



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

www.ramsey.gov.im

12th June, 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, 17th June, 2026**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

Vacancies exist in South Ward

2. Deputy Returning Officer's Certificates of Newly Elected Members:

To Receive the Deputy Returning Officer's Certificates of Members Elected for South Ward and North Ward – Uncontested Elections 27th May, 2026.

3. Minutes for Adoption:

page(s): 1 – 8

- Board Meeting held on 20th May, 2026.

4. Matters arising not included within the Agenda

5. Matters for Information:

page(s): 9 - 16

- Action Tracker – June, 2026.
- Ruinous Buildings Register
 - Technical Services Manager's Report – no changes

6. Finance and General Purposes:

page(s): 17 - 36

- Town Clerk's Report(s):
 - General – Regional Hubs
 - Interim Update to Standing Orders

- Deputy Town Clerk's Report(s):
 - By-elections
 - Gaming (Amendment) Act 1984
- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates

7. Works and Development: page(s): 37 - 47

- Deputy Town Clerk's Report(s):
 - Northern Civic Amenity Site Joint Board
- Technical Services Manager's Report(s):
 - Planning Applications

8. Housing and Property: page(s): 48 - 51

- Housing and Property Manager's Report(s):
 - RTC Housing Strategy – Progress Report

9. Notices of Motion: page(s): 52

- Notices of Motion:
 - Amendment to Standing Orders – submitted by Mr. McGuinness

10. Other Business: page(s): ---

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

- Matter(s) Raised by the Public
 - ❖ None Received
- Representative Report(s)
 - ❖ None Received



Town Clerk & Chief Executive

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 20th May, 2026, at 7.00p.m.

Present: Mesdames S. Cottam-Shea, W. S. Bruchal, E. L. Honey, P. Johns-Garrett. and Mrs. M. M. J. Webb; and Messrs. J. McGuinness and C. J. Martin.

Ms E. S. Shimmin was not in attendance.

Three vacancies exist in South Ward and One exists in North Ward.

The Town Clerk, Deputy Town Clerk, Finance Officer, Technical Services Manager Housing and Property Manager, Mrs. M. P. Chrystal and Mrs. C. MacAllister were in attendance.

(2026/27:011) Minutes:

In response to the Chairman's invitation for comment prior to the adoption of the minutes of the Board Meeting held on 18th April, 2026, Mr. McGuinness queried the action taken at that meeting in the suspension of Standing Orders to allow the meeting to continue beyond 10.00 p.m. to its conclusion, stating that such action was contrary to Standing Orders in that there was an insufficient percentage of members in attendance to allow this action. Mr. McGuinness also commented that according to Standing Orders there was no provision to have Minutes proposed or seconded prior to their adoption.

Resolved: That the Minutes of the monthly Board Meeting held on 15th April, 2026, be confirmed up to that point, at 9.55 p.m. at which Standing Orders were erroneously applied to allow the meeting to continue; and signed by the Chairman.

It was further resolved that the minutes of the Annual Meeting held on 1st May, 2026, be confirmed and signed by the Chairman.

(2026/27:012) Matters Arising:

No matters were raised.

Matters for Information:

(2026/27:013) Action Tracker May, 2026:

Resolved: To note the “Action Tracker” to 15th May, 2026, subject to the following:

Social Housing – Mr. McGuinness queried progress on presentation of the Housing Strategy. The Housing and Property Manager advised that work is progressing, and it is hoped to present the strategy in July.

Mooragh Estate – Mr. McGuinness queried progress on representation of the Mooragh Estate Strategy – the Housing and Property Manager advised that a meeting will take place next week about this matter.

Hearing Loop Boardroom – Mr. Martin referred to the poor quality of sound within the Boardroom, particularly with regard to live-streaming. Members were reminded that there was a pertinent Notice of Motion within the agenda papers for possible discussion later in the evening.

Meeting Manx Care et al – Proposed by Mr. McGuinness, seconded by Mr. Martin and agreed nem con, that representatives of the Manx Care, the Department of Health, Department of Infrastructure be again invited to attend a public meeting.

Quayside Defences – Proposed by Mr. Martin, seconded by Mrs. Webb and agreed nem con, that the Commission progress gathering their ideas and wishes with regard to flood and sea defences.

Street Lighting Lanes – Mr. Martin queried the position with regard to lighting in the lanes – the Technical Services Manager advised that a “holding response” had been received from the Department of Infrastructure and that she would seek an update.

Access Park Hotel – Mr. Martin queried progress on this matter – the Technical Services Manager advised that the Department had acknowledged the request but indicated that they had no engineer to assess the works, nor funding to progress them – they did, however, indicate that the request would be given priority.

(2026/27:014) Ruinous Buildings Register May, 2026:

Resolved: To note the “Ruinous Building Register” to 15th May, 2026.

(2026/27:015) Town Clerk’s Report – Policy Review... Volunteering Policy and Procedure:

Members considered the Town Clerk’s report dated with attached Volunteering Policy. The Town Clerk advised that the policy was at this stage a concept and its approval would lead to details of governance and insurance.

Mr. Martin asked if consideration could be given to applications and the recruitment process being a stepping stone to employment and wellbeing, and in so doing proposed adoption of the Volunteering Policy. The proposal was seconded by Ms. Cottam-Shea.

Mr. McGuinness indicated he would be voting against but wish to qualify why he would be doing so – in that he felt the policy did not have sufficient supporting documentation and felt that this needed to be in place.

The Town Clerk advised that he would be happy to bring the policy back after having the legal and HR matters checked.

The proposal was put to the vote and carried by 6 votes to 2, Mrs. Johns-Garrett and Mr. McGuinness voting against.

Finance and General Purposes:

(2026/27:016) Town Clerk’s Report – Interim Update to Standing Orders:

Members considered the Town Clerk’s report dated 20th April, 2026, in which he recommends the addition of wording “Not Used” to standing order 3(7) pertaining to the former Northern Civic Amenity Site Committee.

Mr. McGuinness felt there was no point considering this item feeling it was better to wait until the future of the administration of the C.A. Site is more fully known.

Resolved: That, following a proposal by Ms. Cottam-Shea, seconded by Mr. Martin and carried by 7 votes to 1, Mr. McGuinness voting against the matter be further considered at the June 2026 board meeting.

