk

15th January 2026

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
YEAR OF THE MANX LANGUAGE
JANUARY 2026 – PUBLIC**

Mr. Chairman and Members,

At the Meeting of the Commission held on 19th November 2026 the following was resolved:

(2025/26:199) Town Clerk's Report – Year of the Manx Language:

Members considered the Town Clerk's report dated 12th November, 2025, concerning the request of the Manx Language Network to promote 2026 as the Year of Manx Language.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Cottam-Shea, and agreed without division, the Commission agree in principle to participating in the Year of the Manx Language; the Library and the Mooragh Park being identified as best place for events. Members were asked to submit suggestions to the Deputy Town Clerk for further consideration in January 2026.

Taking into account the feedback received from Mr McGuinness and input from the Manx Language Development Officer the following ideas are initially proposed:

*Use of Manx to top/tail emails, telephone calls and online
Use of bilingual signs within the Town Hall and Library
Use of Manx in projection onto Town Hall
Incorporate Manx in Art
Audit of Manx stock within library
Pop-up displays within Town Hall with Manx phrases and meanings
Pop-up Manx language classes
Incorporating Manx into World Book Day*

There are a number of resources available from Culture Vannin including support from officers and online resources to aid with translations and graphics. Culture Vannin will also be holding a presentation in the atrium on 31st January 2026.

Mr. Rob Teare from Culture Vannin will be attending the January Board Meeting to talk the Commission about Manx Language.

It is proposed that the Library will lead on this project. A further report will be provided at the February board meeting.

Recommendation: For noting and further reporting.

H S Bevan
Deputy Town Clerk

15th January 2026.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
JANUARY 2026 - 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 December 2025 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period 1st April to 31st December 2025 – Appendix 2.

Accounts

Accounts of £1,313,480.08 were paid via the General Revenue Account and accounts of £29,639.31 were paid via the Northern Civic Amenity Site Account in December 2025. Details of the accounts paid and the suppliers utilised are attached at Appendix 1.

Recommendation: To be noted.

Summary of Revenue Income and Expenditure

Tabulated and graphical summaries of the 2025-26 Income and Expenditure from 1st April to 31st December 2025 is attached at Appendix 2.

Certain elements of capital expenditure incurred have been paid through the Revenue account some of which have been or will be financed by way of capital loans. They are not disclosed as part of Appendix 2, the 2025-26 Income and Expenditure figures, and they are:

Refuse Collection Vehicle	£241,480
LED street lighting replacement programme	£93,743
Cronk Elfin refurbishment – retentions & consultancy payments	£22,599
Upper Queen's Pier Road refurbishment – on-going prof. fees	£16,046
Close Woirrey demolition, site clearance & fencing	£44,746
Computer hardware	£10,716
Office equipment	£15,267
Boathouse boiler	£7,344
New Christmas lighting decorations	£5,282
Lifebuoy housings around the Mooragh Lake	£5,052
Machinery – chainsaws, mower, trimmers	£3,897
Courthouse – deposit for new windows	£3,675
Riverside Workshops – fuel tank	£2,971
NCAS – fuel tank	£2,886
Notebooks and i-pads	£2,611

Recommendation: To be noted.

14th January 2026

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid during December 2025

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Banks	Loan repayments - capital	518,621.75
Banks	Loan repayments - interest	357,604.15
Staff	Wages, salaries, ITIP, NI & superannuation	224,128.47
Various	Housing property repairs, maint. & safety checks	65,640.32
IOM Government	Waste disposal at EFW Plant	37,909.58
Manx Utilities	Electricity supply & Water charges	23,846.28
Ellan Vannin Fuels Ltd.	Fuel & heating oil	14,901.99
Various	Commission property repair, maint. & safety checks	11,917.27
Swept Clean Road Sweeping Serv. Ltd.	Sweeper & gulley cleaner hire	10,020.00
Various	Legal & professional fees - Housing	8,508.00
Various	IT costs - general expenditure	5,685.08
Electric Avenue Leeds Ltd.	Street lighting - maintenance checks & repairs	4,595.24
Various	Refuse materials & equipment	3,803.65
Various	Park materials - Tree survey work	3,654.00
Various	Office expenses - post, printing, stationery etc.	3,031.20
2 Clean	Contract cleaning	2,844.87
Various	HR services	2,820.00
Various	Staff training	2,494.80
IOM Newspapers	Media advertising re capital projects	2,280.96
Banks	Bank & debit card charges	1,739.26
Various	Town events	1,708.16
Various	Vehicles maintenance & servicing	1,308.00
Various	Rent refunds & transfers	956.09
Various	Machinery repairs & servicing	921.46
Various	Phones	850.22
Various	Security & safety	710.05
Various	Library books, materials & IT licences	509.53
Various	Park materials	166.70
Various	Gift vouchers	159.00
Various	Legal & professional fees - non-Housing	144.00
		<u>1,313,480.08</u>
Northern Civic Amenity Site		
IOM Government	Waste disposal at EFW Plant & Wrights Pit North	16,737.77
Mann Waste Recycling Ltd.	Skip haulage	3,665.55
Various	Recycling charges	3,097.55
Oddjob Services	Contract labour	2,481.25
Various	Machinery maintenance	1,858.20
Ellan Vannin Fuels Ltd.	Fuel	1,095.72
Manx Utilities	Heat & light	598.35
Worldpay (UK) Ltd.	Debit card reader charge	82.44
Bank	Charges	22.48
		<u>29,639.31</u>

Ramsey Town Commissioners

Suppliers utilised during December 2025

Appendix 1

Access UK Ltd.	UK	Mann Waste Recycling Ltd.	IOM
Allan C Swales Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Roots Ltd.	IOM
Ashcrofts (1997) Ltd.	IOM	Manx Telecom Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Manx Utilities	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	March Consultants Ltd.	IOM
B Gelling t/a Gellings Removals	IOM	Marksman Locksmith	IOM
Brew & Corkill Ltd.	IOM	Martin & Watson Ltd	IOM
C E Richmond Ltd.	IOM	Oddjob Services Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Orona Limited	UK
Cleervu Aerial Specialists Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Countryside Maintenance Ltd.	IOM	Paul Wheeler Ltd.	IOM
Crossroads Manx Workshop	IOM	P & M Window Cleaners Ltd.	IOM
Cuplas Callow IOM Ltd.	IOM	Phoenix Windows Ltd.	IOM
Derby Process Servers Ltd.	UK	Positive Solutions HR Ltd.	IOM
DP Electrical Contractors Ltd.	IOM	Prospero Facilities Services Ltd.	IOM
DQ Advocates Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
Egan Reid Stationery Co. Ltd.	IOM	Ramsey Skips	IOM
Electric Avenue Leeds Ltd.	UK	Screwfix Direct Ltd.	UK
Ellan Vannin Fuels Ltd.	IOM	Slade Scaffolding Ltd.	IOM
Energy Communications Ltd.	IOM	STARK Building Materials Ltd. (formerly Jewsons)	IOM
Event Lighting Services Grp. Ltd.	IOM	St John Ambulance	IOM
Feltons Ironmongers	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
Ferncroft Environmental IOM Ltd.	IOM	Sure IOM Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Swept Clean Road Sweeping Services Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	2 Clean	IOM
IOM Government	IOM	3FM	IOM
IOM Post Office	IOM	Ulverscroft Ltd.	UK
J Wood Tree & Gardening Servs. Ltd.	IOM	UPVC Spares & Repairs	UK
J. Qualtrough & Co. Ltd	IOM	Vannin Officepoint Ltd.	IOM
K Davies t/a 3 Legs Golf	IOM	Wicksteed Leisure Ltd.	UK
Mannin Pressure Washing Ltd.	IOM	Worldpay (UK) Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st DECEMBER 2025 - Appendix 2

	2025-26 to date			Estimate for 2025-26		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	3,897,660	4,123,895	(226,235)	4,767,064	5,193,041	(425,977)
Cl. Woirrey/ Cl. y C Ghlass	282	0	282	486	0	486
Brookfield Court	11,719	21	11,698	22,954	17,091	5,863
Close ny Mooragh	28,615	183	28,432	53,755	43,023	10,732
Sub Total	£3,938,276	£4,124,099	(£185,823)	£ 4,844,259	£ 5,253,155	£ (408,896)

Property and Assets						
Town Hall	185,952	22,798	163,154	297,764	28,716	269,048
Workshops	63,274	0	63,274	128,554	0	128,554
Public Conveniences	42,450	0	42,450	64,466	0	64,466
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	9,441	2,500	6,941	7,251	0	7,251
Mansail Lease	7,070	10,750	(3,680)	5,692	13,257	(7,565)
Lakeside Centre	5,333	7,307	(1,974)	5,523	12,600	(7,077)
Parklands Day Nursery	5,876	15,310	(9,434)	4,540	20,733	(16,193)
Bowling Alley	98	11,250	(11,152)	5,613	15,000	(9,387)
Non-Lease Properties	8,792	0	8,792	10,293	0	10,293
Prom shelters, benches, signs	23,851	5,863	17,988	41,572	0	41,572
Private Property Repairs	3,522	11,905	(8,383)	20,500	0	20,500
CCTV town centre	1,761	0	1,761	1,910	0	1,910
Apprentices	14,895	0	14,895	0	0	0
Asbestos survey	0	0	0	17,167	0	17,167
R & N Districts Housing C.	6,705	7,233	(528)	20,600	22,660	(2,060)
Park assets	67,294	0	67,294	97,866	0	97,866
Sub Total	£461,114	£94,916	£366,198	£744,111	£112,966	£631,145

Works & Development						
Foreshores & Flags	3,247	0	3,247	4,339	0	4,339
Car Parks	14,489	23,437	(8,948)	27,566	29,827	(2,261)
Refuse Removal	605,723	106,397	499,326	873,134	175,701	697,433
Civic Amenity contribution	86,383	0	86,383	255,948	0	255,948
Civic Amenity contracting	439,906	242,331	197,575			0
Sewers & Pumps	78,000	78,000	0	103,978	103,978	0
Street lighting & maint.	108,466	0	108,466	288,268	0	288,268
Decorative maint.	951	0	951	10,940	0	10,940
Decorative lighting new items	0	0	0	50,000	0	50,000
Local Services	350,203	0	350,203	341,154	0	341,154
Sub Total	£1,687,368	£450,165	£1,237,203	£1,955,327	£309,506	£1,645,821

Parks & Leisure						
Events & Attractions	59,139	4,717	54,422	62,997	12,500	50,497
Parks & Gardens	224,396	102	224,294	339,262	4	339,258
Games Concessions	149	0	149	546	0	546
Public Library	113,250	6,733	106,517	170,103	9,616	160,487
Sub Total	£396,934	£11,552	£385,382	£572,908	£22,120	£550,788

Finance & General Purposes						
Administration	72,774	0	72,774	128,909	0	128,909
Office Expenses	577,004	67,249	509,755	848,073	120,803	727,270
Sundry Expenses	15,271	0	15,271	10,117	0	10,117
Miscellaneous	24,021	48,133	(24,112)	71,295	41,563	29,732
Swimming Pool	45,946	0	45,946	47,451	0	47,451
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	7,179	52	7,127	66	102	(36)
Sub Total	£744,195	£115,434	£628,761	£1,107,911	£162,468	£945,443

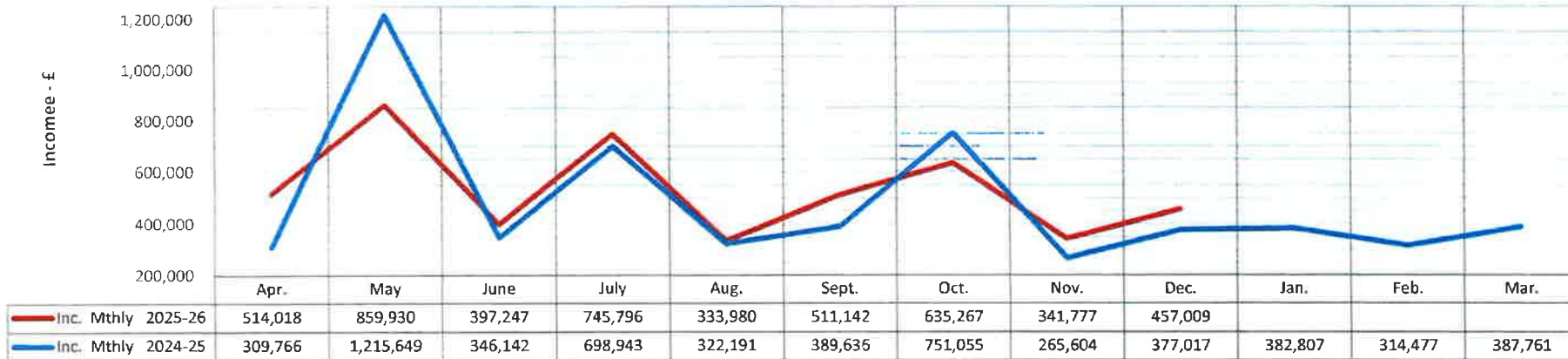
TOTAL	£7,227,887	£4,796,166	£2,526,637	£ 9,224,516	£ 5,860,215	£ 3,364,301
--------------	-------------------	-------------------	-------------------	--------------------	--------------------	--------------------

Town rates	£ -	£3,232,572	(£3,232,572)	£ -	£ 3,635,908	(£3,635,908)
-------------------	------------	-------------------	---------------------	------------	--------------------	---------------------

RAMSEY TOWN COMMISSIONERS **SUMMARY OF INCOME & EXPENDITURE TO 30th SEPTEMBER 2025**

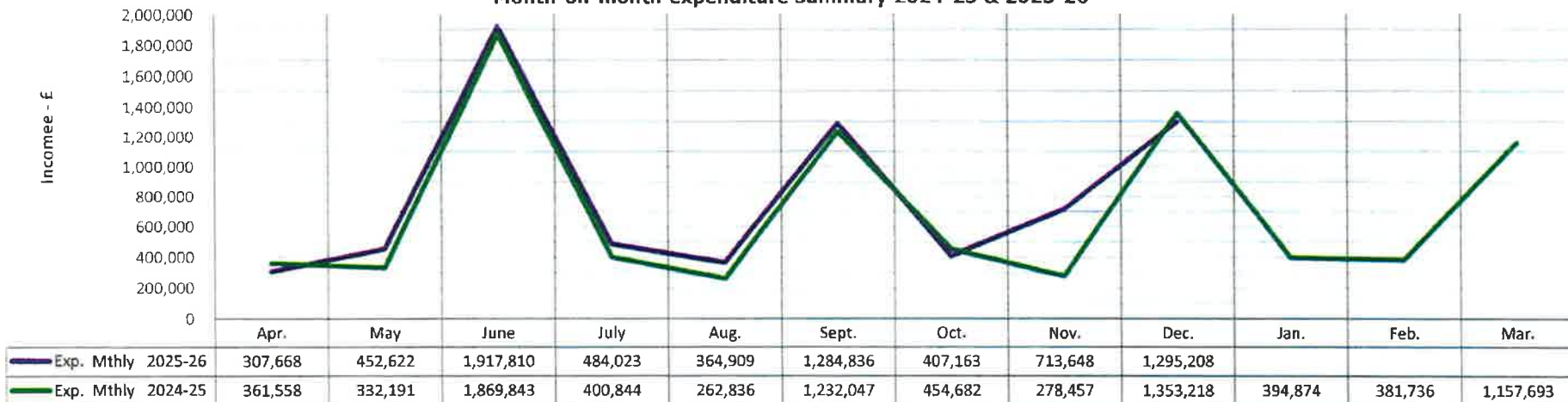
Appendix 2

Ramsey Town Commissioners
Month-on-month income summary 2024-25 & 2025-26



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	514,018	1,373,948	1,771,195	2,516,991	2,850,971	3,362,113	3,997,380	4,339,157	4,796,166	-	-	-	5,860,215
Cum. 2024-25	309,766	1,525,415	1,871,557	2,570,500	2,892,691	3,282,327	4,033,382	4,298,986	4,676,003	5,058,810	5,373,287	5,761,048	5,693,191

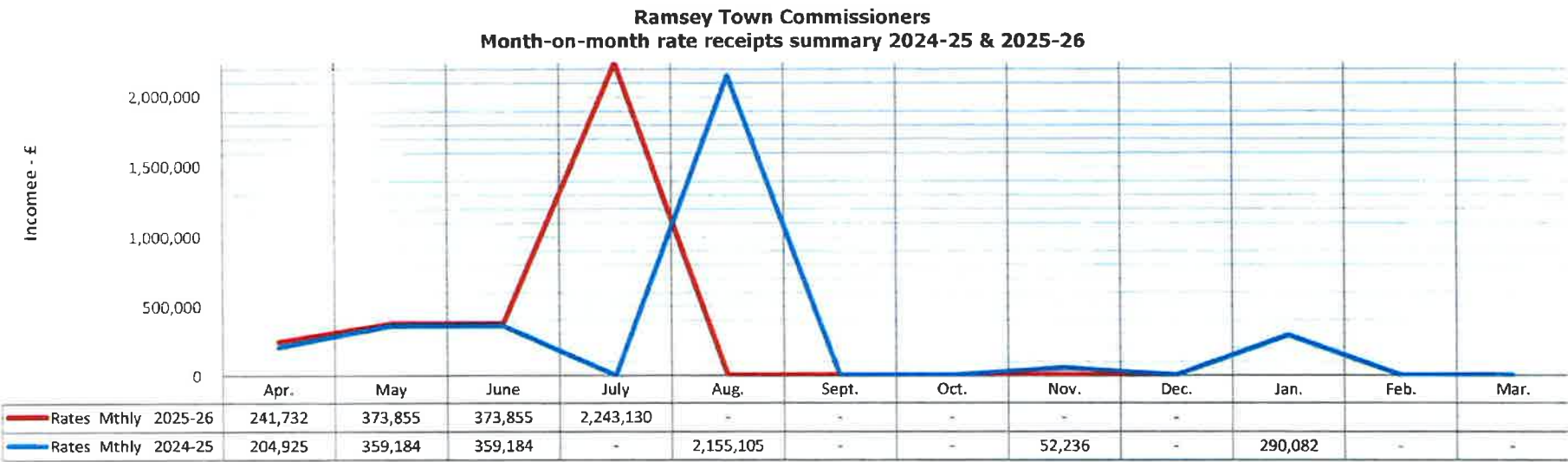
Ramsey Town Commissioners
Month-on-month expenditure summary 2024-25 & 2025-26



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	307,668	760,290	2,678,100	3,162,123	3,527,032	4,811,868	5,219,031	5,932,679	7,227,887	-	-	-	9,224,516
Cum. 2024-25	361,558	693,749	2,563,592	2,964,436	3,227,272	4,459,319	4,914,001	5,192,458	6,545,676	6,940,550	7,322,286	8,479,979	9,377,281

RAMSEY TOWN COMMISSIONERS
SUMMARY OF INCOME & EXPENDITURE TO 30th SEPTEMBER 2025

Appendix 2



	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Budget
Cum. 2025-26	241,732	615,587	989,442	3,232,572	3,232,572	3,232,572	3,232,572	3,232,572	3,232,572	-	-	-	3,635,908
Cum. 2024-25	204,925	564,109	923,293	923,293	3,078,398	3,078,398	3,078,398	3,130,634	3,130,634	3,420,716	3,420,716	3,420,716	3,513,954

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
2025-35 WASTE STRATEGY –
JANUARY, 2026 - PUBLIC**

Mr. Chairman and Members,

In the last few days, the Government has published its proposed National Waste Strategy. This is a critically important document as the implications for RTC may be significant.