(2026/27:017) Town Clerk’s Report – Open Consultations:

Members considered the Town Clerk’s report dated 12th May, 2026, advising of on-going Public Consultations. The following responses were made with regard to some of the consultations listed therein:-

Unoccupied Urban Sites Register:

Proposed by Mr. McGuinness, seconded by Mrs. Honey and agreed nem con that the Commission respond positively to the consultation and ask that the following sites be included;

Tower Street Car Park; the former “Ocro” premises Tower Street; the sites of the dormant Barclays and Lloyds Banks in Parliament Street; sites of the former “Auldyn House” and “The Tide”. Attention should also be drawn to planning constraints with regard to development within conservation areas and the need for more flexibility.

Mrs. Johns-Garrett suggested inclusion of the former Methodist Church in Waterloo Road but was advised that this property was in private ownership and understood to be occupied.

Beneficial Ownership – Legitimate Interest Access:

Proposed by Mr. McGuinness, seconded by Mr. Martin that the Commission support the consultation and ask that local authorities be included in the framework to have appropriate access to such information.

Proposal to Require Passengers to carry ID and introduce proportional ID Verification on Isle of Man Steam Packet Journeys:

Mr. Martin queried if production of ID would be required for visitors arriving at Ramsey or by helicopter, etc. The Town Clerk undertook to seek a response from Aviation security on these matters.

(2026/27:018) Deputy Town Clerk’s Report – By-Elections – 25th June, 2026:

Resolved: To note the Deputy Town Clerk’s report dated 14th May, 2026, advising of the vacancies existing in South Ward (3) and North Ward (1), and confirming that if required Polling Day will be on Thursday, 25th June, 2026. Nominations for both Wards close on Wednesday, 27th May, 2026, and can be submitted to Mr. Beven, in his capacity as Deputy Returning Officer between 10.00 a.m. and 1.00 p.m.

(2026/27:019) Deputy Town Clerk’s Report – Street Traders Licence – Chameleon:

Ms Cottam-Shea declared a non-pecuniary interest in this matter and indicated she would not be voting, because of friendship with the applicant. Mrs. Bruchal was asked to lead discussions.

Members considered the Deputy Town Clerk’s report dated 7th May, 2026, advising of the application of Chameleon to hold a street trader’s licence to provide hot drinks on Queen’s Promenade on occasion when “Wild Coffee” or “De Ja Brew” are unable to do so.

Resolved: That, following a proposal by Mrs. Bruchal, seconded by Mrs. Webb and agreed nem-con [Ms Cottam-Shea not voting] the application be approved.

(2026/27:020) Finance Officer’s Report:

Resolved: That, following a proposal by Mrs. Webb, seconded by Ms Cottam-Shea, and agreed nem con, the Finance Officer’s General report dated 13th May, 2026, subject to the following:

Accounts: Mr. McGuinness queried expenditure on the recent Reception held at the Chairman’s end of office. The Finance Officer advised approximately £1,000. Members queried the need for such a function going forward. Mrs. Chrystal advised that the function was a method by which the retiring chairman thanked those who had been of particular help to the town during the previous municipal year.

Mr. Martin asked if the matter could be further discussed in private [such discussion did not ultimately take place].

Works and Development:

(2026/27:021) Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 14th May, 2026, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following:-

P.A. NO.: 26/00203/B
PROPOSED: Erection of single storey extension to rear elevation of existing dwelling house
NOTES: P.A. in Detail
SITE: **6, Taubman Street, Ramsey.**

Mr. Martin queried the effects of an application on possibly occupancy levels or any detrimental effect on the neighbourhood. Mrs. Bruchal explained the criteria by which any possible comments or reservations are considered prior to presenting the information to the Board, reminding members that ultimately decisions are taken by the Planning Committee.

Notices of Motion:

(2026/27:022) Notice of Motion – Library Usage:

Mr. McGuinness presented the notice of motion dated 7th April, 2026, originally presented to the Board Meeting on 18th April, 2026, standing in his name, suggesting that the Commission write to the Northern Parishes regarding usage of Ramsey Library.

Mr. McGuinness framed a formal proposal that a suitable communication be addressed to the Northern Parishes advising them of the number of country members of the library in their respective parishes and asking if they might consider contributing to library costs if fees for country members was made the same as town residents; and that further report be made on the responses.

An amendment was put by Mr. Martin that the Northern Parishes be routinely charged a fixed amount to allow for country membership of the library. In response to a query why there was a fee difference – members were reminded that the library was a rate borne expense and country members did not contribute to paying town rates.

Mr. McGuinness was happy to second Mr. Martin's amendment, as an addition to his own comments, recognising that other options might be forthcoming.

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

(2026/27:023) Notice of Motion – Amendment to Standing Orders:

Mr. McGuinness presented the Notice of Motion dated 7th May, 2026, standing in his name proposing amendments to Standing Orders to bring them in line with the requirements of Schedule 1 of the Local Government Act.

In terms of Standing Orders it was agreed that this matter stand adjourned to the June, 2026, Board Meeting.

(2026/27:024) Notice of Motion – Bench Seating Outside Town Hall Front Doors:

Mrs. Johns-Garrett presented the notice of motion dated 13th May, 2026, standing in her name concerning her wish to public bench seating provided on Parliament Square at the entrance doors to the Town Hall, with the exception of times of the TT and MGP practicing and racing.

Mr. Martin proposed an amendment to include TT and MGP. The Town Clerk advised that TT and MGP was considered unsuitable on safety grounds and that other “street furniture” such as litter bins were removed during these times. Mr. Martin queried if enquires could be made with regard to siting a grandstand at a vantage point within the town – as it would be impossible to facilitate this for 2026 TT it was agreed to consider this aspect at a later date.

Mr. Martin seconded Mrs. Johns-Garrett’s proposal which was put to the vote and carried without division.

(2026/27:025) Notice of Motion – Review of Live Broadcasting Public Meetings:

Mrs. Honey proposed the notice of motion dated 14th May, 2026, standing in her name concerning her wish to see a review of the live broadcasting costs and processes and for a report to be submitted on or before September 2026. The proposal was seconded by Mrs. Johns-Garrett.

Mr. McGuinness made a statement explaining the reasoning behind introducing of live streaming, primarily in adhering to the Town’s Statement concerning openness and transparency, and in so doing moved an amendment to seek an earlier response time.

Mr. Martin suggested that public opinion be sought and asked if such enquiry might be made in conjunction with the current by-election processes. The Deputy Town Clerk, in his capacity as Deputy Returning Officer, stated that it would not be proper to include this as part of the election process, but he felt some form of public response platform could be created separately.

Discussions ensued as to whether or not live-streaming should be discontinued, and members agreed the main problem was that of sound quality.

An amendment by Mrs. Bruchal seconded by Mr. Martin that the Commission consider publishing after viewing a recording of the public meeting did not proceed to a vote – it being considered too far removed from the original proposition – the Deputy Town Clerk having also commented that this would be a different media source and subject to stringent GDPR regulations.

A further amendment was put by Mr. McGuinness, seconded by Mr. Martin that the review and any suggested improvements be submitted in July, 2026. This amendment was put to the vote and failed by 2 votes to 5 Messrs. McGuinness and Martin voting in favour.

The original proposal was put which carried by 5 votes to 2 Messrs. McGuinness and Martin voting against.

The Chairman closed the public meeting at 8.10 p.m. Mrs. McAllister withdrew from the meeting at this stage.

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.

(2026/27:026) Minutes Recorded in Private:

Resolved: That that the minutes Board meeting held on 18th April, 2026, recorded in private and those of the Special Private Board Meeting held on 11th May, 2026, be confirmed and signed by the Chairman.

Matters for Information:

(2026/27:027) Action Tracker:

Resolved: To note the “Action Tracker” to 15th May, 2026.

(2026/27:028) Ruinous Register:

Resolved: To note the Ruinous Register to 15th May, 2026.

Finance and General Purposes:

(2026/27:029) Deputy Town Clerk’s Report – Dog Grooming Mooragh Park:

Members considered the Deputy Town Clerk’s report dated 14th May, 2026, providing further information on the request made by Doggy Wash (Isle of Man) to locate a dog washing service on the Mooragh Estate. The report contains details of the valuation with regard to rental and suggests a rental period of 6 years with a break clause at year 2 or 3, and rental reviews at the end of years 2 and 4. It was noted the company will meet all costs of installation and making good.

Resolved: That following a proposal by Mr. Martin, seconded by Mrs. Honey and carried nem con, permission be granted and a lease agreement be entered into.

(2026/27:030) Finance Officer's Report:

Resolved; to note the Finance Officer's private report dated 13th May, 2026, subject to the following:-

Financial Statements –a proposal was put by Mr. Martin that the Financial Statements for the year ended 31st March, 2025, be approved and submitted. An amendment was moved by Mr. McGuinness that in addition authorisation be given for signature of the Financial Statement by the Chairman and Mr. Cannell in his capacity as Responsible Finance Officer; and for signature of the Letter of Representation by the Finance Officer in his capacity as Responsible Finance Officer. The amendment was seconded by Ms Cottam-Shea put to the vote and carried without division.

Housing and Property:

(2026/27:031) Minutes Housing Committee Meeting:

Resolved: To note the minutes of the meeting of the Housing Committee held on 5th May, 2026.

Officers withdrew from the meeting at 9.22 p.m. Discussions continued in private – the Deputy Town Clerk returning to the meeting to validify proceedings and enable resolution(s) to be framed – such matters having been recorded in private.

The meeting concluded at 11.00 p.m. giving a time for the payment of attendance allowances of 4 hours.

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, 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.	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. Slightly better weather required for rubber crumb application, of which will be done asap. Condition of grass raised as concern. H&P visited site with contractor to discuss. To be regularly watered and monitored. Remaining works to be completed asap.	FGP	May-26	DF/AF	Jul-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).	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. AF (HPM) now reviewing. Memorial cleaned. further quotes being sort for renovation works in line with specification. HPM made contact with War Memorial committee to look to arrange meeting.	WD	May-26	AF	Repairs mid 2026		
Jul-22		Mooragh Park shelter public art.			Mooragh Park shelters.	Work continues on final shelters	PL	May-26	4	Apr-26		
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		

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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
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.	Work has been completed. Land being first registered by developer prior to transfer to RTC.		May-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". No further contact received from interested parties by officers. Additional budget allowed for this year for maintenance works. Email sent to member to see what the next steps could be with regards to setting up a meeting with interested parties. Further email sent to Members to look to set up a meeting with interested parties. Volunteer policy drafted for comment. Budget figures confirmed. An independent inspection was carried out, which has identified works to be done. Potential expressions of interest to be sought to be official volunteers and adhere to T&Cs as set out - to be further discussed internally between departments.	PL	May-26	AF	Jul-26		
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. Followed up with DOI	FGP	Mar-26	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.	This project is nearing completion.	PL	Jun-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. budget items accepted. device to be ordered. wider discussions with specialist around linking microphones to speakers on going. specialist hopefully attending to review in the next few days. Specialist attended March Board meeting and assisted with sound issues - being monitored.	HP		AF	Apr-26		
Sep-24	24/25:128	Sprintfest			2026 event to held using same format. Include in 2026/27 budget.	Event took place. Report on event to be prepared.	PL	Jun-26	SB	Jun-26		

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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
Sep-24	24/25:148	Station Road Car Park.			Installation of cooling units. Liaise with interested parties to resolve.	Draft agreement received - with advocates for checking	FGP	May-26	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. Treatment of debt will be part of 2026 accounts preparation and the allocation of the reserves to the parishes. June 2026 report on possible transfer of debt.	FGP	Jun-26	NC	Mar-26		
Nov-24	24/25:196	Cigarette Litter			Illustrations around drain covers - seek permission from Department for those on highways	Art work has been sprayed on the pavements around the drains. Permission given to use until 30th June 2025.	WD	Apr-26	BW	Feb-25		
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	In draft with Policy	Policy	Dec-25	DF	Aug-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	24/25:348	Provision of Free Wi-Fi			Investigate costs for various locations	Awaiting proposal from telecoms provider	FGP	May-26	SB	Sep-26		
May-25	25/26:022	Car Parking Residents' Rates			Request to consider residents' rates	Refer to policy Committee.	Policy	Jun-25	DF			
Jun-25	25/26:055	Redundant Telephone Kiosk			Pending installation of defibrillator	Checking planning obligations.	FGP	Jun-26	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	25/26:076	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	Jan-26	
Jul-25	25/26:077	Art Trail			Agreement to set up an Art Trail	Schedule of current installations being created. May 26 - Local business owner has created an app which appears to be very successful and offers potential for growth with a wider officer for the Town.	PL	Jun-26	SB/AF	Mar-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
Aug-25	25/26:112	Investigate Fixed Charge for Household Waste			Investigate per Notice of Motion		WD		BW	Jan-26		
Aug-25	25/26:121	Padel Tennis			Carry on discussions with interested party	Meeting on 13/3/26 . Awaiting further update from interested party	FGP	01-Jun	DF	Sep-26		
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			Considering introducing trial to permit when byelaws are updated		FGP		SB	Sep-26		
Sep-25	25/26:141	Art Work			Consider site, design, funding etc.	Piece of Art work of considerable size. No progress during absence of DF. Will discuss	PL	Sep-25	DF			
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 appropriate while the planning process is taking place. Planning applications have been refused but MT have appealed the decisions.	FGP	Apr-26	SB			
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.	Officers have written DHSC (Minister and Chief Executive) and Manx Care (Chief Executive) again requesting this meeting. Ongoing-several changes within Manx Care.	FGP	Apr-26	DF			
Oct-25	25/26:172	Create a Strategy for Mooragh Estate	JM	LS	Create Strategy	Strategy being progressed. Updates being added. Ongoing - 3rd party comments being sought to input into the strategy where appropriate. Internal meeting with P&L to be arranged to go through progress. Additional cost information being added as received.	HP/PL	May-26	AF/BW	Jun-26		
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. Nothing progressed during absence of DF. Will revisit with proposing member	WD	Oct-25	DF			