A consultation was held in August/ September 2024 on this matter. A copy of the consultation document responses is attached at Appendix A. As might be expected the principles were welcomed by the public. What might have been missed by them is that the resultant application could well lead to increased rates costs.

The consultation had been considered by the Board at its 18th September 2024 meeting and the following minute was produced:

“(2024/25:127) Technical Services Manager’s Report – DOI Waste Strategy Principles:

Members considered the Technical Services Manager’s report dated 10th September, 2024, advising of the receipt of the consultation issued by the Department of Infrastructure with regard to Waste Strategy Principles. Suggested responses were incorporated into the report.

Mr. McGuinness expressed his broad agreement to the responses but commented on legislative requirements in that the principle of dictating to the Island might not be ideal, and proposed that this comment be submitted.

Mr. Parker commented that changing collections could not guarantee any financial savings nor could the acquisition of electric powered refuse collection vehicles. Mr. Parker also commented about costs in shipping recycled waste off-Island.

Mr. McGuinness’s proposal was seconded by Ms. Cottam-Shea and carried nem con.”

A copy of the original report from the TSM and the responses is appended at B. On reflection, this might have been more impactful in the form of a letter rather than lost in the wider ether of the website responses.

A copy of the resulting Strategy document is attached at Appendix B. Within it I have highlighted a number of areas which I wish to draw to your attention. Below is a narrative on the document which complements these.

Town Clerk's Report – 2025-35 Waste Strategy – January, 2026, Public Continued:

In brief, the Strategy sets out a ten-year framework for the management of household, commercial, construction and hazardous waste. The Strategy establishes the Government's strategic direction and principles, with implementation expected to be delivered through a combination of central government action, legislative change, and operational delivery by local authorities and the private sector.

The Strategy is a high-level policy document rather than legislation. However, it is intended to inform future decisions on service standards, infrastructure investment, regulation and legislation. *The Strategy explicitly anticipates further statutory and policy development during its lifespan.*

Role of local authorities

Local authorities, including Ramsey Town Commissioners, remain responsible for household waste collection under existing legislation. The Strategy signals an intention for closer coordination between the Department of Infrastructure and local authorities, including:

- The potential introduction of minimum service levels and performance standards
- Greater consistency of waste and recycling services across the Island
- Enhanced data collection, reporting and oversight

While operational delivery remains local, the scope for local variation may reduce over time as national standards are developed.

Financial Considerations

The Strategy acknowledges that waste management must be financially sustainable. While central government will continue to invest in major infrastructure (such as energy-from-waste and landfill facilities), the document does not commit to full central funding of any new burdens placed on local authorities.

For Ramsey Town Commissioners, this may result in:

- Medium-term financial pressures associated with service changes
- Potential capital investment in vehicles, equipment or facilities
- Ongoing revenue implications linked to expanded recycling or reporting requirements

These pressures will need to be considered through normal budget and financial planning processes as proposals are brought forward.

Town Clerk's Report – 2025-35 Waste Strategy – January, 2026, Public Continued:

In addition, there has been pressure for us to consider the purchase of electric Refuse wagons at renewal. Not only have there been disadvantages in terms of range and capability, the costs were significantly higher than the DERV alternative. If at some point such pressure becomes an imposition, this will have another direct impact on rates.

Operational Implications

Over the Strategy period, local authorities may be required to adapt waste collection and recycling services to align with revised standards or priorities, including:

- Expanded recycling and reuse initiatives
- Improved management of hazardous and problematic waste streams
- Greater emphasis on waste reduction and public participation

Any changes would be subject to further policy development, consultation and decision-making.

Public Engagement and Accountability

As the public-facing bodies responsible for waste collection, local authorities are likely to play a key role in communicating changes to residents and responding to service queries. Clear communication and alignment with national messaging will be important to manage expectations. However, within this is the risk that they become the bearer of bad news through imposition rather than design. This would especially be the case in respect of higher costs through the Rates.

Overall assessment

The Waste Strategy represents an evolutionary shift rather than an immediate operational change. Its implications for Ramsey Town Commissioners will depend on the detail and timing of future policies, legislation and funding decisions. Ongoing engagement with the Department of Infrastructure and other local authorities will be important to ensure that local circumstances are taken into account as the Strategy is implemented.

What that engagement looks like is challenging. It has already been seen how difficult it has been to establish effective dialogue on the burdens that may be forthcoming via Clause 5 of the Local Government Amendment Act. Indeed, the consensus is very much that clause arose as a result of matters arising from the disputes around the Northern Civic Amenity Site.

**Town Clerk's Report – 2025-35 Waste Strategy –
January, 2026, Public Continued:**

I would respectfully offer the following observations:

The Strategy is clear in recognising waste management as in need of a systems approach. Systems work at their best when there are as few components as possible. Within these proposals, there are two Departments, twenty-one Local Authorities, National Contractors and a number of private operators. That offers a lot of fail points, a high administrative burden and potential for significant disagreement and inertia around contentious points. Notwithstanding the proud traditions of local service delivery, it is perhaps the time to consider single point waste stream management as a more cost effective and consistent alternative.

If local control *is* to be maintained, then the sustainability of this across the multitude of local authorities will remain administratively, financially and operationally challenging. The document is clear that the provision of civic amenity sites will be a local provision, rather than a Government one. Whether a mid-way between parochial services and national services can be found in 'regional' models, such as wider scoping of such as the Northern Refuse Board, may be worth further exploration. Such a discussion may be more attractive than taking a 'wait-and-see' approach.

In conclusion, whatever the outcome of this strategy, there is little doubt that in action alone there is significant burden to be placed on our Technical Services.

Recommendation:

That members consider the sending of a letter to all Members of the House of Keys and Legislative Council, ahead of the debate on this matter in the Keys, highlighting the implications with its adoption for Local Authorities and their constituents.

D C FLINT
Town Clerk

9th January 2026

DEPARTMENT OF INFRASTRUCTURE

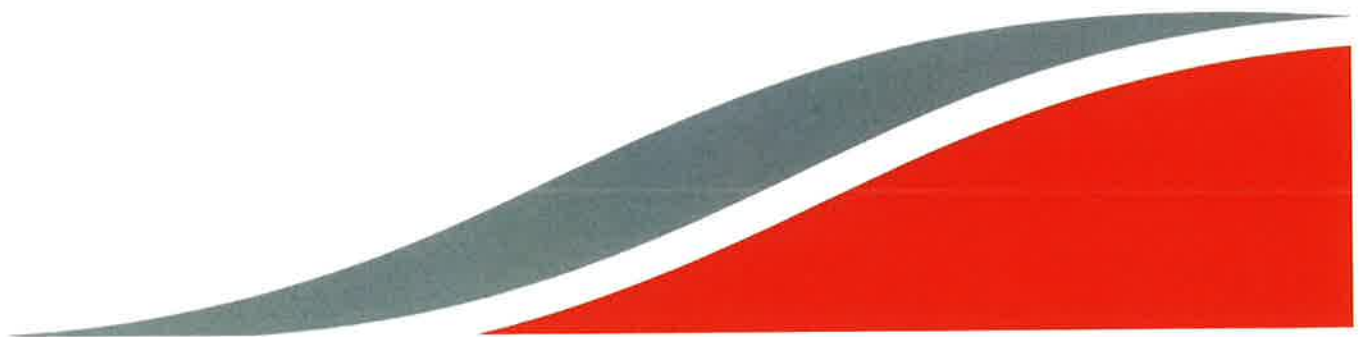
Principles for the Waste Strategy

Consultation Feedback



Isle of Man
Government

Reiltys Ellan Vannin



663 – Responses to the Waste Strategy Principles consultation

Public Consultation on the Waste Strategy Principles

The public consultation on the Waste Strategy Principles closed on the 31st October 2024. The responses have been reviewed and are summarised below. The Waste Strategy 2025 – 2025 will cover all of the Island’s waste streams and not just household waste.

Waste Strategy Aims

The key strategic aims are that the Waste Strategy should be an Isle of Man Government Strategy and align with the objectives of the Island Plan and provide support and disposal options for:

- Household waste and commercial waste (of a nature similar to household waste)
- Industrial (including agricultural) and other commercial waste
- Industrial waste – construction and demolition waste
- Hazardous waste, including problematic waste e.g. WEEE, AWCCT, Radioactive

Guiding Principles for the Waste Strategy

The waste hierarchy principals and usage in the Waste Strategy will be designed to fit the Island’s waste policies while encouraging prevention, reuse, recycling, and recovery of waste taking into account the Island’s distinguishing characteristics, and physical location, which impact on how wastes can be managed, while being economical.

Associated statutory requirements, incentives, disposal fees, and waste facilities operation and development will be set at appropriate levels to encourage compliance.

The Island needs to know when waste is produced there are facilities and schemes for its safe management, now and in the future from collection, processing & disposal.

Obtaining privatised operations and investment where possible:

- Cost effective
- Technical expertise
- Reduce environmental Impact

Implementing policy and legislation changes only after:

- Consultation with stakeholders
- Impact assessment
- Provisions for the management of waste is in place – infrastructure, contracts

Question in the public consultation - **Do you agree that a Waste Strategy should be determined to move towards a strong and diverse economy and an environment we can be proud of in accordance with Our Island Plan?**

Responses:

Option	Total	Percent
Strongly disagree	61	9.20%
Disagree	32	4.83%
Neither agree nor disagree	86	12.97%
Agree	227	34.24%
Strongly agree	232	34.99%
I don't know	10	1.51%
Prefer not to say	7	1.06%
Not Answered	8	1.21%

Principle - Waste Collection Optimisation

Each Local Authority is responsible for their own area and the service provided differs depending on where you live e.g. inclusion of kerbside recycling collection and collection of general household waste every 1 or 2 weeks. Optimising collection routes and standardising refuse collection vehicles through a centralised service could assist in reducing emissions to achieve the Isle of Man Climate Change Plan 2022-2027 objective.

Question in the public consultation - **Do you agree that the Waste Strategy should determine how centralising household waste collection services could reduce costs, reduce environmental impact including greenhouse gas emissions and determine appropriate household waste provisions for the Island?**

Responses:

Option	Total	Percent
Strongly disagree	94	14.18%
Disagree	70	10.56%
Neither agree nor disagree	59	8.90%
Agree	185	27.90%
Strongly agree	234	35.29%
I don't know	14	2.11%
Prefer not to say	3	0.45%
Not Answered	4	0.60%

Principle - Prevention & Minimisation

In the UK waste reduction is encouraged through legislation requirements which include waste minimisation plans at Local Authority level and waste management plans at Central Government level, identifying key sectors for action e.g. construction, electronics, plastics, packaging, food.

The Waste Strategy should assess the key sectors and the legislation changes required to assist with encouraging waste reduction for the Island.

Question in the public consultation - **Do you agree the Waste Strategy should determine a Waste Reduction Programme to divert products and materials from residual waste and stimulate recycling opportunities for the Island?**

Responses:

Option	Total	Percent
Strongly disagree	55	8.30%
Disagree	39	5.88%
Neither agree nor disagree	55	8.30%
Agree	206	31.07%
Strongly agree	291	43.89%
I don't know	11	1.66%
Prefer not to say	2	0.30%
Not Answered	4	0.60%

Principle - Reuse & Recycling

The centralised management of recyclable material could assist with gaining more revenue as better prices potentially could be achieved for larger volumes, alongside reduced costs from optimising transport. Any contamination could be removed from the waste to improve the value of the recyclable material. Targeting high-value recyclables should result in recycling schemes paying for themselves.

Question in the public consultation - **Do you agree that the Waste Strategy should determine ways to increase reuse and recycling of the Island's wastes?**

Responses:

Option	Total	Percent
Strongly disagree	49	7.39%
Disagree	13	1.96%
Neither agree nor disagree	34	5.13%
Agree	222	33.48%
Strongly agree	332	50.08%
I don't know	4	0.60%
Prefer not to say	4	0.60%
Not Answered	5	0.75%

Principle - Energy Recovery

The current Energy from Waste facility can reasonably continue to operate until at least 2035 without the major capital expenditure of building a new facility. The tonnage incinerated at the Energy from Waste facility has significantly reduced over the years to just under 50,000 tonnes in 2023.

The benefits of maximising electricity generation through the Energy from Waste facility, potentially up to 10% of the Island's needs, by diverting low value recyclable wastes with high calorific value to the facility should be determined. This would also reduce the need to generate electricity from fossil fuels.

Question in the public consultation - **Do you agree that the Waste Strategy should maximise energy recovery by diverting incinerable wastes to the Energy from Waste facility?**

Responses:

Option	Total	Percent
Strongly disagree	53	7.99%
Disagree	23	3.47%
Neither agree nor disagree	63	9.50%
Agree	258	38.91%
Strongly agree	225	33.94%
I don't know	33	4.98%
Prefer not to say	4	0.60%
Not Answered	4	0.60%

Principle – Incineration of Hazardous Waste

Under current legislation the secondary waste incinerator can only dispose of clinical waste and waste oil. The replacement secondary waste incinerator for 2025 has the design capability to incinerate additional hazardous waste streams such as flammable waste, pesticides and some small laboratory waste. The current cost to industry for shipment and disposal in the UK for flammable waste is £3,000-£4,000/tonne,

and for pesticides £15,000/tonne. A change in legislation is required to allow additional hazardous waste streams to be incinerated in the secondary waste incinerator. This would assist with the Island's international responsibility to dispose of its own wastes and provide a more economic disposal route for some of industry's hazardous wastes which are currently exported off Island at great cost.

Question in the public consultation - **Do you agree that the Waste Strategy should explore maximising the utilisation of the secondary waste incinerator for self-sufficiency and economic benefit of disposal of the Island's suitable hazardous wastes?**

Responses:

Option	Total	Percent
Strongly disagree	30	4.52%
Disagree	25	3.77%
Neither agree nor disagree	51	7.69%
Agree	297	44.80%
Strongly agree	211	31.83%
I don't know	41	6.16%
Prefer not to say	3	0.45%
Not Answered	5	0.75%

4 Principle – Landfill

There are problematic waste streams on the Island that are too expensive to send to the UK for disposal. This is sometimes due to the large quantity of material such as marina dredging spoil or because a disposal route cannot be found in the UK for such small volumes, such as radioactive waste sources in schools and the hospital. The Island's current landfills are classified as 'dilute and disperse' landfill, with leachate from the landfill sites going out to sea. To continue with the 'dilute and disperse' approach will leave the Island with a potential legacy of pollution of ground water, rivers and coastal waters for future generations. Any new landfill should be developed to standards implemented in the UK as best practice with improved environmental protection.

Question in the public consultation - **Do you agree that the Waste Strategy should determine the strategic need to develop new landfill(s), suitably engineered to provide appropriate environmental protection, for waste disposal where recovery (including re-use, recycling and energy recovery) is not reasonably practicable or economically viable?**

Responses:

Option	Total	Percent
Strongly disagree	46	6.94%
Disagree	68	10.26%
Neither agree nor disagree	74	11.16%
Agree	292	44.04%
Strongly agree	137	20.66%
I don't know	35	5.28%
Prefer not to say	4	0.60%
Not Answered	7	1.06%

Principle - Waste Regulation

Whilst economic intervention such as the Energy from Waste Facility gate fee or a landfill tax can influence waste recovery and/or disposal routes, to a certain extent, to achieve sustainability, protection of human health and the environment, and GHG emission reduction legislative changes are likely to be required to assist with implementing the Waste Strategy.

Question in the public consultation - **Do you agree that the Waste Strategy should determine the legislative interventions likely to be required by the Government to assist implementation of the Waste Strategy.**

Responses:

Option	Total	Percent
Strongly disagree	44	6.64%
Disagree	43	6.49%
Neither agree nor disagree	90	13.57%
Agree	292	44.04%
Strongly agree	135	20.36%
I don't know	45	6.79%
Prefer not to say	5	0.75%
Not Answered	9	1.36%

Next steps

- Commission IoM Waste Strategy to meet approved principles.
- Continue Stakeholder consultation throughout the process
- Approval of Waste Strategy
- Draft new Waste Legislation and seek Tynwald approval
- Draft waste policies for the implementation of the Waste Strategy

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
DOI WASTE STRATEGY PRINCIPLES
SEPTEMBER 2024 – PUBLIC**

APPENDIX B

Mr. Chairman and Members,

The DOI have issued a public consultation on Waste Strategy Principles. The closing date has been extended to the 21st October 2024.