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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	
		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. Planning have been in contact to advise that they will come back to RTC with position by 06.02.2026. Planning is not in place for Buses to use site. RTC have requested they be removed and seek appropriate planning permission going forward. Car Parking is identified on the 2012 approved plan which has been implemented in part by the DOI using their side of the site. AF to confirm with Planning if this is to remain following Board instruction. Parking to remain until 22nd May. Buses to then occupy for TT and then to close.	HP	Apr-26	AF	Jun-26			
Oct-25	25/26:181		JM	SCS			WD	Feb-26	SB				
Nov-25	25/26:207	Planning Applications	JM	SCS	Consider application Change of Use Restaurant	Planning approved.							
		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. Ongoing 2 further consultations have been responded to. Completed consultations on hub, checking to see if anymore come up.	WD	May-26	BW				
Nov-25	25/26:208												
Dec-25	25/26:226	Rhumsaa Sign	JM	ES	Instructing staff to progress siting at North end of the Mooragh Lake	Art work and quote being prepared.	PL	Jun-26	SB	Jun-26			
Dec-25	25/26:236	North Ramsey Bowling Club Storage Container	JM	AO	Planning permission due to expire June 2026	Apply for extension. App to be submitted mid Feb 2026. App submitted.	WD	Mar-26	AF/SB	Feb-26			
Dec-25	25/26:238	Deckchairs	JM	SCS	Audit carried out of existing stock	Grant application being considered	PL	May-26	SB	Mar-26			
		Street Lighting Lanes	SCS	MW	Lighting in lanes need attention	Refer back to Department of Infrastructure. Letter sent to DOI Minister 09/02/2026 - acknowledgement letter received 10/02/2026. Follow up letter sent 26/05/26, two holding emails sent - Network Planning looking at.	WD	Jun-26	BW				
Jan-26	25/26:267												

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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
Jan-26	25/26:271	Designation of Electric Vehicle Charging Points / Traffic Legislation	CM	MM	Uncertainty with regard to parking places Orders	Seek information from the Department of Infrastructure and the matter be added to the Action Tracker. With regards to the electric charging bays in Market Place - they are not enforceable as they are not regulated. DOI will added it to the order but until such time as they do that it is not enforceable	WD	Feb-26	SB			
Jan-26	25/26:275	Access Park Hotel	CM	AO	Notice of motion concerning height of centre aisle Mooragh Promenade	Seek information from the Department of Infrastructure on the provision of drop kerbs. Letter received back from DOI - Traffic Management Engineer post vacant. Once post filled the request will be assessed accordingly and prioritised against other schemes and available budgets. Request for traffic counters has been sent and they are in location. Counter Report received and sent to CM. No further correspondence from DOI	WD	May-26	BW			
Jan-26	25/26:283	North Ramsey Bowling Club New Pavillion (Also see 25/26:315 line 180(hidden)(duplicate)	SM	SCS	Request North Ramsey Bowling Club re new pavillion	Planning submitted for new pavillion	HP	May-26	AF/BW			
Feb-26	25/26:292	Quayside Redevelopment	CM	SCS	Plans for redevelopment withdrawn -	Write to DOI, Agreed to form a sub-committee and focus on flood impact; parking and review sea defences. DOI Written to	WD	Mar-26	SB/BW			
Feb-26	25/26:300	Manx Credit Union	WB	SCS	Notice of Motion - officers to investigate practicality of occasional use of facilities at Town Hall	Enquiry to be made with Credit Union. Enquiry sent.	FGP	Mar-26	SB	31/08/2026		
Feb-26	25/26:303	South Shore Showering, etc			Cost of providing water supply considered prohibitive	Mr. Martin to make enquiries and report back	PL		AF			
Feb-26	25/26:304	Lighting issues			Concerns about lighting being on all night at Close ny Mooragh	Officers requested to investigate	HP		AF			
Mar-26	25/26:339	DTC Report Auldyn Way North	JM	MW	Developer indicate willingness to meet	Meeting to be arranged	WD	Mar-26	SB			
Apr-26	25/26:351	Action Tracker Chapel Lane Car Park			Suggestion of Sub-letting car parking spaces	DTC to liaise with Mr. Martin to investigate	WD	Apr-26	SB	31/07/2026		
Apr-26	25/26:352	DTC Report Beach Cast Seaweed	SCS	MW	View of use of Beach-cast Seaweed	Defer pending receipt of further informatio. Now on hold	WD	Apr-26	BW		Jun-26	
Apr-26	25/26:354	TSM Planning Applications	MW	WB	Application Ramsey and District Cottage Hospital	Seek timescale for works proposed	WD	Apr-26	BW			
Apr-26	25/26:356	HPM Report Consultation	SCS	EH	Consultation Presented	Referred back to Housing Committee. Housing Committee considered. HPM to reply.	HP	May-26	AF	May-26	May-26	
Apr-26	25/26:357	N of Motion "Love Ramsey"	WB	scs	Notice of motion presented	Officers to investigate and report on feasibility	PL	Apr-26	SB	01/08/2026		

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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
Apr-26	25/26:365	FO Report	CSC	WB	Aged Debtors	Investigate application of lien. Report to be prepared for June meeting. Report in June pack; further research & legal advice required.	FGP	Jun-26	NC			
May-26	26/27:016	Standing Orders	SCS	CJM	Suggested Review of Standing Orders re NCAS Committee	Reconsider in June 2026	FGP	May-26	DF			
May-26	26/27:017	Consultation Urban Sites Register	JMCG	EH	Consider consultation	Ask for various areas to be added and comment on conservations areas	FGP	May-26	DF			
May-26	26/27:017	Consultation Beneficial Ownership	JMCG	CJM	Consider consultation	Support consultation and ask that local authorities be included for access	FGP	May-26	DF			
May-26	26/27:022	Library Use / Charges	CJM	JMcG	Rural membership of library fees are grater than town membership fees	write to northern Parishes to determine if they would be willing to make any financial contribution to library costs if fees same plus investigate any compensatory charge to Northern Parishes	FGP	May-26	HSB			
May-26	26/27:023	Notice of Motion Standing Orders			Consider updating to bring in line with Local Government Act	Defer to June 2026 Meeting	FGP	May-26				
May-26	26/27:024	Notice of Motion Benches	PJ-G	CJM	Consider siting benches outside Town Hall	Benches to be sited other than at TT and MGP	WD	May-26	AF			
May-26	26/27:025	Notice of Motion - Review of Live Broadcasting Public Meeting	EH	PJ-G	Concern at the quality of live-streaming	Prepare a report review - including costs and processes	FGP		HSB	Sep-26		

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
RUINOUS REGISTER
JUNE 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

08th June 2026.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
GENERAL – REGIONAL HUBS
JUNE 2026 – PUBLIC**

Madam Chairman, Members,

In the above connection, the attached report is to be laid before the June Tynwald. It is essentially Government's response to the long-standing concern that the Island has become too Douglas-centric while simultaneously more services are moved online. Government accepts that face-to-face services remain essential and intends to establish a permanent regional service presence in the North, West and South.

This provides some real opportunities the North, and specifically for Ramsey Town Hall, with its existing infrastructure and position within the Northern 'Service Town'.

The basics appear to be;

- Establish a permanent regional presence in Ramsey, Peel and Port Erin.
- Use existing community facilities rather than building new centres.
- Deliver Welcome Centre services locally.
- Provide free Wi-Fi, printing, telephones and digital assistance.
- Expand Social Security and employment support appointments.
- Introduce bookable appointments for other Government services.
- Work alongside local authorities, libraries, wellbeing partnerships and charities.

Most importantly, Government intends to fund the additional costs itself, with an explicit commitment that there should be no additional burden on ratepayers.

The North is already stealing a march, insofar as the Northern Wellbeing Hub is seen as a Health Service flagship, and we already have a DSS presence some days of the week. We also retained Registry services when these were removed to Douglas, although this is a rates-borne service at present. Diverting even more service access from Douglas should translate into increased Town footfall, retail and hospitality spend.

Wider scope exists to arrest decline in services such as banking and cash access. With only one bank now in town, there is the opportunity for wider provision via a 'hub' where other service providers can operate from in partnership.

In 2026, the Town Hall isn't quite configured how it might be if it was being designed today. We have been examining how it might be future developed to serve the community well into the future, and this project may well offer an opportunity to support the integration of Government services with funded re-modelling. The Town Hall was constructed with expansion in mind, so the aspiration can be ambitious.

It is hoped that in the coming months, we will be able to provide the Board with quality information from which they can set the strategic direction in respect of this report.

Recommendation: For noting and further report.

1st June, 2026.

Derek Flint
Town Clerk & Chief Executive.

GD 2026/0052



Isle of Man
Government
Reiltys Ellan Vannin

COUNCIL OF MINISTERS' REPORT TO TYNWALD

Response to Tynwald Resolution on Regional Hubs

June 2026

To the President of Tynwald, and the Hon Council and Keys in Tynwald assembled

I am grateful to the Honourable Member for Ramsey, Mr Hooper MHK, for the work he previously undertook as Chair of the Chief Minister's Community and Public Engagement Committee and for bringing the Motion before this Honourable Court last year.

Public services are, in most cases, not a choice: people cannot go elsewhere to get the service they need. This means these services must work for everybody. Increasing the availability and use of Government digital services offers huge benefits for many in our communities, but we do not want anyone to be left behind, and Tynwald has rightly been clear on the continued importance of face-to-face engagement.

I would like to thank stakeholders and partners across the Third Sector and Local Authorities who have supported our engagement to date and have been so open to collaboration moving forward. This has enabled us to outline a delivery model for initial services which seeks to build on existing hubs and the fantastic support available in our communities.

There is still more work to do, but I hope that this report, and the steps Government will be taking to embed initial services within the regions by September 2026, demonstrates a clear commitment to addressing these challenges, understanding the need within our communities, and refining a model for delivery that meets those needs now and into the future.

Hon D Ashford MHK
Minister for Cabinet Office

1. PURPOSE

This report will:

- Outline work to date including engagement with key stakeholders and links with ongoing work within Government and communities;
- Set out strategic principles to drive the planning and delivery of essential community services at a regional level;
- Provide details of the proposed delivery model and initial services to be delivered;
- Identify timescales and next steps.

2. BACKGROUND

i. Tynwald Resolution

At the November 2025 sitting of Tynwald, the Honourable Member for Ramsey Mr Hooper MHK, tabled a Motion that was successfully amended by the Treasury Minister.

Following a combined vote at the December 2025 sitting Tynwald resolved:

"That Tynwald is of the opinion that face to face engagement with Government services will remain important for communities even where digital delivery as the default becomes more prevalent and that Government should continue to investigate the best delivery model for providing essential community services at a regional level and should report back to Tynwald by June 2026 with proposals on how this will be achieved and with initial services to be delivered."

ii. Community Hubs Pilot

In bringing the Motion before Tynwald the Honourable Member for Ramsey referenced the Community Hubs pilot which was developed through the Chief Minister's Community and Public Engagement Committee (CMCPE), during the previous administration.

Community hubs were piloted in Ramsey, Peel and Castletown in 2021, with the aim of bringing government services traditionally delivered through the Welcome Centre in Douglas closer to residents, whilst gathering feedback on what services were required to meet local needs.

This report has considered the findings of the Community Hub report produced by that Committee for Tynwald¹ and the public feedback and evaluation of the pilots from 2022.

3. Definitions

For the purpose of this report the following definitions have been applied.

i. Community Hubs

Taken from mycommunity.org.uk²:

“A community hub is a multipurpose centre, such as a community centre, medical centre or school that provides a range of high quality and cost-effective services to the local community, with the potential to develop new services in response to changing community needs. Community hubs can provide a means for alternative approaches to service delivery – underpinned by the principles of community involvement and partnership.”

Council of Minister’s remains of the view that a Community Hub concept is not about the physical location but a collection of services that can be offered to residents in their community.

ii. Essential Community Services

“Services which are crucial for the overall health and welfare of the community.”