This document is to set the principles of the waste strategy which will go on to form the basis of the waste strategy. No dates have been set by the DOI for the publication of the strategy however in the Island Plan it stipulates 2025.

Introduction

Current Situation

The current management of household waste and services provided by Local Authorities vary as to whether collections are every 1 or 2 weeks, kerbside collection of recyclables and more recently whether, a Civic Amenity Site service is provided.

Which types of wastes are recycled on the Island is largely dependent on whether it is more economical for the Local Authority, waste management company or waste producer to send these materials to the UK for recycling or pay the gate fee at the Energy from Waste (EfW) facility or landfill for disposal. This does not take into account the economics of operating the Island's national waste infrastructures or meeting the objectives of the Island's Waste Strategy.

Central Government waste facilities generate income from gate fees while Local Authorities generate income for household waste facilities through rates and any commercial waste facilities through charges. Currently Government subsidises the Energy from Waste facility by approximately £2.5m per annum and the Animal Waste Processing Plant (AWPP) by £500k per annum.

Proposed Strategy

The Isle of Man's Waste Strategy will consider all waste streams including households, business, agriculture and industry. This is a significant opportunity to maximise the use of the existing waste infrastructure, review options to obtain the best value from recyclables, to reduce greenhouse gas emissions and encourage new business to grow our green economy.

Consideration of a centralised hub for waste recycling and potentially centralisation of household waste collections is proposed to reduce costs, standardise household waste services and increase recycling through economies of scale. Utilisation of waste facilities such as the Energy from Waste facility should be reviewed to ensure they continue to provide public value.

Policy Proposals and consultation questions

The EU Waste Framework Directive (Directive 2008/98/EC) established the waste hierarchy as the guiding framework for managing waste. The focus was to be on waste reduction, with reuse, recycling, and recovery of energy all of greater priority than final disposal. The waste hierarchy usage in the Waste Strategy should be designed to fit the Island's waste policies while encouraging prevention, reuse, recycling, and recovery of waste taking into account the Island's distinguishing characteristics, and physical location, which impact on how wastes can be managed.

Technical Services Manager's Report – DOI Waste Strategy Principles – September, 2024, Public Continued:

Island Plan Objectives

Our Island Plan can be found at <https://islandplan.im/> .

Waste is part of the economy and its management has economic implications for businesses, government expenditure and impacts the environment. A Waste Strategy is required to align with the objectives of the Island Plan.

Do you agree that a Waste Strategy should be determined to move towards a strong and diverse economy and an environment we can be proud of in accordance with Our Island Plan?

	Strongly disagree
	Disagree
	Neither agree or disagree
X	Agree
	Strongly agree
	I don't know
	Prefer not to say
Do you have any other comments?	
Who would say no to this question? Isn't it the responsible thing to do? Hasn't it already been determined by Tynwald to have the strategy anyway.	

Collection of household waste

Currently household waste collection and any kerbside collection of recyclables is controlled by and the responsibility of the Locals Authorities. As each Local Authority is responsible for their own area the service provided differs depending on where you live e.g. inclusion of kerbside recycling collection and collection of general household waste every 1 or 2 weeks. There are numerous contracts in place with differing costs and associated differing rate costs for the management of household waste. Optimising collection routes and standardising refuse collection vehicles through a centralised service will also assist in reducing emissions to achieve the Isle of Man Climate Change Plan 2022-2027 objective. Potential cost savings and emissions reductions could be realised by:

- Centralising the collection and management of household waste
- Optimising collection routes and vehicles
- Powering bin lorries with zero or low emission fuel sources.
- Bulking up recyclables to obtain best market values and economise export costs.
- Optimising energy recovery by disposal of incinerable wastes to the EfW facility.

Do you agree that the Waste Strategy should determine how centralising household waste collection services could reduce costs, reduce environmental impact including greenhouse gas emissions and determine appropriate household waste provisions for the Island?

**Technical Services Manager's Report – DOI Waste Strategy Principles –
September, 2024, Public Continued:**

	Strongly disagree
X	Disagree
	Neither agree or disagree
	Agree
	Strongly agree
	I don't know
	Prefer not to say
Do you have any other comments?	
<p>The Waste Strategy should determine appropriate household waste provisions and disposal routes.</p> <p>Everyone is aware of the benefits of centralising household collections; the question is if there is a will or a desire to do this?</p> <p>The cost of zero emission refuse vehicles makes them an unviable option at this point for most of the local authorities due to the cost of them and restrictions in range.</p> <p>Most Local Authorities have to carry additional vehicles in case of breakdown and servicing requirements which has additional cost implications.</p>	

Prevention & Minimisation

By reducing or eliminating waste generation, this supports efforts to promote a more sustainable society. Waste minimisation involves redesigning waste processes and/or changing societal patterns of consumption and waste production.

In the UK waste reduction is encouraged through legislation requirements which include waste minimisation plans at Local Authority level and waste management plans at Central Government level, identifying key sectors for action e.g. construction, electronics, plastics, packaging, food.

The Waste Strategy should assess the key sectors and the legislation changes required to assist with encouraging waste reduction for the Island.

Do you agree the Waste Strategy should determine a Waste Reduction Programme to divert products and materials from residual waste and stimulate recycling opportunities for the Island?

	Strongly disagree
	Disagree
	Neither agree or disagree
X	Agree
	Strongly agree
	I don't know
	Prefer not to say
Do you have any other comments?	
<p>I wonder what impact this will have. Being a small island we have to ship in most items. If the UK has already introduced a lot of these legislation requirements, then we will already be benefiting from them as much as possible apart from transport packaging.</p> <p>Could we potential be putting additional costs on to local suppliers that we don't need.</p>	

Technical Services Manager's Report – DOI Waste Strategy Principles – September, 2024, Public Continued:

Reuse & Recycling

Creating less waste by increasing awareness of the need to reuse and recycle more types of materials that have value, while making it easier for the public and industry to do so, is recommended.

The current recycling facilities on the island include kerbside collections in Douglas and Braddan, Civic Amenity Sites and 'bring bank' bins located around the Island, as well as other private enterprises. The cost to operate Civic Amenity Sites varies from £120 - £186/tonne of waste depending on the site. The revenue generated from the recyclable material collected varies between the sites as each have different contracts.

Centralised management of recyclable material targeting the most valuable recyclables and the recycling of waste streams that have a negative impact on operations of the current waste infrastructure is recommended. This includes waste electrical and electronic equipment, batteries, glass, and metal being sent to the Energy from Waste facility.

The centralised management of recyclable material would assist with gaining more revenue as better prices potentially could be achieved for larger volumes, alongside reduced costs from optimising transport. Any contamination could be removed from the waste to improve the value of the recyclable material. Targeting high-value recyclables should result in recycling schemes paying for themselves.

The Waste Strategy should:

- Aim to increase re-use and recycling by including requirements for this in waste management legislation.
- Assess which recyclables have value, including optimising current waste facilities for disposal of waste streams that have low recycling value.
- Develop an Island wide collection and central recycling facility for target recyclables.

Do you agree that the Waste Strategy should determine ways to increase reuse and recycling of the Island's wastes?

	Strongly disagree
	Disagree
	Neither agree or disagree
X	Agree
	Strongly agree
	I don't know
	Prefer not to say
<p>Do you have any other comments?</p> <p>There are benefits to setting the legislation for collection and distribution of re-use and recycling. Where it is left to others to decide, cost and other implications creep in reducing the effectiveness of optimising waste streams.</p> <p>Over time the value of items is going to fluctuate so flexibility needs to be built into the process. Different commodities could require different processes for collection and processing. It takes time and money to change processes.</p> <p>Also, the collection points such as the Civic Amenity sites have limited space to be able to collect infinite waste streams, but the sites already assist with island wide collections and a central recycling facility for targeted recyclables.</p>	

Technical Services Manager's Report – DOI Waste Strategy Principles – September, 2024, Public Continued:

Energy Recovery

The current Energy from Waste facility can reasonably continue to operate until at least 2035 without the major capital expenditure of building a new facility. The tonnage incinerated at the Energy from Waste facility has significantly reduced over the years to just under 50,000 tonnes in 2023. This has had an impact on the operations of the facility requiring it to shut down 4 to 5 times a year, which is more than the projected maintenance shutdown of twice a year. Each shutdown requires 30,000 litres of oil for the subsequent restarting of the facility, with associated costs, emissions and environmental impact. The benefits of maximising electricity generation through the Energy from Waste facility, potentially up to 10% of the Island's needs, by diverting low value recyclable wastes with high calorific value to the facility should be determined. This would also reduce the need to generate electricity from fossil fuels.

The Waste Strategy should:

- Assess prolonging the lifespan of the current Energy from Waste facility.
- Optimise the operation of the Energy from Waste facility by energy recovery from burnable waste streams of low recyclable value.
- Assess the recovery heat from the Energy from Waste facility.

Do you agree that the Waste Strategy should maximise energy recovery by diverting incinerable wastes to the Energy from Waste facility?

	Strongly disagree
	Disagree
	Neither agree or disagree
	Agree
	Strongly agree
X	I don't know
	Prefer not to say

Do you have any other comments?

Are there other options available than the EFW? People struggle to understand the concept that we are recycling by burning items.

What tonnages does the EFW require? What impact would it have by diverting incinerable waste?

In the next question you reference the need for the island to deal with its own waste? What incentives are we giving to businesses to do this i.e. Tesco's?

There has always been a balance between doing what's right and keeping the incinerator going.

Incineration of Hazardous Wastes

Under current legislation the secondary waste incinerator can only dispose of clinical waste and waste oil. The replacement secondary waste incinerator for 2025 has the design capability to incinerate additional hazardous waste streams such as flammable waste,

Technical Services Manager's Report – DOI Waste Strategy Principles – September, 2024, Public Continued:

pesticides and some small laboratory waste. The current cost to industry for shipment and disposal in the UK for flammable waste is £3,000-£4,000/tonne, and for pesticides £15,000/tonne. A change in legislation is required to allow additional hazardous waste streams to be incinerated in the secondary waste incinerator. This would assist with the Island's international responsibility to dispose of its own wastes and provide a more economic disposal route for some of industry's hazardous wastes which are currently exported off Island at great cost.

The Waste Strategy should:

- Aim to change legislation to allow the disposal of additional hazardous waste
- Optimise the operation of the secondary incinerator by burning additional hazardous waste to reduce disposal costs to industry.

Do you agree that the Waste Strategy should explore maximising the utilisation of the secondary waste incinerator for self-sufficiency and economic benefit of disposal of the Island's suitable hazardous wastes?

	Strongly disagree
	Disagree
	Neither agree or disagree
X	Agree
	Strongly agree
	I don't know
	Prefer not to say
<p>Do you have any other comments?</p> <p>Should we not be doing this anyway, as long as it is an agreed method of disposal.</p>	

Landfill

Landfill is the least desirable method of waste management; however it is acknowledged that the Island must have a secure landfill disposal site for some waste streams that takes full account of environmental and health impacts.

There are problematic waste streams on the Island that are too expensive to send to the UK for disposal. This is sometimes due to the large quantity of material such as marina dredging spoil or because a disposal route cannot be found in the UK for such small volumes, such as radioactive waste sources in schools and the hospital. The Island's current landfills are classified as 'dilute and disperse' landfill, with leachate from the landfill sites going out to sea. To continue with the 'dilute and disperse' approach will leave the Island with a potential legacy of pollution of ground water, rivers and coastal waters for future generations. Any new landfill should be developed to standards implemented in the UK as best practice with improved environmental protection.

To discourage unnecessary use of landfill sites the cost of disposing of waste streams to landfill should be more expensive than sending waste to the Energy from Waste facility or any recycling options.

The Waste Strategy should:

- Include a strategic needs assessment for new landfills for inert, non-hazardous, stable non-reactive hazardous waste, and hazardous waste
- Review the current lifespan of existing landfills and the environmental impact

**• Technical Services Manager's Report – DOI Waste Strategy Principles –
September, 2024, Public Continued:**

- Assess legislation changes for environmental protection requirements for landfill operations
- Assess the introduction of financial disincentives to encourage recycling/recovery

Do you agree that the Waste Strategy should determine the strategic need to develop new landfill(s), suitably engineered to provide appropriate environmental protection, for waste disposal where recovery (including re-use, recycling and energy recovery) is not reasonably practicable or economically viable?

	Strongly disagree
	Disagree
	Neither agree or disagree
	Agree
X	Strongly agree
	I don't know
	Prefer not to say
<p>Do you have any other comments?</p> <p>There is always going to be a need to have landfill sites. Not everything can be re-used, recycled or sent to the EFW so they are required, and they do need to be suitably designed.</p> <p>We should be doing it anyway it is not a new concept. The items able to go to landfill are already limited/ restricted.</p> <p>With coastal erosion happening we should be looking at how we protect the existing landfills as well.</p>	

Legislative requirements

Whilst economic intervention such as the Energy from Waste facility gate fee or a landfill tax can influence waste recovery and/or disposal routes, to a certain extent, to achieve sustainability, protection of human health and the environment, and GHG emission reduction legislative changes are likely to be required to assist with implementing the Waste Strategy.

Do you agree that the Waste Strategy should determine the legislative interventions likely to be required by the Government to assist implementation of the Waste Strategy.

	Strongly disagree
	Disagree
	Neither agree or disagree
X	Agree
	Strongly agree
	I don't know
	Prefer not to say
<p>Do you have any other comments?</p> <p>What's the point of having legislation that says 'MAY' or 'SHOULD' instead of 'MUST' and 'SHALL' it gives people the choice to pick if they want to do it or not, and 9 times out of 10 for the smaller local authorities they are going to say they aren't doing it because of the cost implications on rate payers.</p>	

**Technical Services Manager's Report – DOI Waste Strategy Principles –
September, 2024, Public Continued:**

Additional comments

Additional comment:

--

Recommendation: For Discussion

B. Wallace.
Technical Services Manager

10th September, 2024.



**Isle of Man
Government**

Reilrys Ellan Vannin

GD 2025/0123

Waste Strategy

2025-2035





CONTENTS

Foreword	4
Part 1	5
1.0 Introduction	5
2.0 Wastes covered by the Waste Strategy	5
3.0 Roles and Responsibilities in Waste Management	6
4.0 Waste arisings	7
4.1 Waste from households	9
4.2 Construction & demolition	9
4.3 Other waste arisings	9
5.0 Approach towards revising the Island's Waste Strategy for 2025-2035	10
5.1 Operational Considerations	10
5.2 Waste Strategy Principles	10
Part 2	12
6.0 Household Waste	13
6.1 Household General Waste Collection Services	13
6.2 Civic Amenity Site Service	13
6.3 Enabling householder recycling	13
7.0 Waste Strategy for Waste Prevention & Reuse	14
8.0 Waste Recycling	15
9.0 Waste Strategy for Energy from Waste	16
10.0 Hazardous Waste	17
11.0 Waste Landfill	18
12.0 Waste Strategy for Waste Regulation	20
Part 3	22
3.0 Delivery Framework	22
3.1 Key Delivery Components	22
3.2 Next Steps	22
Annex 1 - Waste disposal options and destinations	23



FOREWORD

We are proud to present the **Waste Strategy 2025–2035**, a forward thinking plan that sets the course for a cleaner, greener and more sustainable future for our Island.

This Strategy reflects our shared commitment to protecting the environment, reducing carbon emissions and promoting a circular economy, where resources are valued and reused rather than discarded. It aligns with our climate goals and supports the Island's ambition to lead by example in sustainable living.

This Strategy plans to deliver practical solutions that minimise waste, improve recycling, and encourage behavioural change. By investing in modern infrastructure, embracing new technologies, and fostering partnerships, we will ensure that waste management becomes a cornerstone of environmental stewardship.

The landscape of waste management is ever changing and a Strategy that can adapt over time is needed. This Strategy is not positioned to address every potential waste scenario we face, instead the principles in this Strategy will enable us to make informed decisions to achieve the best outcomes for our Island.



HON. CLARE BARBER, MHK



HON. MICHELLE HAYWOOD, MHK

Both the Department of Infrastructure and the Department of Environment, Food and Agriculture have a strong role to play in delivering this Strategy and effective waste management. This Strategy brings to together an aligned vision and provides a clear plan for delivery. The success of this Strategy depends on collective action and shared responsibility. Together, we can create a future where waste is not a problem, but an opportunity to build resilience and sustainability for generations to come.

Hon. Clare Barber, MHK

Minister for Environment, Food and Agriculture

Hon. Michelle Haywood, MHK

Minister for Infrastructure

PART 1

1.0 Introduction

The Isle of Man faces growing challenges in managing waste sustainably, efficiently and responsibly. Waste is created by every resident, business and sector on the Island, and waste management has direct implications for public health, environmental protection, economic development and climate resilience.

This Waste Strategy has been developed to ensure that the Island has a clear, coordinated and forward-looking approach to waste management over the next decade. This Strategy sets out how we will:



Protect our environment by reducing pollution, emissions and the negative impact of waste on natural resources.



Support our economy by enabling cost-effective waste services, encouraging innovation and creating opportunities for green growth.



Meet our legal and international obligations including commitments under the Basel Convention and the Climate Change Act 2021.



Improve public services by ensuring consistent, accessible, and high-quality waste collection, recycling and disposal options.



Plan for the future by investing in infrastructure, data and regulation that will support long-term sustainability and resilience.

The Strategy responds to the direction set out in *Our Island Plan: Building a Secure, Vibrant and Sustainable Future for Our Island*, approved by Tynwald in January 2022. It reflects the need for a waste system that is financially viable, environmentally sound, and tailored to the unique context of Island life.

Our overarching vision is:

AS AN ISLAND WE AIM TO BE AS SELF-SUFFICIENT AS POSSIBLE IN MANAGING OUR WASTE IN AN ENVIRONMENTALLY AND ECONOMICALLY SUSTAINABLE WAY.

This Strategy provides the framework to achieve that vision, guiding decision-making, investment and collaboration across Government, industry and the community.

2.0 Wastes covered by the Waste Strategy

UK legislation, including section 75(2) of the Environmental Protection Act 1990, defines waste as:

"Any substance or object which the holder discards or intends or is required to discard".

Waste streams are used to classify types of waste from individuals or organisations in this Waste Strategy:

- Household and similar commercial waste
- Industrial and other commercial waste
- Construction and demolition waste
- Hazardous waste from any source

3.0 Roles and Responsibilities in Waste Management

This table compares the roles and responsibilities of the Department of Infrastructure (DOI) and the Department of Environment, Food and Agriculture (DEFA) in relation to waste management. Local Authorities are primarily responsible for household waste collection under the Public Health Act. Some collect commercial wastes voluntarily via the Civic Amenity Sites and charge for this service.

Function	Department of Infrastructure (DOI)	Department of Environment, Food and Agriculture (DEFA)
Strategic Planning	Leads the development and implementation of the Waste Strategy, including infrastructure planning and service delivery models.	Develops environmental policy and legislation to support sustainable waste management and regulatory compliance.
Infrastructure Management	Oversees key waste infrastructure (EfW facility, landfills, transfer stations), ensuring operational efficiency and future capacity.	Provides planning decisions for waste infrastructure and ensures environmental risks are managed.
Service Oversight	Coordinates with Local Authorities on household waste collection and can apply performance standards and service levels.	Supports policy development with the DOI to promote waste prevention, reuse, and recycling, particularly in the commercial sector.
Market Intervention	Intervenes where market failure exists (e.g. small scale, monopolies) to ensure essential services are delivered.	Encourages compliance and innovation through proportionate regulation and guidance eg. difficult wastes such as AWCCT
Environmental Regulation	Ensures waste is directed to appropriate facilities and supports emissions reduction through EfW, reuse and recycling policies.	Issues waste licences, enforces environmental standards, and monitors compliance with waste regulations.
Hazardous Waste	Develops infrastructure for on-Island hazardous waste treatment and disposal.	Oversees classification, licensing, and safe handling of hazardous waste, including transfrontier shipment compliance.
Data and Monitoring	Collects and analyses waste data to inform strategic decisions and track progress.	Supports waste audits and data collection to evaluate environmental outcomes and policy effectiveness.
Legislation and Standards	May develop legislation to enforce service standards and waste acceptance criteria.	Leads on waste legislation, including adoption of European Waste Codes and classification of waste materials. <i>See appendix 2</i>
Public and Industry Engagement	Works with Local Authorities and contractors to deliver services and improve efficiency.	Consultation for legislation, regulations and guidance documents.

Nothing within this strategy prevents the Department of Environment Food & Agriculture (DEFA) from undertaking its role as a regulator.

4.0 Waste arisings

The term "waste arisings" refers to the total quantity of waste from a particular source over a period of time.

The waste arisings assessment consolidates information on the current extent, nature, and sources of waste which is necessary to underpin decisions for waste management.

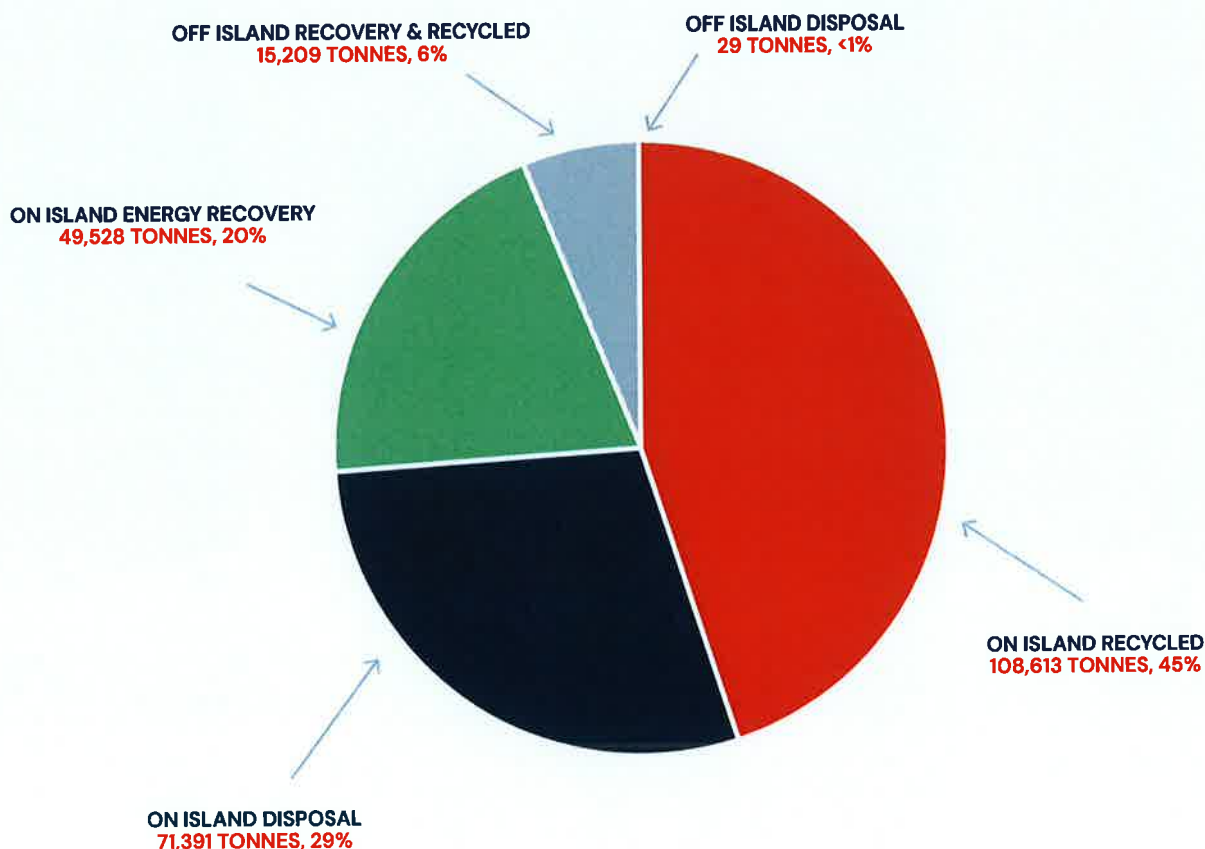
In 2024, the Island disposed of 244,770 tonnes of waste through the Island's waste facilities operated and owned by either the Isle of Man Government and Local Authority operated Civic Amenity Sites or the private sector. A Waste Audit will be conducted Government prior to implementation of this Strategy, and then periodically after to monitor its effectiveness.

2024 DEFA Isle of Man Waste Returns Report - [Isle of Man Waste Statistics](#).

Not included in this tonnage are several unmonitored, legal recycling routes such as:

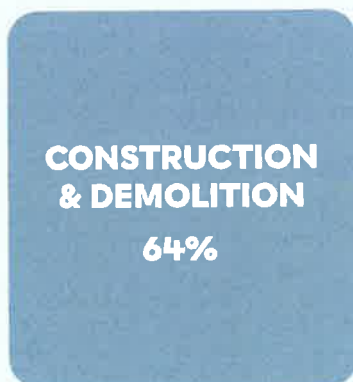
- Businesses back loading waste back to UK parent company for recycling.
- Demolition waste re-used on site for construction; and
- Demolition waste sent to alternative site for immediate re-use.

WASTE DESTINATIONS 2024



Isle of Man Waste Flows & Infrastructure

WASTE PRODUCERS



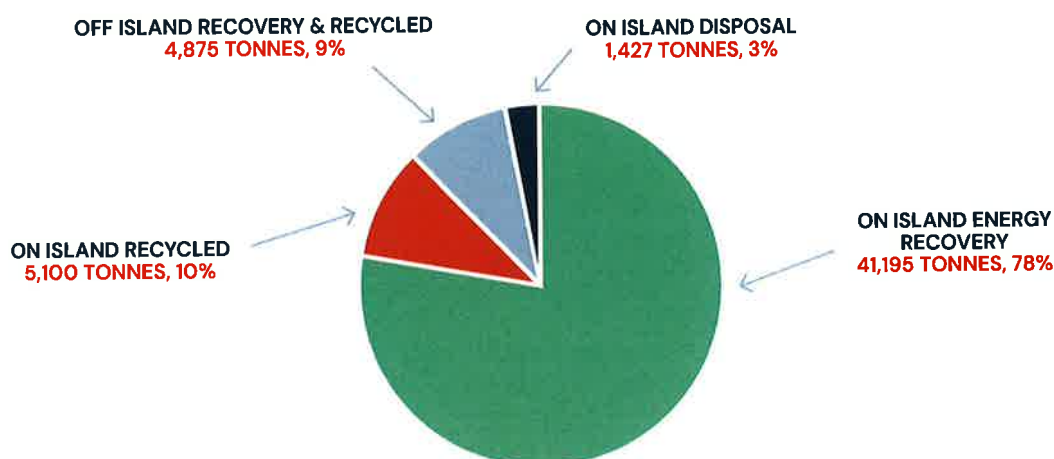
WASTE RECEIVERS



4.1 Waste from households

In 2024, 20% (equating to 49,528 tonnes) of the Island's waste was classified as Household Waste. This includes waste collected from Households as refuse, kerbside recycling and waste from the Civic Amenity Sites. Of this, 78% of Household waste was sent to the Energy from Waste (EfW) facility, 19% was recycled and 3% of the waste was sent to landfill.

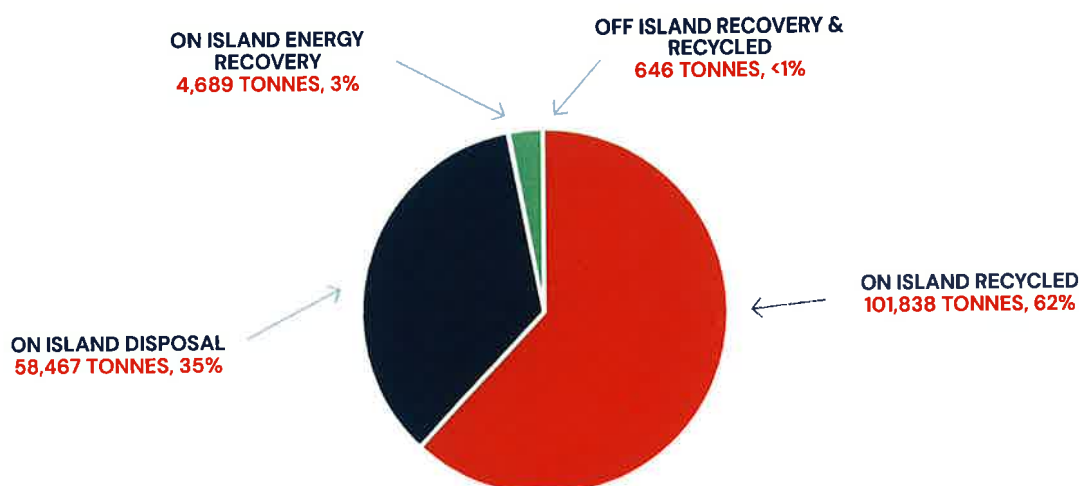
HOUSEHOLD WASTE DESTINATIONS 2024



4.2 Construction & demolition

The construction and demolition sector is the largest contributing sector to the total waste generation. This sector generated 165,641 tonnes of waste in 2024, accounting for almost two thirds (64%) of total waste generation. Of this tonnage 68% of the construction and demolition waste was recycled.

CONSTRUCTION & DEMOLITION WASTE DESTINATIONS 2024



4.3 Other waste arisings

The remaining 16% of waste arising was produced by the Island's commercial and industrial activities, sent to landfill, the Energy from Waste Facility, the Animal Waste Processing Plant or privately operated waste Transfer Stations for onward disposal or recycling.

5.0 Approach towards revising the Island's Waste Strategy for 2025-2035

The Isle of Man's Waste Strategy must consider waste streams from all sources; households, businesses, agriculture and industry. There is a significant opportunity to:

- Maximise the use of the existing waste infrastructure
- Review options to obtain the best value from recyclables
- To reduce greenhouse gas emissions
- Encourage new business to grow our green economy.

The Waste Strategy implementation is a 3-stage process that follows from the Waste Strategy Principles established following Public Consultation in 2024. These Principles will support a set of policies that are underpinned by the implemented Waste Strategy.

PRINCIPLE AND GOVERNMENT POLICIES

The Strategy has been guided by Our Island Plan, the Isle of Man's international commitments such as the Basel Convention and legal requirements such as the Public Health Act and Climate Change Act. The Principles identified in the waste consultation and the response to that consultation have also played a part in the development of the strategy.

WASTE STRATEGY

The Strategy sets out, in broad terms, the current waste management position and broad direction of decision making and our strategic objectives. The Strategy is informed by understanding the current waste industry and the Isle of Man economy. Good practice from other jurisdictions has shaped the Strategy ensuring good alignment with European and UK best practice whilst taking into consideration the uniqueness of delivering a comprehensive waste management system in an Island context.

DEPARTMENT POLICIES AND LEGISLATION

The approval of the Strategy will inform decision making, policy development and the development of primary and secondary legislation within Government Departments.

The DoI will ensure that waste services are as cost effective as possible. This may require financial support from Central Government for essential waste services and associated infrastructure to support them. The Department will evaluate the overall climate impact of dealing with different waste streams to ensure that we make the best economic and environmental decisions about waste streams.

5.1 Operational Considerations

The Isle of Man Government will monitor the waste industry to ensure the social and economic requirements of the Isle of Man are met. Our general approach is that Government may invest to develop the infrastructure required for the good management of waste on the Isle of Man, however it is intended that Local Authorities and the private sector will continue to be the principal delivery partners.

5.2 Waste Strategy Principles

ENVIRONMENTAL PROTECTION FIRST

Waste management decisions will prioritise the protection of the Island's natural environment, biodiversity public health and minimising pollution.

SELF-SUFFICIENCY AND RESILIENCE

The Island will aim to manage as much of its waste as possible locally, reducing reliance on off-Island disposal and building resilience into waste infrastructure.

WASTE HIERARCHY COMMITMENT

The Strategy will follow the waste hierarchy: reduce, reuse, recycling, recovery, and disposal—ensuring that landfill is always seen as the last resort.

CIRCULAR ECONOMY ENABLEMENT

Waste will be viewed as a resource. The Strategy will support the development of circular economy models that keep materials in use and reduce the need for virgin resources.



POLLUTER PAYS PRINCIPLE

Those who generate waste will bear the cost of waste management, encouraging more responsible production behaviours.

DATA-DRIVEN DECISION MAKING

Waste audits and performance monitoring will underpin policy development, infrastructure investment and service improvements.

EQUITY AND ACCESSIBILITY

Waste services will be designed to be accessible to all residents and businesses, regardless of location or sector, with consideration for rural and hard-to-reach areas.

INNOVATION AND ECONOMIC OPPORTUNITY

The Strategy will support innovation in waste technologies and services, and promote green economic growth through reuse, recycling and energy recovery.

SHARED RESPONSIBILITY AND COLLABORATION

Waste management is a shared responsibility across Government, Local Authorities, businesses and the public. The Strategy will foster collaboration and engagement to achieve its goals.

COMPLIANCE AND BEST PRACTICE

The Strategy will align with international obligations and adopt best practice standards, modified where necessary to suit the Island's scale and context.

EMISSION REDUCTION

Waste Management will work towards the emissions reduction targets in the five-yearly Climate Change Plans and the Climate Change Act 2021, considering whole lifecycle emissions for waste materials and waste management pathways.

PART 2

6.0 Household Waste

Local Authorities are under a legal obligation through the Public Health Act 1990 to provide household waste collections to households and without exception this is undertaken. There is no legal requirement for Local or Central Government to collect recyclable waste or to provide a place for the deposit of household waste such as Civic Amenity Sites.

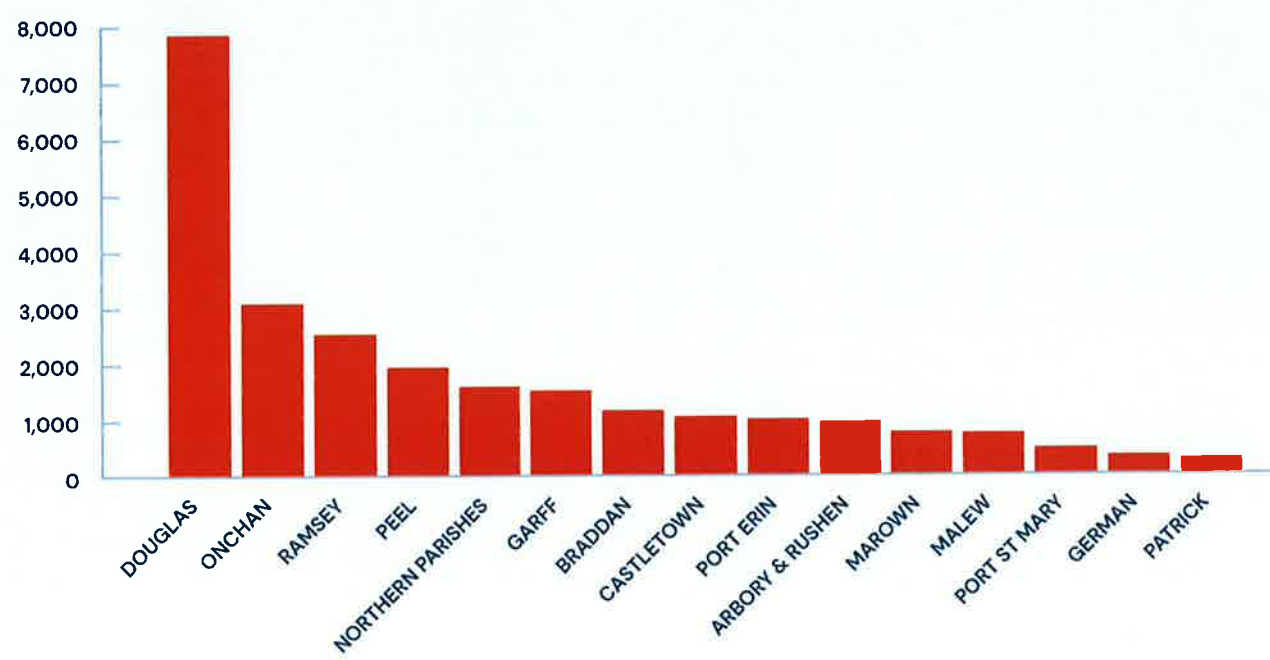
The Waste Strategy supports timely general waste & recycling collections either from the kerbside or via the provision of places for the deposit of waste in regions not suitable for kerbside collection such as Civic Amenity Sites and local drop banks.