All public services may be considered essential to individuals, but some are crucial to supporting people’s health and welfare. Other services may be considered essential but are not delivered directly by Government.

iii. Regional level

“A specific geographic region or area”

Local and Regional are both terms used to describe geographical areas, but they differ in terms of size and scope. This report has focused on the four regions - North, South, East and West of the Island – in line with the existing Wellbeing Partnership model.

¹ [GD 2021/0046 Community Hubs Report](#)

² [Community Hubs definition](#)

4. Current Context

In developing proposals for initial services, and next steps for the best delivery model to be taken forward to deliver essential community services at a regional level, developments since 2021 have been considered. The below provides an overview of these developments.

4.1 Existing Community Hubs

The 2021 Report to Tynwald outlined various models of Community Hubs already operating across the Island. This report has sought to build on developments that have taken place since then to bring forward a proposal that builds on what is working and addresses current challenges.

Public Libraries

The term “Community Hub” is often used when referencing Public Libraries.

Public Libraries continue to be vibrant community spaces with librarians who are trusted sources of information within their local communities. All continue to offer public counters providing face-to-face support with general queries, signpost to other services and provide increasing support for a range of queries but increasingly assistance with digital technology.

All, except for Castletown, are able to provide PCs for public use and support with printing (at a small charge). All offer free Wi-Fi and many are also able to provide spaces for people to bring their own devices. Not all libraries are able to offer full-time opening hours but do operate on weekdays and Saturdays.

A Local Authority Library Forum has been established which meets monthly and has created a means for closer engagement and sharing of information.

Third Sector

The Island has a diverse Third Sector providing crucial support and services to communities and individuals outside of those provided by Government, and some are also delivering Government contracts. Staff and volunteers provide vital help to worthwhile causes, people in need, and their wider community.

Third Sector organisations have a physical presence across the Island, and these locations also operate as community spaces where people may be coming to receive one service but are supported with other queries and referred to other services. This support plays a crucial role in ensuring people who may not seek government assistance are aware of services available to them in their local area and across the Island.

In 2022 Government, Local Authorities and Charities worked together to provide spaces for the community to access warmth, social activities and interaction over

the autumn and winter months across the Island. Grants were made available by Government overseen by the Manx Lottery Trust. When the Government funded Warm Spaces Scheme ended, many Third Sector organisations have carried on offering warm spaces within communities.

The Council of Voluntary Organisations had previously operated as an umbrella membership group for charities and community groups offering a collective voice for the Third Sector. Third Sector organisations have more recently come together to form forums which provide a mechanism for closer engagement and sharing of information.

Post Offices

The Isle of Man Post Office has recently put into place changes which re-shape its Island-wide retail counter network to reflect changing customer demand, the growing availability of Online Government Services, and new regulatory requirements. These changes are designed to protect Island-wide postal services for the long term.

Regional Post Offices are an established, recognisable and trusted location within local communities. However, with growing demand and increasingly complex queries the spaces offered are limited for enabling a full range of face-to-face support for essential services to be offered, particularly through a retail led model.

The Welcome Centre

The Welcome Centre remains a multi-functional visitor and resident information centre. It offers support and guidance on the islands attractions as well as a number of Government services. The Centre does this through face-to-face contact, by telephone and online.

Post-Covid the Welcome Centres call volumes have remained high and queries regarding various Government Services for residents currently form approximately a quarter of those calls.

Through the maintenance of a physical presence in Douglas the team provide key face-to-face support Monday to Saturday and have established relationships with the local community alongside visitors.

In 2022 the "Winter Help Advice Line" was established and manned by the Welcome Centre staff; this help line provided signposting and advice regarding cost-of-living matters. This line is now closed due to low demand.

In 2023, the "Get Online Centre" was launched adjacent to the Welcome Centre to develop digital skills and awareness. Following initial demand there has been

low uptake of the digital assistance offered and, following review, options have been identified to shift to providing digital inclusion services through a community-based outreach model, in partnership with other Government Departments and Third Sector organisations.

Wellbeing Partnerships

Wellbeing Partnerships are now in operation in the north, south, east and west of the Island. They are providing face-to-face support and referrals for health and care services as well as other key services such as debt advice, housing support, and social security. They also provide space for appointments between individuals and Government services (for example Probation) in the regions seeking to increase opportunities for signposting and support.

Each have one single-point of contact (a Referral co-ordinator) and have developed relationships with community groups and key Third Sector Partners in their respective areas. Some have co-located services for example the South has Southern Befrienders and Citizen's advice, others are in-reach dependent on needs and demand. They have a permanent presence in Ramsey, Port Erin, Peel and Douglas but are also developing outreach in other localities on set days i.e. Kirk Michael and Ballasalla.

The development of Health and Care Communities – bringing together the Wellbeing Partnerships and community health and care teams to provide coordinated, locality-based support such as Community Nursing, Therapies, Social Work and Mental Health is underway. Key to this is ensuring services are tailored to the need of the local community as appropriate.

Family Hubs

The development of a family hub model – a network to provide community-based services across the Island to support families – is underway.

The network will involve both a local offer of community-based services (not all in the same building necessarily) supported by health visitors and midwives, children and families social care workers and third sector organisations with the ability for inwards and outwards signposting and referral. There will also be an online offer to support this.

An initial pilot is planned for 0–5-year-olds to support parents and improve school readiness.

4.2 Data

Since the 2021 pilot there have been developments in data, both qualitative and quantitative, across Government.

Public Health has commenced work in several areas that will enable a more granular understanding of communities, inequalities in health and the social determinants of health at a regional level. This includes working closely with the Institute for Health Equity to develop a whole system approach (Marmott approach), a Social Prescribing Return on Investment proof of concept through the Northern Wellbeing Partnership, and work on Community Resilience and asset-based community development.

As part of this work, Public Health are developing a broad collection of indicators, as well as quantitative and qualitative data as part of planned research and evaluation work. This data collection will enable better mapping and tracking of health, wellbeing and inequalities within our communities.

4.3 Isle of Man Government

Isle of Man Government has maintained a high level of direct access to individual public services through phone and counter support and has delivered change projects that have modernised the delivery of different public services. These changes have sought to digitalise services to meet both user demand and to drive efficiencies in delivery. These have included Land Registration, Electoral Registration, Drivers and Vehicles services and the recent Census.

Government continues to look at service improvements to make the online services available more user friendly and accessible.

The Strategic Change and Efficiencies Programme is seeking to deliver both tangible savings and service improvements for users. This includes digitalising services to continue to meet changing user demand, harnessing new technology and implementing modern working practices which reduce the administration of services and enables resources to be focused on support functions.