Household waste collection is undertaken by Local Authorities through a combination of in-house and contracted out services. A few Authorities undertake kerbside recyclable collections mainly focused on materials that they have evaluated to hold a commercial economic value. The Local

Authorities provide regional Civic Amenity Sites. The four regional sites offer some opportunities for recycling, but the provision varies at different sites, is often targeted at economically advantageous recyclates, not necessarily focussed on environmental protection and emission reduction, and faces challenges to be accommodated operationally.

The economic and environmental outcomes of dealing with waste streams on the Isle of Man are not always straightforward and are frequently conflicting. This is particularly apparent for off-Island recycling pathways where the economic benefit of payments for recyclables results in emissions associated with transportation and reprocessing. Producing energy for the Island through the Energy from Waste facility and displacing the use of fossil fuels in some cases may be the best outcome. Work needs to be done to understand the optimal pathways for recyclable waste products arising on the Island when considering these variables.

2023 TONNAGE OF HOUSEHOLD WASTE COLLECTED BY LOCAL AUTHORITIES



6.1 Household General Waste Collection Services

Collection of general household waste from the kerbside is the legal responsibility of individual Local Authorities. They remain accountable for ensuring value for money for their rate payers. It is likely that rationalisation and combining of services would achieve further economies of scale, efficiencies and emissions reductions but this would be a matter for individual Authorities to negotiate with other Local Authorities.

There is limited governance of Local Authority functions in respect of efficiency and service, and no performance standards. The Department of Infrastructure has responsibility to accept the waste collected for disposal and, in this respect, it can instruct the Local Authorities where to deliver the waste (the Energy from Waste Facility).

WASTE STRATEGY

- Local Authorities to remain responsible for kerbside household waste collection.
- In collaboration with Local Authorities, the Department of Infrastructure to explore the introduction of set service levels, waste acceptance criteria, and performance standards. This may include bringing forward new legislation to include powers to intervene if the services or standards are not being provided.
- Development of a waste service oversight model to report on compliance with defined performance standards

6.2 Civic Amenity Site Service

There is currently no statutory requirement for the provision of Civic Amenity Sites on the Isle of Man. The Local Authorities have traditionally undertaken this service through 4 regional organisations. Two sites are overseen by Joint Committees which are not legal entities and cannot enter contracts or employ staff. Two sites are operated by Boards that are legal entities, able to enter contracts and employ staff.

Service standards and provision differ at the four civic amenity sites. In some instances, recycling is undertaken where it is economically advantageous to do so, or there is a legal or regulatory requirement to do so e.g. to comply with Waste Electrical Electronic Equipment (WEEE) regulations. Recycling of some

materials may be a suboptimal outcome for the Isle of Man either economically or environmentally.

The provision of reuse centres is seen as an important facility for our communities. Reuse centres align closely with the principles of the waste hierarchy, which supports reuse over recycling. However, not all Civic Amenity Sites currently provide Reuse Centres.

The Department of Infrastructure believes that if the provision of Civic Amenity Sites is to be secured, then the provision of the service should be made a legal duty for the Local Authorities and measures put in place to ensure performance levels are being achieved.

In the UK, the cost of disposing of electrical goods is built into the purchase price through Producer Responsibility schemes. However, the Isle of Man does not currently receive any of these funds. This presents a challenge in managing Waste Electrical and Electronic Equipment (WEEE). To address this, the Strategy proposes that Civic Amenity Sites incorporate reuse centres where electrical goods are collected separately for reuse, recovery or recycling either on or off island. Funding for this service should be built into the local authority rates system and reflected in the Amenity Site service standards.

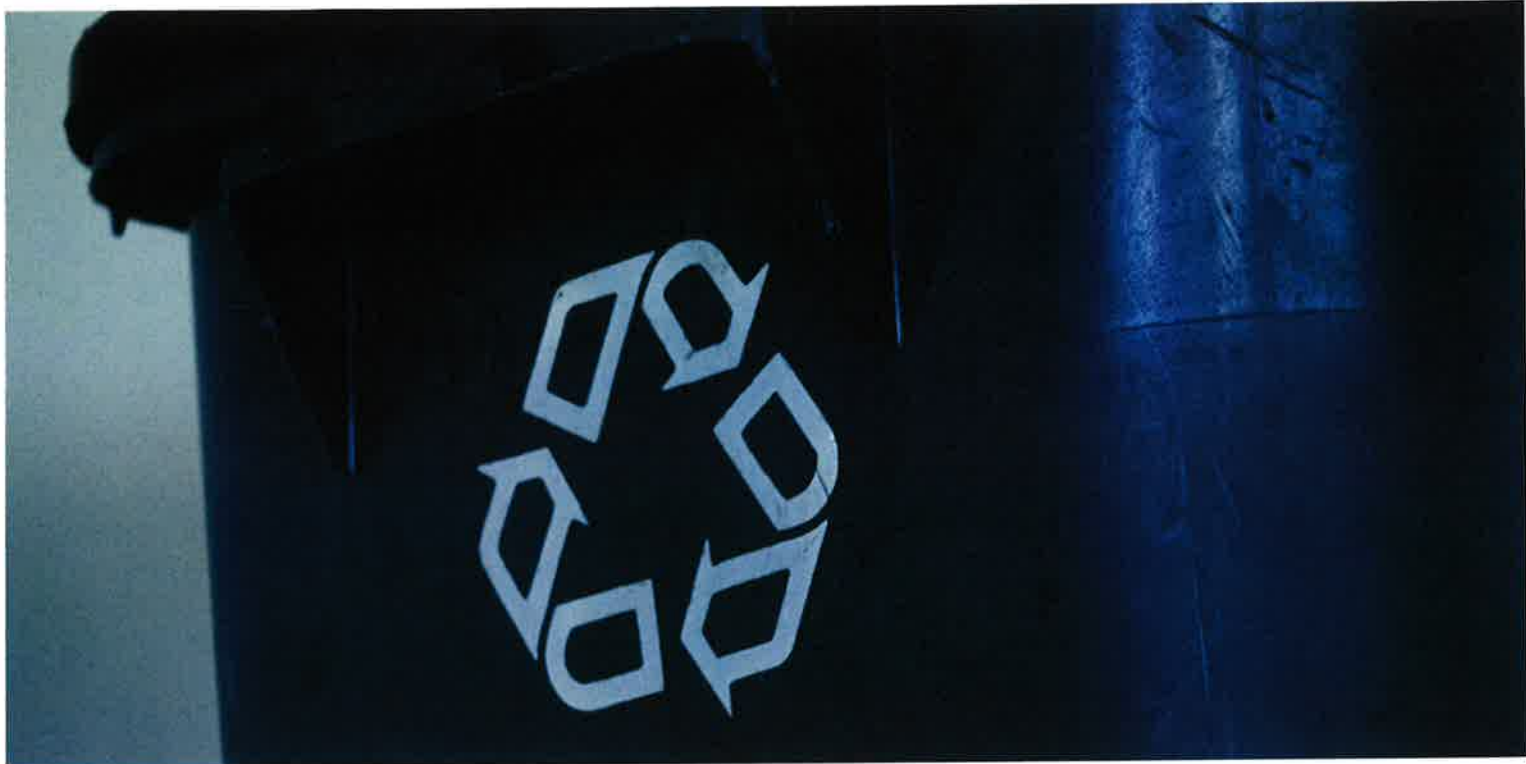
KEY WASTE STRATEGY PROPOSALS

- Department of Infrastructure to introduce service levels for civic amenity sites.
- Development of a waste service governance and oversight model to report on compliance with defined performance standards.

6.3 Enabling householder recycling

Local Authorities are responsible for developing local recycling services which enable and encourage householders across the Island to recycle household waste items that should not be entering the household waste stream into the EFW.

There are currently some kerbside collection services undertaken by Local Authorities, but the service is not available across the Island. The service focuses on items that are of economic advantage to the Local Authority and, in some cases, the result for the Isle of Man may be environmentally suboptimal. One example of this is paper recycling, as whilst the Local Authority gains some income from collecting and transporting paper for recycling, the Island loses calorific value from the Energy from Waste plant and therefore operates less effectively increasing the carbon emissions associated with waste recovery.



Furthermore, the recycle market price is highly volatile and so the perceived economic benefit can be miscalculated as markets fluctuate. The Department supports the use of kerbside recycling to increase the proportion of household waste being recycled by making it more convenient. The products collected should be reviewed to maximise the opportunity to protect the environment by taking out of the waste stream undesirable items such as batteries and vapes and other small WEEE.

Recycling can be problematic in apartments and flats that do not have appropriate communal facilities for storing recycled materials. Consideration should be given to how facilities can be retrospectively provided and building standards amended to ensure adequate facilities in new builds and renovations wherever possible.

For areas that are not suited to kerbside recycling collections, especially those in rural areas or where the street layout precludes the use of kerbside bins or collecting vehicles, Local Authorities should consider the use of drop banks for key recyclates, to encourage behavioural changes that can lead to an increase in recycling.

KEY WASTE STRATEGY PROPOSALS

- Local Authorities to remain responsible for delivering schemes to encourage the recycling of materials by householders
- Department of Infrastructure to introduce service levels, waste acceptance criteria and performance standards.
- Development of a waste service governance and oversight model to report on compliance with defined performance.

- A review to be undertaken of the appropriate items to be collected at the kerbside to minimise environmental damage. The outcome of the review to be used to inform service levels and performance standards.

7.0 Waste Strategy for Waste Prevention & Reuse

By reducing or eliminating waste generation, the Waste Strategy supports efforts to promote a more sustainable society. Waste minimisation involves redesigning waste processes and/or changing societal patterns of consumption and waste production where necessary and relates to processes based on the Island. Waste minimisation is also driven by process changes in the UK, especially for goods brought to the Island.

Businesses that generate waste will usually seek to minimise waste as waste disposal is a business overhead. Previous versions of our Waste Strategy have focussed more on the handling of household waste than commercial waste. This strategy seeks to include commercial waste in the future and DoI will work with DfE to support waste prevention and waste reuse measures within the business and construction sectors.

KEY WASTE STRATEGY PROPOSALS

- DEFA and the DoI to consider tools to promote waste prevention and reuse including financial such as subsidised recycling for some waste streams, gate fees, landfill tax and supporting legislation.

- Re-establishment of a Waste Forum to engage and collaborate with industry and the community.
- DoI to work with DfE to ensure appropriate guidance is provided for commercial businesses regarding reduction of waste, use of available waste streams and to develop reuse pathways.

8.0 Waste Recycling

The Strategy supports and encourages creating less waste for disposal by increasing awareness of the need to recycle materials that have an environmental benefit in the context of the Isle of Man. Most recycling and reuse material is construction and demolition waste and metal. This is undertaken by the private sector in the main and it appears to be a functioning market without the need for significant intervention by Government. Government does have a role in regulating these activities. This strategy commits to maintaining up to date regulations advice and enforcement.

DEFA WILL CONTRIBUTE TO THE REGULATION OF WASTE STREAMS, SUCH AS SINGLE USE PLASTICS.

In respect of some construction and inert waste, there are still however some economic incentives to landfill.

There are some demand-side drivers that have been implemented in the UK that may help increase the value of recycled materials, for example large construction projects in the UK are legislatively required to use a percentage of recycled materials. Materials such as recycled aggregate products displace the use of virgin materials being quarried from the ground.

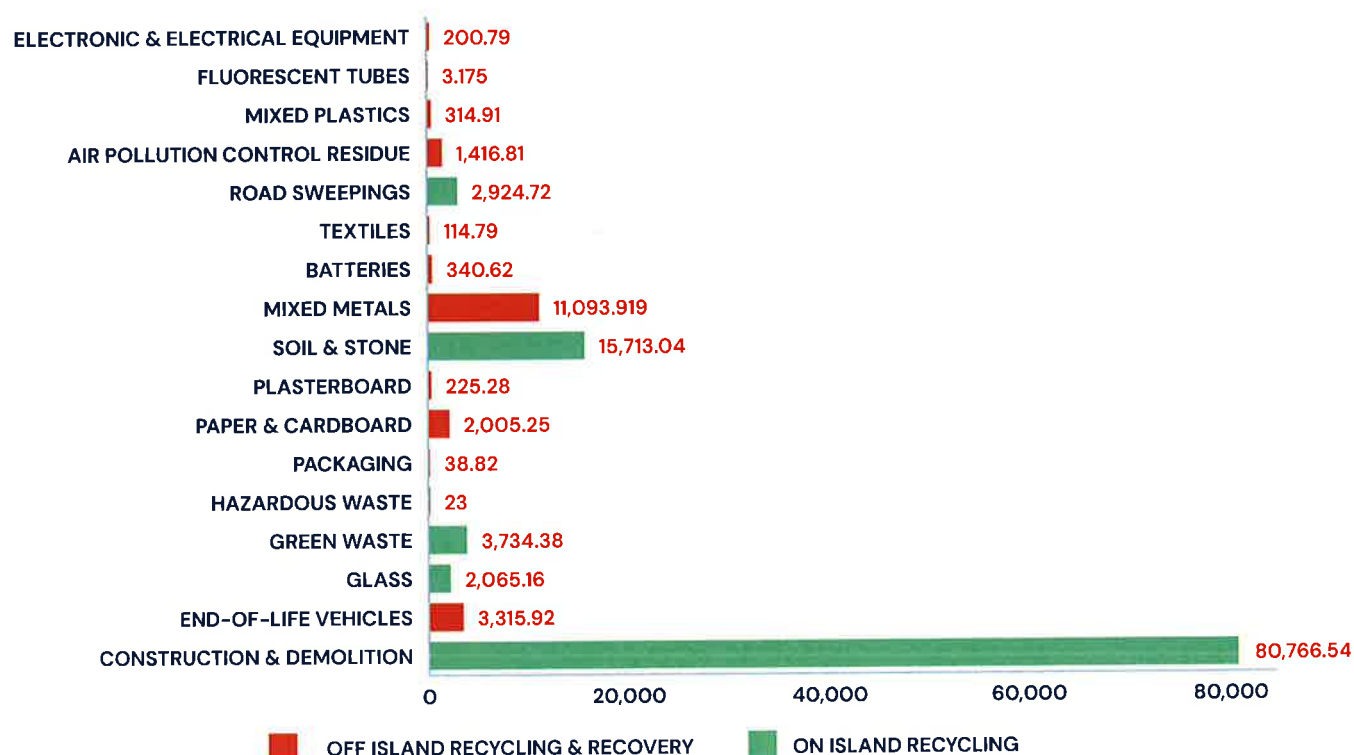
Expansion of recycling from both households and businesses across the Island will support the collection of waste streams that should not enter the EfW plant (metals, batteries and glass) and of waste streams that have a high circular economy value such as textiles.

Bottom ash from the Energy from Waste Facility is routinely landfilled and we will move to a future where this ash is recycled and reused on the Island.

WASTE STRATEGY AIM

- We will work to make it easier for recycling to be the first choice after reuse providing improved recycling options for households, businesses and industry.

2023 TONNAGE AND TYPES OF WASTE RECYCLED



KEY WASTE STRATEGY PROPOSALS

- Expand recycling provision, either kerbside or local drop banks to all areas by making it a duty for Local Authorities to recycle materials that have an environmental and economic benefit in the context of the Isle of Man.
- Review the most appropriate materials for recycling collection, targeting those which present the greatest environmental risk and/or carbon footprint.
- Tools to be developed by the DOI and DEFA requiring construction projects to increase the use of recycled materials.
- DOI to consider the introduction of a land fill tax to promote separation and recycling of challenging materials such as mixed demolition waste.
- DOI to recycle incinerator bottom ash for use as an aggregate replacement.

9.0 Waste Strategy for Energy from Waste

The Waste Strategy supports efficient energy recovery from residual waste. Energy from waste is recognised as the best management option for our household waste. Using this waste as a fuel plays a crucial role in reducing the requirement to landfill waste and reduces

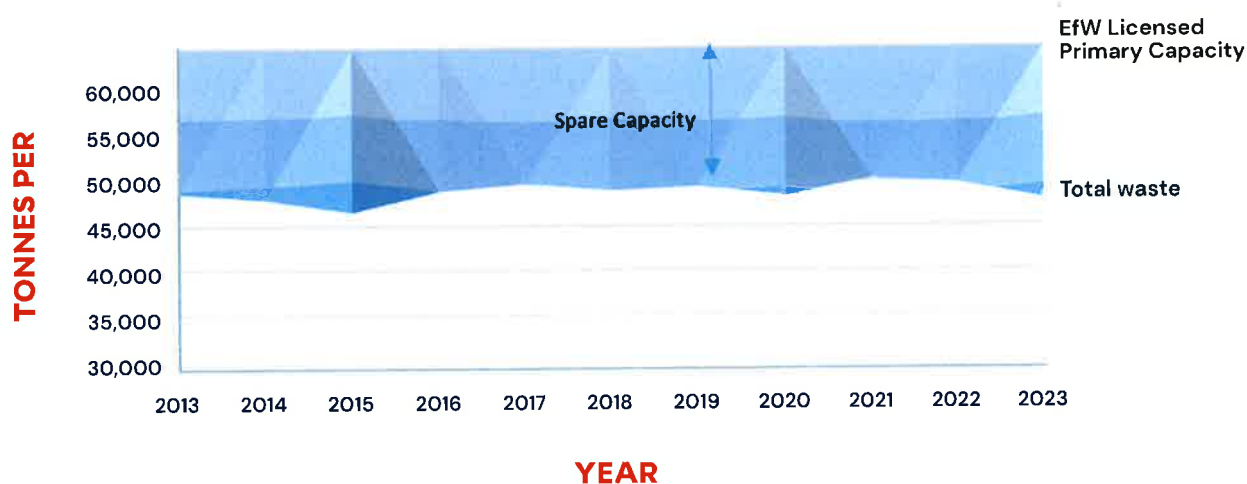
fossil fuel use. The EfW operators comply with current best available practice for environmental compliance and emissions from energy from waste continue to be treated, monitored and publicly reported.

Last year the EfW waste plant produced 25,500 megawatt-hours or 10% of the Island's electrical energy supply through energy recovery of residual waste, this equates to 50,000 tonnes of waste. This annual amount of residual waste diverted from landfill, in terms of volume, would be 100,000m³ based 2m³ per compacted tonne. Energy recovery from waste reduces the use of fossil fuel required for electricity generation. Using our waste for electricity has saved not only landfill capacity but also resulted in a saving of 13,260 tonnes of coal or 7.7 million litres of petroleum or 5.36 million m³ of natural gas.

As a strategically important asset, the Government will operate the primary incinerator at the Energy from Waste Plant until at least 2039. This operation model has worked well for the past 20 years.

This strategically important facility has been traditionally underutilised. The Government will take steps to ensure that the facility is maximised to produce as much green energy as possible. This will be achieved both by ensuring that appropriate waste streams are directed to the facility, and using sustainable biomass derived from the Island's plantations.

ENERGY FROM WASTE RESIDUE WASTE LEVELS 2013 TO 2023



WASTE STRATEGY

- Fully exploit the capacity of the Energy from Waste Facility by increasing the amount of on-Island waste being incinerated and burning sustainable biomass waste from the Island's plantations.
- Extend the operational life of the primary Energy from Waste facility until at least 2039.
- As an interim position we will continue to landfill waste derived bottom ash at a fully engineered and lined landfill site.
- Develop an on-Island process for stabilising incinerator bottom ash for use as aggregate replacement in the construction sector.

10.0 Hazardous Waste

Several hazardous wastes are produced by industry and schools (from lab work) on the Island. Most of this waste is liquid, and it is currently shipped off Island for treatment, reuse or disposal. This is undertaken through a UK Transfrontier Shipment Notice, which is expensive for industries and schools. Though our international commitments allow shipment off the Island, this is only allowed in cases when it is unreasonable for the Island to deal with the waste locally.

It will be practical to deal with some of these wastes locally at the Energy from Waste Plant's **proposed new hazardous waste incinerator**. Industry and the Government will seek to use this waste disposal route to reduce the need for waste export. This will **require a change to the Braddan Planning Scheme Order**. The Basel Convention includes a clear principle that countries should manage and dispose of their own hazardous and other wastes within their own territory wherever possible. It is important to comply with international treaties and non-compliance may result in restrictions of waste export to the UK. Therefore, is necessary for the Government to plan to be as self-sufficient as reasonably possible and secure alternative disposal routes.

This strategy seeks to expand hazardous waste processing on Island. The Hazardous Waste Facility will be replaced with a new facility that will ensure a safe disposal route to until at least 2039. The replacement of this facility will bring a further opportunity for the Island to comply with its obligations under the Basel Convention.

End of life and damaged electric vehicles are a relatively new waste stream on the Isle of Man. Battery recovery requires capital intensive purpose-built industrial facilities. The Isle of Man will not have the numbers of vehicles required to support

the construction of such a facility at this time. In some circumstances the batteries, and possibly the whole car, will have to be shipped off Island for reprocessing. However, ongoing training is being provided to allow technicians to assess and make safe EVs for easier transport. This Strategy recognises this pressing issue. The Department will continue to work with the industry to identify appropriate measures to address current and future need in this emerging waste sector for the Island.

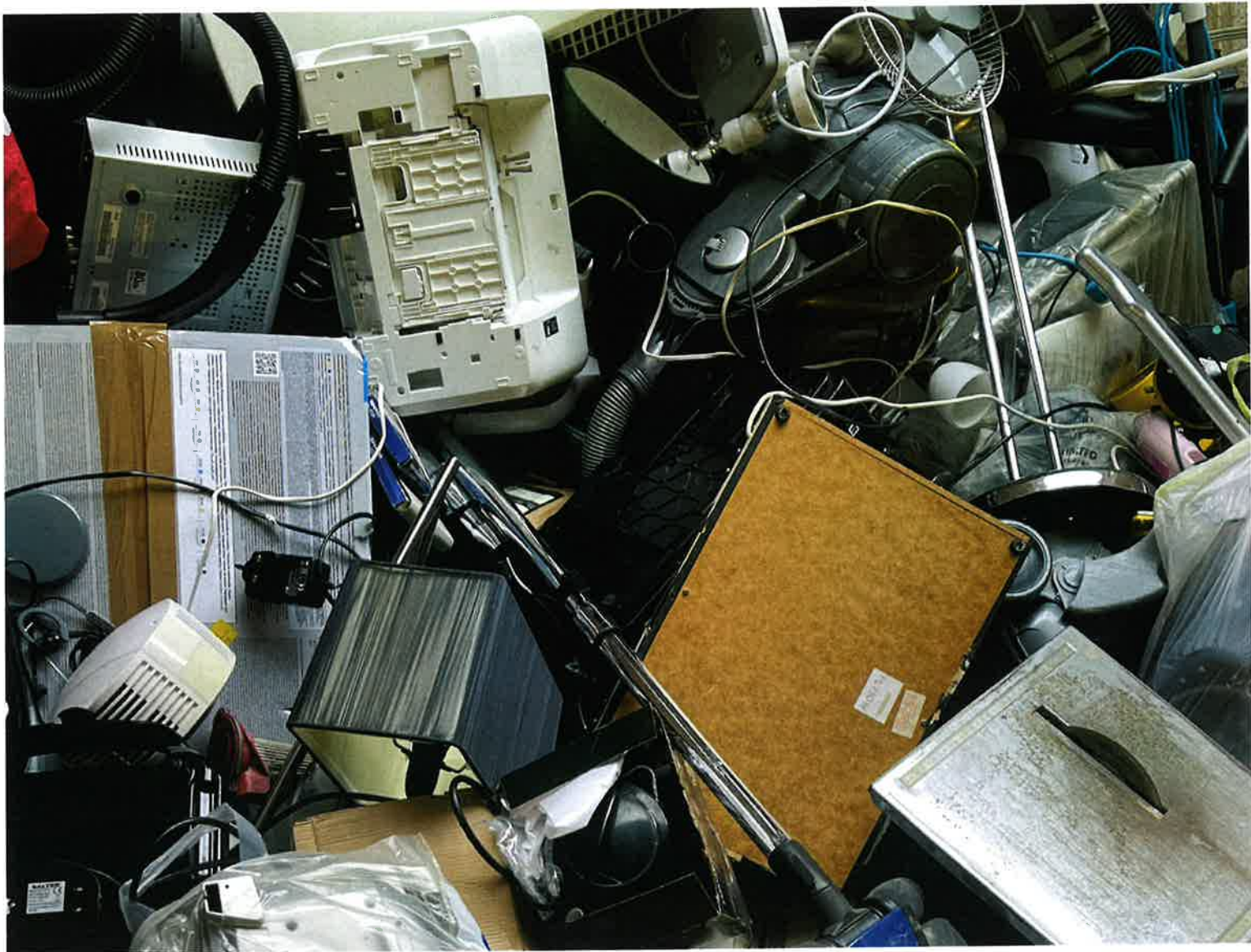
There are an increasing number of household items that contain lithium-ion batteries. Many of these are small and easily discarded into household waste, which presents safety and environmental risks. It is necessary for us to provide clear and easy to access alternative routes for disposal. As we move towards an electrified future, the use of batteries will increase and demand for these routes will increase. The need for recovery of rare earth metals from electronic goods will also continue to grow.

As Transfrontier Shipments of mixed waste becomes increasingly more challenging, it will be necessary to develop the capacity to separate key materials from general household waste.

Coal Tar Waste contaminated material is present in many locations around the Island. The Department is developing treatment protocols for Asphalt Containing Coal Tar Waste (ACCTW) that will allow this material to be safely reused as an aggregate substitute. To support both Government and the construction industry, we will provide a suitable storage facility at Turkeylands that allows for safe management of ACCTW prior to specialist processing and reuse.

WASTE STRATEGY

- **Develop the new Hazardous Waste Incinerator** to safely dispose of appropriate hazardous materials and clinical waste on Island, operational until at least 2039.
- **Develop schemes for households to dispose of hazardous household wastes and recycle rare earth metals away from the general waste stream.**
- Identify hazardous waste that can be incinerated in the new hazardous waste incinerator and apply to amend the Braddan Planning Scheme Order accordingly.
- DOI and DEFA's Environmental Protection Unit to implement appropriate waste operations licences or directions as required to support modern current regulations and best practice.
- DOI and DfE to support industry in the development of a storage and disposal route for end-of-life electric vehicles.



- DOI and DfE to support industry in the development of a storage and disposal route for of end-of-life batteries.
- DOI to develop Coal Tar Waste storage and reprocessing to support infrastructure projects and construction industry.

11.0 Waste Landfill

The Strategy recognises that we will continue to need landfill facilities for some hazardous, non-hazardous, and inert waste. Such materials are likely to include:

- Hazardous wastes – eg. asbestos
- Pre-treated industrial wastes from which no further resources can be recovered.
- Waste for which the alternatives to landfill cannot be justified on economic, environmental or resource efficiency grounds.

The Island has two operational landfill sites owed by the Department of Infrastructure; Wrights Pit North accepts asbestos, plasterboard and contaminated soil

and stones, and Turkeylands landfill which accepts non-hazardous and inert wastes such as construction and demolition waste and the Energy from Waste Incinerator Bottom Ash. Both Wrights Pit North and Turkeylands will be full within the next 5 years.

The Isle of Man Government will ensure that the Island has appropriate landfill capacity for the appropriate disposal of solid wastes, which cannot be recovered, or recycled. The Government will construct a new landfill facility at Turkeylands, which will be engineered to modern European standards. Some of the cells will be fully lined. This will create a site which does not leave a dilute and disperse legacy issue for future generations. The new landfill facility at Turkeylands is anticipated to have a lifespan of around 20 years. However, implementation of measures contained in this strategy will increase the lifespan by diverting material from landfill through recycling and re-use. An inert waste landfill facility will remain available at Turkeylands.

In respect of bottom ash from the Energy from Waste Facility, Government will look to recycle the ash and use it in suitable construction projects as

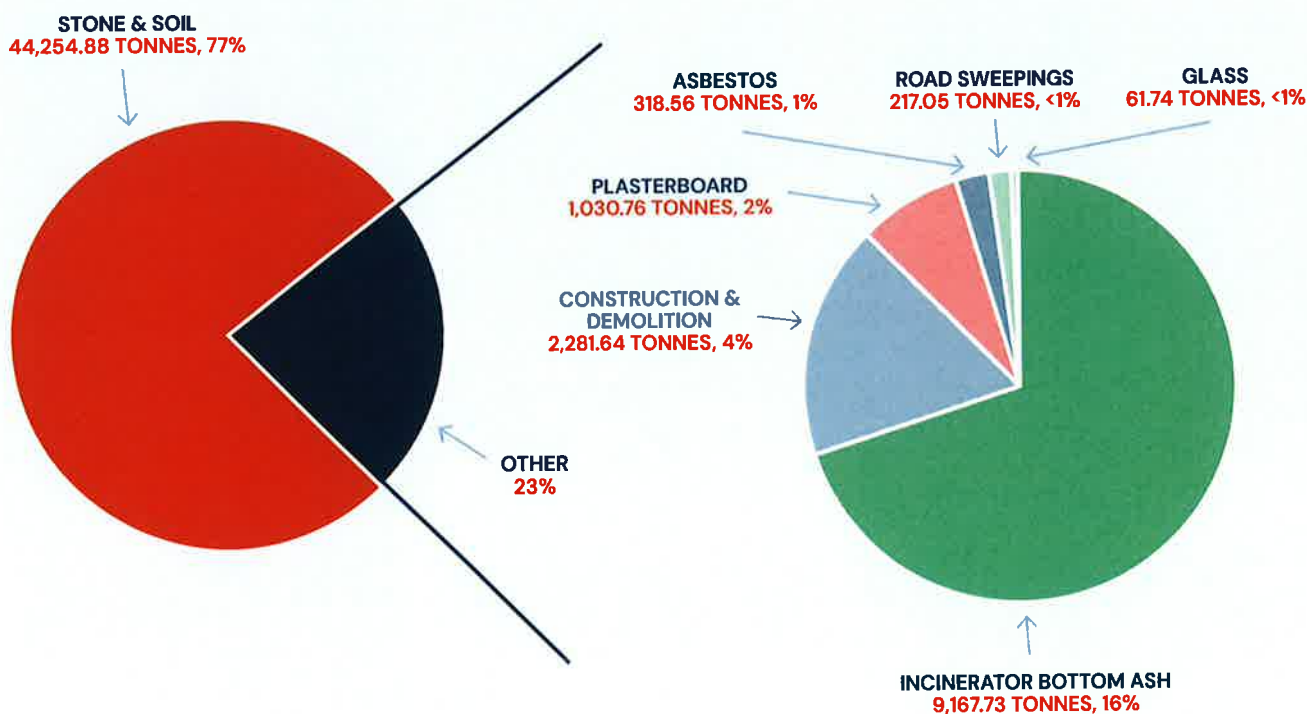
a virgin aggregate replacement. Until the process is established, we will continue to store the waste in the Old Turkeylands Landfill Site where it has been held for the last 20 years. In time, this facility will be used for treatment and storage ahead of reuse. Following a recent consultation with DEFA a Certificate of Lawful use will be requested by the Department of Infrastructure.

We have limited space available for landfill, so it is critically important that it is only used for materials where there is no other option. In the short term the Department of Infrastructure will use disposal prices to encourage reuse and recycling. Mixed waste is a particular problem, but one that must be addressed by the construction and demolition industries who need to be encouraged to separate

waste streams. If required, some waste will be restricted from being deposited at Government facilities. The Department of Infrastructure will consider where waste can be re-used, recycled or recovered and how this could be encouraged by the introduction of a landfill tax to ensure that waste producers are financially incentivised to maximise recovery and recycling over landfill.

Additionally, the Isle of Man Government will implement changes to Regulations and working practices to seek innovative methods to encourage the processing of waste into new products after appropriate processing. For example, the sediment from Peel Harbour will be processed to lock in the heavy metal content and the residual material used to remediate industrial sites.

2023 TONNAGE AND TYPES OF WASTE SENT TO LANDFILL



WASTE STRATEGY

- Development of new landfill and recovery storage and processing facilities at Turkeylands Quarry.
- Process incinerator bottom ash for reuse in construction projects.
- Implement restoration and closure plan for Wrights Pit North.
- Impose higher disposal fees on waste that could be recovered or recycled.
- Investigate the creation of a Landfill Tax to ensure that there is an economic drive for reuse, recovery, and recycling over landfill.

12.0 Waste Strategy for Waste Regulation

The Strategy supports a regulatory framework for the waste sector to protect human health and the environment. Regulations should provide a level playing field for a market in which legitimate businesses can operate and invest with confidence. Regulation and enforcement will be proportionate to the risks. **Regulatory standards will only be introduced following consultation.** The Island's geographical remoteness and size mean that implementing good practice legislation from the UK or Europe can be disproportionately expensive and/or challenging. Government will consider the economic impact and time required for implementation as part of any policy being approved by the Council of Ministers to implement new best practice.

Government will adopt the use of European Waste Codes in all waste-related work. Consideration will be given to tracking waste from creation to final treatment or disposal. This work will underpin the development of future policies to address waste reduction, reuse and recycling.

The adoption of Best Available Technology will be modified to reflect both the risk and Island's economic situation. Cost will be an allowable consideration in terms of the appropriate technology to be deployed, but on a risk-based basis.

Consideration will be given to legislatively ensuring that end of life remediation funding is ringfenced through the operational life of landfill facilities, such that those funds cannot be controlled or used for any other purpose by the business.

Legislation will be brought in to enable waste material to be classified as non-waste after undergoing an appropriate treatment and being available to be reused. We will continue to monitor evolving methods and treatments for hazardous waste.

UK LEGISLATION

The UK legislation that may be appropriate for adoption into Manx law includes:

- Environment Act 2021
- Environmental Protection Act 1990
- Waste Regulations 2011
- Hazardous Waste Regulations 2005

These legislative items would allow waste management standards to be improved in the Isle of Man to match those in place in the UK.

The following provisions in UK legislation may be relevant for inclusion in Manx waste legislation:

- Waste Strategy
- Waste Management Plan
 - ◊ Analysis of current waste management situation
 - ◊ Contents
 - ◊ Periodic review
- Waste hierarchy
- Waste Reduction, & Prevention
 - ◊ Waste authority requirements
 - ◊ Measures to prevent waste generation
 - ◊ Waste prevention programme – monitoring & evaluation
- Waste Management responsibility
 - ◊ Treatment of waste responsibility
 - ◊ Cost of waste management
 - ◊ Polluter-pays principle
- Waste collection
 - ◊ Duties of waste authority
 - ◊ Receptacles for household waste
 - ◊ Recyclable household waste collected separately
 - ◊ Separate collection of recyclables from industrial and commercial waste
 - ◊ Payment for collection, recycling, and disposal of waste
 - ◊ Non-compliance fines
- Hazardous Waste
 - ◊ Provisions for specific types of hazardous waste
 - ◊ Measures for waste oil
 - ◊ Coal Tar Waste



WASTE STRATEGY REGULATION

- DEFA, working with the DoI, is to strengthen waste legislation in an appropriate and proportionate way.
- Extend statutory responsibilities with respect to waste and clearly define these responsibilities with appropriate consequences for failure.
- Work with Local Authorities and Civic Amenity sites to set service standards for waste, this may be accompanied by legislative powers to intervene if services or standards are not being provided.
- DEFA to provide clear standards and guidance for planning approval in relation to size, space requirements, risk, and other constraints for waste operations.
- Strategic and Local Area Plans to ensure future waste facilities are identified and accommodated.
- DEFA will produce a legislative route which will include guidance on processing and using waste such that it becomes a by-product at the point of use.
- DEFA to consider introducing a Waste Duty of Care Code of Practice.
- Legislation to require provisions to be ringfenced for landfill site remediation to be developed and implemented.
- Government to adopt the use of European Waste Codes in all appropriate approvals, licences, permissions, and directions.