5. Strategic Principles

To enable an integrated and sustainable approach, it is important that the development of any "Regional Hub model" aligns with existing policy, strategy and legal requirements.

This report recognises that under the:

- Island Plan – this is not just about individual services. As a small Island nation our public services play an important role and are part of Building Great Communities and delivering an Island of Health and Wellbeing.

- Climate Change Act – delivering services closer to people supports the action to reduce emissions in a way which promotes a thriving economy, supports the most vulnerable and does not contribute to inequality.
- Economic Strategy – delivering services in local communities supports those centres to be more economically vibrant enabling prosperity for people, communities and businesses.
- Strategic Efficiencies and Change Programme – Government is seeking to embrace current and future developments to meet demand from our residents and where prudent drive efficiencies.
- Public Health Strategy – building resilient communities by fostering social connections and connectivity helps to improve quality of life and reduce pressures on health services.

Public services are, in most cases, not a choice: users cannot go elsewhere in the market to get the outcome they need. This means these services must work for everybody.

Designing public services that respond to the evolving needs of society is complex, with a significant proportion of users seeking digital access for high-volume, low-complexity services, alongside lower-volume but higher-complexity services require a different approach. The Organisation for Economic Co-operation and Development (OECD) has developed a set of good practice principles for service design and delivery in the digital age³. These have been used to inform the principles below to drive proposals for planning and delivery of essential community services at a regional level.

- i. **“People and Place first”** = considering user and locality needs, co-locating and clustering of community resources with transport links, and supporting local communities to be economically vibrant.
- ii. **“Digital first not digital only”** = ensuring an inclusive approach to the delivery of public services, pairing digital with assisted and face-to-face access to support people to use technology but ensure they are not disadvantaged if they can’t.
- iii. **“Accountable and transparent”** = work closely in partnership with communities - co-creating and co-designing service delivery from inception to implementation and evaluation.
- iv. **“Whole Government approach”** = seeking integrated delivery of face-to-face services, alongside phone and digital support, aligned with Strategic Change and Efficiencies work.

- v. **“Test and Refine”** = progress initial services/proof of concepts and then refine, use service standards to drive improvements and define expected outcomes to allocate resources most effectively and efficiently.
- vi. **“Future focused”** = use opportunities to gather data on need and identify requirements for future provision of services and associated infrastructure.

6. Proposed delivery model and initial services to be delivered

6.1 How we are starting

In line with the strategic principles above, by September 2026 we will:

1. Alongside continued delivery in Douglas, embed a regional presence in Ramsey, Peel and Port Erin, led by the Welcome Centre, to provide:
 - All services currently offered at the Sea Terminal in Douglas (excluding merchandise);
 - Face-to-face support, including answering general queries, signposting/referring to community services, and booking slots for “in-reach” Government services;
 - Access to free Wi-Fi, devices, printing and phones—supporting users to access online services or contact the relevant Government Department; and
 - A digital assistance lead who will work across the regions in collaboration with Local Authorities, libraries and identified charities to increase existing capacity, monitor demand and identify the level of digital assistance needed.
2. Provide “in-reach” Government services through bookable face-to-face appointments in each region, delivered at a frequency appropriate to community need and demand. This will initially include:
 - Social security and employment support—expanding the model currently operating in Ramsey to the West and South of the Island (frequency and locations to be confirmed following further engagement); and
 - A rolling programme of appointments for other key Government services (to be determined).
3. Deliver the above in collaboration with Local Authorities, the Wellbeing Partnerships and the Third Sector to:

- Use existing hub locations for delivery of the initial services, with Government funding for overheads and any additional infrastructure required to ensure there is no impact on ratepayers;
- Provide a clear timetable of key Government events and changes to services, to manage any increased demand and identify specific in-reach Government services required; and
- Deliver train-the-trainer initiatives, using Welcome Centre and Government staff to provide training and support on Government digital platforms and other key services to support partners who receive public queries.

The anticipated annual cost is approximately £200,000 per annum and increases Government headcount by three full time equivalent. This is based on the Welcome Centre successfully recruiting and training additional staff, supported by existing staff. The Welcome Centre will initially operate at a regular day/s each week in each region to be determined through further engagement and will be refined based on need and demand in the first six months of delivery.

6.2 What comes next

The timescales to deliver this report to Tynwald for debate in June have been constrained and we know there is more work to undertake. We are currently working to:

1. Continue our engagement:
 - Ensuring we have reflected feedback provided to date;
 - Testing and refining the above proposals and ensuring the initial services to be delivered meet local needs; and
 - Confirming locations in the regions and specific infrastructure needs.
2. Deliver a communications campaign to:
 - Ensure that local communities know about where they can go, at what times to receive services and information.
3. Propose a detailed delivery model for providing essential community services at regional level by Summer 2027:
 - Use the engagement, data gathering, emerging public health data and analysis of service delivery in the first 9 months to:
 - Report back to Tynwald;
 - Enable the Change and Efficiencies programme to identify future service demands and undertake comprehensive service design for a Regional Public Services Model that incorporates face-to-face, phone, digital assistance, and online service delivery.
4. Consider further access to cash/banking

- Whilst not part of the remit of the original motion and not a government service, access to cash and banking facilities were raised during the debate in November 2025 and access was identified during engagement with stakeholders.
- The Department for Enterprise (DfE) has now completed the majority of recommendations set out in the original Access to Cash report. Remaining activity is focused on ongoing and longer-term areas of work, including:
 - Continued monitoring of the ATM network;
 - Ongoing delivery of digital education initiatives; and
 - Further progress on digital payments, which requires continued engagement with global platforms
- Notably, the action relating to banking hubs has now been progressed as far as possible within the scope of the original report. At this stage, there are no plans for further central work in this area, although engagement with representatives of the Isle of Man Bankers Association will continue. Additionally, Local Authorities have been encouraged to consider opportunities through the Department's Local Economy Fund to support provision of facilities such as banking hubs or cashpoints, where there is local demand.
- Access to cash considerations will continue to be incorporated within the wider regional hubs' activity, with further options to be considered by the DfE as part of this work.

7. Conclusion

This model, and the initial services identified, seek to:

- Build on the existing capabilities and offering of the Welcome Centre to deploy into regions, ensuring efficient use of resource by enabling continued phone/processing support for a wide range of Government services alongside face-to-face support.
- Deliver in collaboration with partners and uses existing "Community Hubs" infrastructure to deliver face-to-face services within local communities.
- Create a flexible approach that can be scaled to support both planned and future digitalisation of services and that reflects the importance of face-to-face engagement.