PART 3

3.0 Delivery Framework

To realise the vision of a sustainable and self-sufficient waste management system, the Delivery Framework will outline how strategic objectives will be implemented across the Island. This framework ensures that actions are coordinated, resourced, and tracked effectively.

3.1 Key Delivery Components

Infrastructure Development

- Investment in essential infrastructure such as Civic Amenity Sites, recycling centres, reuse hubs and hazardous waste facilities will be prioritised based on the Annual Statement of Need and waste flow data.

Local Authority Collaboration

- Delivery will be coordinated with local authorities to ensure consistent service standards, equitable access to facilities and alignment with national targets.

Public Engagement and Education

- Campaigns and educational programmes will be delivered to promote waste reduction, reuse and recycling behaviours.

Policy and Legislative Support

- Delivery will be underpinned by updated legislation and technical guidance to support innovation, compliance, and enforcement.

Operational Efficiency

- Waste collection, sorting, and processing systems will be optimised to reduce costs, improve service quality and minimise environmental impact.

Funding and Resource Allocation

- Delivery will be supported by a clear funding strategy, ensuring resources are allocated to priority areas and projects with measurable impact.

Partnerships and Innovation

- Collaboration with private sector, third sector, and academic institutions will be encouraged to pilot new approaches and technologies.

3.2 Next Steps

To ensure the successful implementation of the Waste Strategy, the following next steps are recommended:

Establish Governance Structures

- Define oversight responsibilities and reporting mechanisms.

Initiate Baseline Assessments

- Conduct a comprehensive Island-wide Waste Audit.
- Launch a Household Waste Survey to inform service design and future targets.

Legislative Preparation

- Continue drafting necessary legislative changes, including updates to planning schemes, service standards, and other proposals.
- Review UK and EU waste legislation for potential adoption into Manx law.

Infrastructure Planning

- Finalise plans for the new hazardous waste incinerator and landfill facility at Turkeylands.
- Develop proposals for reuse centres and expanded Civic Amenity Site services.

Engage Stakeholders

- Coordinate with Local Authorities to agree waste standards and uniform services, expanding kerbside recycling where practical.
- Engage with businesses and industry to promote waste minimisation and circular economy practices.

Public Communication

- Launch public education campaigns to raise awareness of recycling, reuse, and hazardous waste disposal.
- Promote behavioural change through accessible services and clear messaging.

Monitoring and Evaluation

- Define key performance indicators (KPIs) and reporting frameworks.
- Schedule periodic waste audits (e.g., at years 1, 5, and 10) to assess progress and inform strategy updates.

Innovation and Adaptation

- Explore emerging technologies such as bioreactors and district heating systems.
- Monitor evolving waste streams and adjust the strategy to remain responsive and effective.

Annex 1 - Waste disposal options and destinations

Waste Type	Household			Public Sector		Business		Isle of Man					UK	
	Refuse Collection	Kerbside	Civic Amenity Site	Refuse Collection	Other ¹	Refuse Collection	Other ¹	EFW ²	AWPP ³	Recycle	Transfer Station	Landfill	Recycling/ Recovery	Disposal
Animal							x	x	x					
APCR4							x							
Asbestos			x		x		x				x	x		
Batteries					x		x				x		x	
C&D5					x		x			x	x	x		
Cardboard					x		x				x		x	
Clinical					x			x						
Electrical goods					x		x				x		x	
End of Life Vehicles			x		x		x				x		x	
Fluorescent Tubes					x		x				x		x	
Food	x			x		x		x						
Gas cylinders			x ⁶		x ⁶		x ⁶						x	x
Glass			x		x		x			x	x			
Green waste					x		x			x	x			
Hazardous Waste			x		x	x								
IBA7			x											
Metals		x	x		x		x					x	x	
General waste	x			x		x		x						
Oil					x		x	x	x ⁸					
Packaging					x		x				x		x	
Paper					x		x				x		x	
Plasterboard					x		x				x	x	x	
Plastics		x			x		x				x		x	
Sludge					x			x						
Soil & Stone					x		x			x	x	x		
Textiles										x				
Tyres					x		x	x			x			
Wood					x		x	x		x	x			

REFERENCES:

1 Waste operators and waste types accepted can be found:
https://www.gov.im/media/1387057/wdl_register_2025_v1.pdf

2 Energy from Waste
 3 Animal Waste Processing Plant

4 Air Pollution Control Residue
 5 Construction & Demolition

6 Gas cylinders to be returned to supplier
 7 Incinerator Bottom Ash

8 Accepts cooking oil
 9 Only Isle of Man Creamery milk carton



Isle of Man
Government

Reillys Ellan Vannin

Department of Infrastructure

1st Floor
Sea Terminal
Douglas
Isle of Man
IM1 2RF

Tel: +44 1624 850000

Email: WasteManagement.DOI@gov.im

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS –
JANUARY, 2026 - PUBLIC**

Mr. Chairman and Members,

Copies of the following application has been received from the Department of the Environment, Food and Agriculture, Planning and Building Control Division under the planning consultation procedures. The application is 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.

P.A. NO.: 25/91024/B
PROPOSED: Erection of single storey extension with paved patio to rear, and installation of rooflight to porch of existing dwelling house
NOTES: P.A. in Detail
SITE: **Banphai House, Coburg Road, Ramsey**

P.A. NO.: 25/91112/B
PROPOSED: Blocking up of existing ground floor kitchen window to southwest elevation
NOTES: P.A. in Detail
SITE: **33, Barrule Park, Ramsey**

B. Wallace,
Technical Services Manager

14th January, 2026

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JANUARY, 2026

<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>
25/90726/B	Installation of door to rear of garage (retrospective)	Fernlea, Lezayre Road	Meeting held: 20/08/2025 No Objection	17/09/25 Application APPROVED 08/10/25 Appeal lodged/validated 19/12/25 REFUSED at Appeal Link to Application
25/90937/B	Installation of 2 telegraph poles to provide fibre optic connectivity	12, 14, 15, 16 and 18, Barrule Park	Meeting held: 19/11/2025 Objection	16/12/25 Application REFUSED 12/01/26 Appeal lodged/validated Link to Application

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
STREET LIGHTING - LANES
JANUARY 2026 – PUBLIC**

Mr. Chairman and Members,

For several years the lighting in Collins, Courier and Post Office lanes has been very problematic, with the lights constantly tripping and not working properly. The lanes were done as part of the Regeneration Project. Courier Lane is further impeded at present by the hoarding from the adjoining demolished property, and the bin store and barrels from the public house also adjoining the lane. Additional streetlight fittings lights are fixed to buildings in the lanes however, they do trip as well at times. It should be noted that the streetlight in Courier Lane was removed when Auldryn House was demolished.

Over the last few years, we have priced various options and presented them to the then board but due to the slab material used in the lanes, sourcing replacement slabs has proved extremely costly, and the DOI have told us they have no spares. Whilst every care is taken when undertaking the works, it can't be guaranteed to not damage any slabs, especially with the lengths that would be required to be dug up to replace the cables on all 3 lanes.

Normally, cables would be placed in ducts, with draw pits so that at some point in the future, if the cable failed, we would have the ability to pull a new cable through with minimal disruption to the public and minimal cost. Investigations have shown that the cables in the lanes have been buried and not ducted, that there are no draw pits, that there are some lights placed out in the flood risk area and that there are cellars which extend into the lanes that make it impossible to duct. The lanes are very narrow, so it is understandable why the uplighters were used when the lanes were refurbished as part of the Regeneration project, and they are visually pleasing and allow access but bring other maintenance issues.

The last report to the board on the options for the lanes was presented in April 2023, and the minute note shows:

(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".

**Technical Services Manager's Report – Street Lighting - Lanes -
January, 2026, - Public Continued:**

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.

This resolution was conveyed to the DOI, after the meeting however, the DOI continued to dispute the claims, sending as built drawings to confirm that the cable was in a duct and it was armoured. An inspection of the ducting did not occur until November 2023. The TSM met with the DOI officers as they lifted the light fittings and took some photographs which were forwarded to the DOI officers who had been on site to follow up.

RTC struggled to get feedback from the DOI so one final attempt was explored and we finally got an answer as to the position of the DOI.

In their email they say:

I was wrong when we spoke. I thought the slabs were gray granite. I'm told that there is no red slabs. I have been instructed that the Department will not be undertaking work on the lanes as part of the West Quay works. I have been told that the Department will not undertake works to facilitate replacement of the lights given RTC is the lighting authority

There still seems to be some confusion as to the issues in the lanes, but the DOI make it very clear that they have no intention of doing anything with the lighting in the lane as it sits firmly with RTC.

The options available to RTC are:

- Continue to push the DOI to undertake the work and do minimal works to try and keep things going.
- Design a scheme where streetlights are fitted to the property walls along the lanes – wayleave permission would be required and cap off the uplighters
- Put columns in were permitted to light the lanes – they would be required to be the collapsible ones for ease of maintenance. Will have issues where the lane narrows considerably so lighting may be below standard and cap off uplighters.
- Source bollards to use in lane – again lane widths may be restrictive and cap off uplighters and may result in below standard lighting.
- Put festoon lighting down the lanes – wayleave permission would be required and cap off uplighters.
- Replace the uplighters
- Cap off the uplighters and where the streetlight head is already available only have this. Lighting would not be to the same standard.
- Do nothing.
- Ask the DOI for permitted alternative materials to use in the lane to allow the repairs to be made.

**Technical Services Manager's Report – Street Lighting - Lanes -
January, 2026, - Public Continued:**

The Local Government Act 1916 provides the Commission with the power [but not the duty] to provide and maintain street lighting for any of the streets or places within the area of the town as defined within the Town Boundaries.

Section 254 states: *Commissioners may contract for lighting streets. The Commission may, from time to time, enter into any contract with any company or persons for lighting any of the streets or places within the district with gas or other light, or for the supply of gas or other means of providing light; or for the supply of pipes, burners, meters, lamps, lampposts, or other apparatus or appliance for lighting the said streets and places, and for the repair thereof, in such a manner and upon such terms as shall be agreed upon between the Commissioners and such company or person.*

It should be noted that the lanes are not excessively long, and West Quay and Parliament Street are well lit at either end of the lanes. The lanes are narrow in places and below standard pavement widths restricting access for some.

The Board could also resolve to use a cheaper alternative to make any repairs for the digging up of the lanes such as concrete, tarmac or a cheaper lookalike instead of taking on unreasonable costs sourcing the same slabs. There may be an issue having two different surfaces in the lane unless the board decided to resurface the whole lane.

In the road opening form, it stipulates:

The applicant shall indemnify and save harmless the Department of Infrastructure, its officers and servants, against all proceedings, claims, demands, charges, expenses, damages or penalties arising from the works or from any defects therein or from the acts or defaults of the applicant or any contractor's servants or agents employed by them.

It also states further down the form:

When carrying out the final reinstatement, the Department will hold the applicant directly responsible for the whole area of highway affected by their work either directly or indirectly. Where the applicant defaults in the execution of the reinstatement or in compliance with these conditions, the Department will take possession of the works and restore the surface of the highway and charge the applicant with the full cost of carrying out this work, implementing such legal action as may be necessary. Otherwise the applicant shall pay the Department the cost of final reinstatement at the rates currently in force.

Considering the design specification for the lanes and the street, it is disappointing that the DOI have not made allowances to have spare materials available either for their own repairs or those of others.

**Technical Services Manager's Report – Street Lighting - Lanes -
January, 2026, - Public Continued:**

What do the board wish to do going forward?

1. Continue to push the DOI to make the repairs to the uplighters in the lanes,
2. Ask DOI for an alternative material to make repairs in the event that any slabs break during works and get up to date costs for the options.
3. Get up to date costs for the options sourcing the same slabs that are currently in place for the Board to make a decision.

Recommendation: For discussion.

B. Wallace.
Technical Services Manager

12th January 2026

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
LIBRARY 3rd QUARTER 2025/26
JANUARY 2026 - PUBLIC

Mr. Chairman and Members,

Please find detailed below the Third Quarter statistics for the library.

Number of new members

October	20 Adult	11 Junior
November	21 Adult	9 Junior
December	9 Adult	10 Junior
Total	50 Adult	30 Junior – TOTAL 80 New Members

Number of membership renewals

Adult Town – 82
 Adult Country – 35
 Junior/Students – 65

Total renewals **182**

Category of Members

Town	526 – 55.5 % have used library in period
Country	209 – 60.77 % have used library in period
Junior/Students	658 – 39.06 % have used library in period
Visitor	5 - 20 % have used library in period
Total	1398 members

Type of items borrowed by type in reporting period

Text	6,032
DVD	444
Audio	<u>226</u>
Other	6
	<u>6,708</u>

Number of transactions by type during the quarter

Month/Year	Issues	Renewals	Returns	Total
October 2025	2,440	1,283	2,376	6,099
November 2025	2,122	1,103	2,086	5,311
December 2025	2,146	1,257	2,246	5,649
Total	6,708	3,643	6,708	17,059

<p align="center">Deputy Town Clerk's Report – Library Report</p> <p align="center">3rd Quarter 2025/26 – January, 2026, Public Continued:</p>
--

Transactions by membership type in 12 months to 31/12/2025

	Issues	Renewals	Returns
Town	18,597	6,318	12,365
Country	9,480	3,503	6,049
Junior	11,946	4,047	7,877
Student	404	246	125
Visitor	12	1	11

Total =	40,439	14,115	26,427
----------------	---------------	---------------	---------------

Overall Total = 80,981 items

We are progressing a report to provide further detail on the use of our stock.

The Head Librarian has provided the following report of activities undertaken during this reporting period:

We held a couple of Hop-Tu-Naa themed Story Time sessions.

A card payment machine was installed.

In November, we held a Walk and Talk session with RGS Students. Librarian Charlotte devised a quiz based on the Library, and got a generous gift donation from local business Ramsey Peri Peri, to present to the quiz winner.

Library staff helped steward at Ramsey Fireworks Display.

We continually promote Northern upcoming events. Both on our noticeboards around Ramsey Town and on our Library Facebook page.

We displayed information regarding the numerous events on in the north leading up to Christmas.

We worked with the Northern Chamber of Commerce, with their "Northern Snowman Trail 2025". We assisted with the printing of posters and trail entry forms. We printed off additional entry forms as and when required. A ballot box was placed in the Library for people to put their completed forms in. Also, we continually promoted this event on our Library Facebook page. This was a very popular event.

Mannin Art Group – 15 month Thomas Charity Calendar 2026. We were asked to sell the calendars, which we sold approximately 30 of.

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
LIBRARY 3rd QUARTER 2025/26
JANUARY 2026 - PUBLIC

Prior to the Festival of Trees taking place in the Town Hall, the "West Quay Flood Alleviation and Highway Refurbishment Display" was moved from the Ground floor atrium into the First Floor of the Library.

We were tasked with sorting all information regarding the 2025 Tree Festival, which included relevant placement of Trees that required power. Another very successful Festival of Trees.

We held numerous Christmas themed Story Time sessions.

Staff rearranged the children's section, from which we had a sort out of old stock. A range of this stock was donated to the Library of Bunscoill Rhumsaa.

During this quarter we made displays for the following:

Hop Tu Naa Display/Decorations

Poppy Display/Decorations

Autumn/Gruffalo Display – which we also had an Autumn Hunt around the Library for the Children.

Last chance to read display (in children's section) – if they don't catch the eye of the younger reader, they will be removed from stock.

Christmas Display/Decorations

Christmas Book Display – Kids and Adults

Sophie Kinsella Book Display

Joanna Trollope Book Display

Recommendations: For noting.

15th January 2026

H S Bevan

Deputy Town Clerk

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
HOMELESSNESS PREVENTION AND SUPPORT CONSULTATION
JANUARY 2026 – PUBLIC**

(First circulated to Members on 22 December 2025 for digest, with supporting papers from the consultation website, not included in this board pack.)

In the above connection this report has been prepared to brief the Board on the Cabinet Office consultation "*A framework for an Isle of Man Homelessness Prevention and Support Act*" (December 2025). It will seek to identify and assess the implications for Ramsey Town Commissioners (RTC) as a local authority and social housing provider.

The proposed Homelessness Prevention and Support Act represents a significant shift in the statutory landscape of homelessness on the Isle of Man. It seeks to place existing practice under the Homelessness Strategy 2023–2028 onto a clear legal footing, drawing heavily from England, Scotland and Wales.

While no final decision has been made on whether local authorities will carry statutory duties, the consultation explicitly identifies local authorities as a potential delivery body. If adopted in whole or part, the framework could have material implications for RTC's housing stock, allocations policy, staffing capacity, financial exposure and legal risk.

Key issues for RTC include:

- Whether homelessness duties should sit with central government bodies (Manx Care / DOI) or local authorities;
- The risk of unfunded or under-funded statutory obligations;
- Pressure on an already constrained local authority housing stock;
- The interaction between homelessness duties and RTC's existing role as a social landlord rather than a general housing authority.

The consultation implements a commitment made in the Tynwald-approved Homelessness Strategy 2023–2028. It aims to introduce statutory duties to prevent homelessness, provide relief, and ensure longer-term accommodation where appropriate. Current arrangements rely on goodwill, operational practice and discretionary funding, creating legal and service sustainability risks.

Core Legislative Concepts

The consultation proposes adapting the UK homelessness framework, including:

- **Advice and information duty**
- **Prevention duty** (threatened with homelessness within 56 days)
- **Relief duty** (already homeless)
- **Main housing duty** (longer-term accommodation)
- **Duty to assess and agree a personalised housing plan**
- **Duty to refer** (placed on public bodies)

Town Clerk's Report – Homelessness Prevention and Support Consultation – January, 2026, Public Continued:

It also explores whether to apply:

- **Priority need tests** (England/Wales vs Scotland);
- **Intentionality assessments** (someone becoming homeless by deliberately doing or failing to do something they could reasonably have avoided)
- **Eligibility criteria linked to Isle of Man residency.**

RTC is a significant provider of social housing within Ramsey but is not currently a statutory homelessness authority and does not operate emergency accommodation. Housing is allocated based on policy, waiting lists and eligibility criteria. The housing stock is finite with competing demands such as transfers, decants, family need and refurbishment to name but a few. RTC's role is therefore materially different from UK local authorities operating under the Housing Act 1996 framework.

Currently, homelessness cases are largely managed through Manx Care and the Homelessness Pathway. The consultation identifies three possible duty holders:

- Manx Care
- Department of Infrastructure / Housing Agency
- Local Authorities

If local authorities are designated (in whole or part), RTC could acquire new statutory duties without commensurate powers or resources and absorb disproportionate administrative and financial burdens. RTC does not currently have the staffing, systems or budget to discharge UK-style homelessness duties. Depending on the model adopted a statutory main housing duty could increase pressure to prioritise homeless households over existing applicants, which could undermine local housing strategies. Priority need expansion (or abolition, Scottish model) would significantly increase demand from single-person households which is already a significant part of our waiting list.

Given the scale of Manx homelessness is relatively small but persistent, even modest increases in statutory entitlement could have a **material impact** on a small housing stock.

Further potential impacts include:

- Increased demand for temporary or permanent accommodation sourced through RTC;
- Officer time for assessments, liaison, legal compliance and record-keeping;
- Increased void turnover, management costs and tenancy sustainment support;
- Potential legal costs from reviews or appeals of homelessness decisions.

Without explicit funding mechanisms, there is a risk of cost-shunting from central government to local authorities.

Town Clerk's Report – Homelessness Prevention and Support Consultation – January, 2026, Public Continued:
--

Further, statutory homelessness duties would introduce:

- Exposure to legal challenge if duties are not met;
- Need for clear decision-making frameworks, policies and training;
- Potential conflict between homelessness duties and existing landlord obligations.

The consultation raises several questions where RTC may wish to express a clear view on the following;

Who Should Hold the Duties?

A **centralised model** (Manx Care / DOI) is likely to be more efficient and equitable. Local authorities could act as delivery partners, not primary duty holders. However, any local authority role should be clearly defined, limited and funded.

How is Priority Need and Intentionality supported?

RTC may wish to support the retention of some form of priority need test, tailored to the Isle of Man. With any issue such as this, a flexible, humane approach to intentionality needs to be taken, avoiding perverse outcomes. It may also be considered as to how strong an emphasis there will be on prevention, reducing downstream pressure on housing providers.

What Eligibility Criteria should exist?

Isle of Man residency rules tend to be stricter than the UK. This may limit numbers but also raises ethical and reputational considerations. Any local authority obligations would have to align with these eligibility decisions and the Board should consider what it is corporately comfortable with. Within that scope, the Board may wish to create a policy statement which going forward can be applied to all matters where residency is a consideration.

Suggested Board Position

The Board may wish to Support the principle of statutory homelessness prevention and support, whilst strongly advocating for a centralised statutory duty holder rather than local authorities. Further, highlighting the need to protect the integrity of local authority housing allocation systems may be advisable, and in the light of other recent proposed legislative changes, request early engagement with the local authorities before final legislative decisions are taken.

D C FLINT

Town Clerk & Chief Executive
22 December 2025

**RAMSEY TOWN COMMISSIONERS
NOTICE(S) OF MOTION
JANUARY 2026 - PUBLIC**

Mr. Chairman and Members:

The following Notices of Motion are submitted in the name of Mr. C. J. Martin:-

Notice of Motion dated 9th January, 2026, - Shennaghys Jiu

“ I would like to propose a motion that we Ramsey Town Commissioners support the Shennaghys Jiu team in both the provision of enhancing the Town prior to and during the Festival and in the provision of a Road Closure of Parliament street in the area outside the Courthouse on Saturday the 4th of April from 8.30am to 4.30pm with a suspension of parking in the area outside the Zeds Bedding, Mitre Public House, Costa and The Court Café.

It is disappointing to read that this is the last of many successful years of organising the event and the team would very much like to go out on a high.

I attach the original correspondence from the Organisers for your digestion.”

“To whom it may concern:

Shennaghys Jiu is on the horizon and the committee are working hard on bringing together all its elements to once again make Ramsey the focal point of the festival. The festival committee would like to once again thank the Commissioners, the Town Hall and its staff for their ongoing support and assistance in making the festival feel so welcomed.

As you may or not know, Shennaghys Jiu 2026 will be its last in its current form, as members of the committee look to ways the festival can adapt to the significant challenges it faces in both the mounting costs of running the festival and the time it takes to organise such an event. However we still want to achieve all our goals this year and not let the festivals standards drop in its final year.

With this in mind we are asking whether it would be possible if the Commissioners and the town would be able to help us bring a more visual presence to the town, both before and during the festival itself. This year the dates for the festival fall over Easter weekend, with Thursday 2nd April being the opening night and Friday 5th being its last day. With this in mind we are asking whether the Manx flags could be displayed a few weeks earlier than usual and be placed along the street from the week beginning Monday March 30th.

**Notice(s) of Motion – January, 2026,
Public Continued**

We are also wondering whether it would be possible to have some of the visiting nations flags flown from the flagpoles on Parliament Square next to The Swan on top of the Strooan ny Crowe river, known locally as The Lheighnee River. If this is possible we would source flags for each nation who are attending. Again we would love for these to be present from Monday 30th March until the festival ends. (Monday 6th April)

Finally we would like to organise the purchase or creation of some slides that could be used in the projector at the Town Hall and at The Courthouse. This we would love to improve our visual presence in the town the month before the actual festival itself and would act as additional advertising.

We have already dates in the diary for the hire of the function room for our opening and for our usual arts and craft display in the main foyer of the Town Hall. In addition to this we have also asked for a road closure of the upper part of Parliament Street in front of The Courthouse for our usual Saturday of open air entertainment in the town, for both local and visiting groups to perform.

Thanks once again for your continuing support and help in making Shennaghys Jiu such a successful event.

For and on behalf of Shennaghys Jiu

Juan Garrett”

Notice of Motion dated 9th January, 2026 – Electric Vehicle Charging Points / Parking Legislation:

“I would like to establish whether Ramsey Commissioners, have following the introduction of charging points in some of our Commissioner Owned Car Parks with Legislation through the Parking Places Order for the ‘Miss Use’ of such spaces? Things such as over staying and non-electric vehicles using the spaces. I would like to propose that Ramsey Commissioners would seek to address the matter as soon as practical to do so.

That this matter and a number of omissions with regard too, Dale Street Pave and the RC Church Pavements, Market Square Pavements including the area outside Barbary Coast, CTH, Richmond’s, Bourne Plaice, the area of parking provided outside of the former Swimming Pool and now Bowling Alley, as there is a number of anomalies regarding the powers of enforcement of Parking Bye-Laws and Manx Legislation in these areas.

I would like to suggest a proposal to address these matters as soon as possible.”

**Notice(s) of Motion – January, 2026,
Public Continued**

Notice of Motion dated 9th January, 2026 – Recycling Bins North Shore Road and Promenade:

“I would like to bring to the Boards attention, that following a number of conversations with residents of North Shore Road and the Promenade in the area closest to the beach and Sea Front that the siting of the Recycling Bins for cans and bottles are causing unwarranted disturbance with both traffic stopping to access the facility on or around the junction of North Shore Road and the noise generated from depositing into the bins.

On visiting and observing the use of the facility and that of the Fish Statue further towards the Swimming Pool at the Harbours Boat Park that people often drive to and use both receptacles.

My proposal is that these units be placed together at the location of Fish Statue to benefit the user and to lessen the impact on residents in the North Shore Road Location. To provide a single spot for the recycling of items and an associated waste bin. Also creating a single point of collection for our Operatives.

I would like to suggest a proposal to gather all the waste receptacles in the area behind the Swimming Pool against the Sea Wall.”

Notice of Motion dated 9th January, 2026 – Statue Courthouse Grounds:

“I would like to suggest that we move the granite furniture from in front of the Court House. The positioning of these items currently is an imposition to stall holders in the Market and an imposition in the area where people wish to perform and gather.

My proposal would be to retain the seating in the immediate area, further enhancing the opportunities for viewing events and socialising in, but place it off the area of performance or assembly. The King Olaf statue should I feel be placed more historically accurately on the other side of the river possibly at the swimming pool or in the Mooragh Park.

I have been approached by both traders and performers to make the proposal, that better sense is made of the area.”

<p style="text-align: center;">Notice(s) of Motion – January, 2026, Public Continued</p>

Notice of Motion dated 9th January, 2026 – Events Mooragh Park:

“It was brought to my attention by a member of the public that the Mooragh Park to our knowledge did not hold any other events than the Fireworks during December. It was suggested that more could be made of the Mooragh during the festive period similar to Summerhill Glen in Douglas that has a huge draw during the festive period. There would be the opportunity for bands and singing and light shos within the park din

I would like to propose that we look as to what we might have funding, staffing and the will to put on if there was agreement to do so.”

Notice of Motion dated 12th January, 2026 – Access Park Hotel, etc.

“It has been brought to my attention that patrons of the Royal Park Hotel experience difficulty accessing the Promenade from the Hotel. It is due to there being no break in the central reservation or promenade kerb. This makes it very difficult for the elderly and impossible for those with mobility issues.

There are some breaks in the kerb and central reservation some 100 metres from Premier Road in a Southerly direction. These are often parked across and not easily spotted or even known about. This leaves people walking about in the carriageway wondering how to get there.

I propose that we write to the DOI to initially request refreshment of the existing crossing points(From Premier Road to The Quay0 and ask them to review the access from Premier Road/Hotel Car park onto the promenade. It would be great to create a suitable opening for Prams, Wheelchairs and those with restricted movement. This would be a further enhancement for the promenade.”

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Standing Order 14 also provides that “the Chairman may, if conducive to the despatch of business, allow the motion to be dealt with at the meeting at which it is brought forward.

January, 2026.

**RAMSEY TOWN COMMISSIONERS
REPRESENTATIVE REPORTS
JANUARY, 2026 – PUBLIC**

Mr. Chairman and Members,

The following Report has been submitted by Mrs. Johns-Garrett:-

“Northern Chamber of Commerce

PREVIOUS MINUTES

The Chairman invited comments on the previous minutes from 27th October 2025 and matters arising. With nothing arising acceptance of the minutes was proposed by Jenny Harrison, seconded by Carlo Tramontana and approved nem con.

CHRISTMAS LIGHTS EVENT REVIEW

Positives:

- The Chairman was heartened by the many positive messages, emails and social media comments
- The majority of traders were very happy with footfall and felt it was definitely worth staying open late
- Great atmosphere, felt well organised and the switch on itself was fantastic - the snow was appreciated!
- RTC's new Christmas decorations were a great addition and the investment was appreciated.

For review:

- Market Hill proved to be a quiet zone without much footfall, also the lighting is poor in that area.
- Scavenger hunt only had one entry, which was a little disappointing but could be down to a) inadequate marketing b) short time frame to enter or c) people were happily engaged with all the other activities on offer. It was felt that the format could be re-used for the upcoming Santa art trail in December.
- Road closure times (16.00-21.00) means volunteers are standing out in the cold for a long period. JAC Stores also have their lorry coming back into the town centre around 17.00 when the event is starting, although the barriers were moved to accommodate this it raises concern about pedestrian safety.
- A question was raised about scaling back the fireworks and RTC using some of the budget towards more Christmas lights. Steven Bevan advised RTC has a £20k annual budget for the purchase of new decorations and the fireworks budget is £13k. The fireworks event draws more people to the town than Christmas lights.

The Chairman thanked the Secretary for her significant contribution to the event organisation on behalf of the Chamber and in collaboration with RTC; Kuba Szymanski proposed this should be documented in the minutes, seconded by Chris Blatcher and carried nem con.

ACTION: A survey will be sent out to retail and hospitality members to get their specific feedback and do a cost/benefit analysis versus the 2024 event.

AREA PLAN NORTH & WEST (APNW)

The Chairman advised the recent rejection of the draft APNW by Tynwald lays the path towards the new Isle of Man Strategic Plan (IOMSP). In the interim the North and West will remain governed by the overarching '1982 Development Plan' and Ramsey by the 'Ramsey Local Plan 1998'. The Chairman commented that it was pleasing that Tynwald and CoMin have shown the ability to debate objectively and, if necessary, reject proposals.

1

Once the IOMSP is in place, the strategies and policies contained therein will be at the top of the pyramid of the proposed new All Island Plan.

ACTION: The Ramsey & Northern Regeneration Steering Group will feed into the IOMSP.

RAMSEY HARBOUR FLOOD DEFENCE AND HIGHWAY RECONSTRUCTION SCHEME PLANS

The meeting acknowledged the need for the project and the confidence it will give business owners and potential investors that the flood risk in Ramsey is massively reduced. He opened the floor for constructive comments and observations on the plans currently on public view in the Town Hall:

- Some of the problems can be attributed to rainwater run off and poor planned maintenance
- RTC are responsible for gullies within the town, DOI are responsible for all arterial routes
- Run off trenches (eg Lhen Trench) need to be maintained in order to be effective
- Approximately 50 car parking spaces will be lost along the quay, this is bad for business
- Parking mitigations are being explored but have not yet been finalised
- The town does not want a plain, ugly flood wall - are there alternatives?
- Give consideration to the efficacy of building and street flood defences already in place and working
- The DOI seem fixated on process and procedure without consideration of the end product - avoid overkill
- Concern over potential lengthy road closures, diversions and loss of footfall in the town centre
- Does the planning criteria need to be reviewed or is it adequate?
- All planning applications are reviewed by RTC, the board can motion for a deferral if appropriate

- Disquiet amongst members, concern about the process, lack of communication or offer of collaboration

The members have an appetite for constructive collaboration and knowledge sharing with the DOI for the greater benefit of the town. MHKs are taking on board questions and concerns - the rejection of the APNW shows us this, therefore we need to communicate to the DOI and Ministers what we do want and convey this to their project team.

ACTION: 1) Secretary to prepare and distribute a survey to gather more information from members
2) Request a meeting with the DOI's project team

CHAMBER 2026

With a full Committee of 8 Members and the new year fast approaching, it would be a sensible time to take stock of what has been achieved in 2025 and look ahead into 2026 and what you would like us to focus on.

ACTION: 1) Secretary to prepare and distribute a survey to identify aims and objectives for 2026
2) Table for discussion at the January Members meeting (date TBC)

ROB GREEN - HEAD OF LOCAL ECONOMY, BUSINESS ISLE OF MAN

The Chairman thanked Rob Green for attending and invited his observations and comments. Finds attending these meetings both insightful and valuable for feeding back information to his Board. The Local Economy team are also on the road sharing information with businesses and getting feedback on support schemes etc. The Town and Village Regeneration Fund is due for a review in April 2026, the Domestic Events Fund has achieved good takeup and been a catalyst for new events. Information is also referred to the Treasury to highlight what works and what doesn't. Regarding the flood defences and quay regeneration, including DfE in the collaborative discussions allows them to try and alleviate sticking points for businesses.

Observations:

- The DfE's Business Advisory Service is available to assist with business reviews and change planning ahead of the minimum wage increase; although in some cases established business owners can have more experience than the advisors.
- JAC Stores have encountered problems with funding applications across their five stores. Rob Green can liaise with Chris Blatcher to highlight the issue within DfE.
- Encourage traders to actively attend local MHK surgeries and Chamber to continue their open meeting invitations; it allows Ministers to observe when something is not working and take constructive suggestions.
- With six months left to prepare for the minimum wage increase in April 2026, now is the time to collectively, and individually, go back to Ministers with observations and suggestions.

- Mountain Road closures continue to affect footfall and the local economy of Ramsey - weather disruption, traffic incidents, maintenance and motorsport events all take their collective toll. Some closures are understandably unavoidable, but it is often questioned if decision makers are being blasé.
- Business Consultancy Scheme now includes funding support for transactional websites within the domestic retail sector that want to venture into offering online shops alongside their street presence.

ACTION: 1) To continue open invitation to DfE and nurture the established collaborative relationship
 2) To continue open invitation to the four Northern MHKs and share meeting minutes
 3) Businesses encouraged to individually reach out to MHKs and DfE, in addition to collective representation through the Chamber.

ANY OTHER BUSINESS

Linda Murphy said that she was encouraged by the positive momentum being generated in the town, visits from both the Chamber and Business Isle of Man have increased and she welcomed this evening's practical discussions.

On Island Shopping Platform:

Could there be potential for a Manx version of Amazon, where consumers are able to purchase multiple different products in one place? This reduces the need for smaller businesses to host their own commerce website and potentially get more exposure.

Delivery and Collection Service:

The members initiated a discussion around the need for an on-island delivery and collection service between key towns. Both Kuba Szymanski and Chris Blatcher identified a symbiosis between their businesses with potential for further exploration.

After a lively evening of discussions the Chairman was encouraged by the cross pollination and identification of potential collaborative avenues between both members and Government. The meeting closed at 20:20"

22nd December, 2025.