Council of Ministers invites Tynwald to receive this report and note the initial services for delivery by September 2026 and the intention to provide a further report to Tynwald by July 2027.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
INTERIM UPDATE TO STANDING ORDERS
JUNE 2026 – PUBLIC**

Madam Chairman, Members,

The following report was first presented to the May 2026 meeting of the Board, consideration being deferred to the June meeting.

In the above connection, Section 3(7) of Standing Orders provided the vires for the formation and operation of the Northern Civic Amenity Site. With the operation having now ceased to be a direct responsibility of the Committee, and Ramsey Town Commissioners no longer acting as operator and lately contractor, the need for this section ceases.

There is wider work to be done with Standing Orders, but in the interim, it is recommended that this section now be deleted. The method suggested is to list it as it appears and endorse "NOT USED" at the end of the Clause in order to provide a clear audit until the further review and reform is undertaken and to act as an aide memoire should it be necessary to introduce a similar clause at some point in the future.

D. C. Flint,
Town Clerk & Chief Executive

12th June 2026.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
BY-ELECTIONS
JUNE 2026 – PUBLIC**

Madam Chairman and Members,

Two by-elections were held for vacancies in Ramsey North Ward and Ramsey South Ward.

Mr. E. R. Corkish was elected in an uncontested by election to Ramsey North Ward.

Mr A. D. Hall was elected in an uncontested by election to Ramsey South Ward.

There are two vacancies in Ramsey South Ward. A by-election will be held after the House of Keys Election.

Recommendation: for noting.

H. S. Bevan
Deputy Town Clerk

11th June 2026

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
GAMING (AMENDMENT) ACT 1984
JUNE 2025, PUBLIC**

Madam Chairman and Members,

The office of the Gambling Supervision Commission is in receipt of an application for a Club certificate under Section 3 of the Gaming (Amendment) Act 1984 to site four controlled machines in respect of:-

Buffalo Bowling and Leisure Limited
Queen's Promenade
Ramsey
Isle of Man IM8 1ET

The person having actual control of the premises is Mrs. V. Baker.

In accordance with Schedule 1, of the Gaming (Amendment) Act 1984, the Gambling Supervision Commission has written to seek the views of the Commissioners before the Commission consider the application.

Members are therefore asked if they wish to make a submission to Gambling Supervision in respect of this application.

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

11th June 2026

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

Accounts

Accounts of £3,136,110.50 were paid via the General Revenue Account and accounts of £82.54 were paid via the Northern Civic Amenity Site Account in May 2026. 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 summaries of the 2026-27 Income and Expenditure from 1st April 2026 to 31st May 2026 are 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 2026-27 Income and Expenditure figures, and they are:

Purchase of Forest View Apartments	£2,640,000
Queen's Pier Road refurbishment – materials & prof. fees	£96,814
Street lighting columns & LED heads	£16,274
Courthouse – balance of cost of new windows	£10,179
Town Hall – new intruder alarm system	£5,894
Close Woirrey – prof. fees	£4,319
Machinery – chainsaws, mower, trimmers	£4,196
Play equipment	£3,767
Town Hall – new safety shutter at Finance counter	£3,138

Recommendation: To be noted.

Rates

In early June 2026 £385,060 rates income was received from Treasury re the 2026-27 financial year (for comparison £373,855 was received in May 2025). This is the first instalment for the 2026-27 financial year with further instalments due in the June - August period and then later in the financial year.

Recommendation: To be noted.

10th June 2026

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid during May 2026

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Forest View Apartments	2,640,000.00
Staff	Wages, salaries, ITIP, NI & superannuation	197,792.38
J Clawson Ltd.	Upper Queens Pier Road refurbishment	113,742.88
Various	Housing property repairs, maint. & safety checks	31,953.44
Various	Commission property repair, maint. & safety checks	19,566.83
Electric Avenue Leeds Ltd.	Street lighting columns & LED heads	19,528.40
Various	Legal & professional fees - Non-Housing	16,847.77
Ellan Vannin Fuels Ltd.	Fuel & heating oil	13,788.06
Various	IT costs - general expenditure	12,187.72
Various	Street & Gulley cleaning	8,904.00
Various	Legal & professional fees - Housing	7,702.21
Electric Avenue Leeds Ltd.	Street lighting maintenance	7,257.00
Various	Boiler replacements	5,991.23
Various	Refuse materials & equipment	4,385.21
Various	Town events	4,359.90
Various	Rent refunds & transfers	3,697.30
Various	Tree survey & surgery	3,600.00
Various	Park materials	3,090.00
Various	HR support services	2,820.00
2 Clean	WC cleaning contract	2,792.15
IOM Newspapers Ltd.	Media & advertising	2,723.40
Various	Office expenses - post, printing, stationery etc.	2,588.07
Various	Legal & professional fees - GDPR	2,188.07
Various	Library books, materials & IT licences	1,693.38
Banks	Bank & debit card charges	1,629.13
Various	Vehicles maintenance & servicing	1,585.29
Various	Phones	634.64
Various	Machinery - new, repairs, servicing	600.00
RTC	Petty cash	507.61
Various	Security & safety	500.44
Various	Staff training	190.00
Manx Utilities	Electricity supply & Water charges	68.99
P Johns Garrett	Attendance Allowance	152.50
J McGuinness	Attendance Allowance	152.50
S Moss	Attendance Allowance	152.50
M Webb	Attendance Allowance	152.50
W Bruchal	Attendance Allowance	140.00
S Cottam Shea	Attendance Allowance	102.50
E Honey	Attendance Allowance	101.25
C Martin	Attendance Allowance	97.50
E Shimmin	Attendance Allowance	80.00
W Young	Attendance Allowance	37.50
A Oldham	Attendance Allowance	26.25
		3,136,110.50
Northern Civic Amenity Site		
Various	Site maintenance	69.16
Bank	Charges	13.38
		82.54

Ramsey Town Commissioners

Suppliers utilised during May 2026

Appendix 1

Access UK Ltd.	UK	Magee & Co. Ltd.	IOM
Apollo Blinds	IOM	Mannin Pressure Washing Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Manx Fork Trucks Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Manx Minds	IOM
Barrule Tree & Garden Servs. Ltd.	IOM	Manx Utilities	IOM
Callin Wild	IOM	March Consultants Ltd.	IOM
C E Richmond Ltd.	IOM	MC Locksmith Services Ltd.	IOM
Cop-y-Cat	IOM	McGarrigle Ayre Architects Ltd.	IOM
Cuplas Callow IOM Ltd.	IOM	Modus Architects Ltd.	IOM
DP Electrical Contractors Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Egan Reid Stationery Co. Ltd.	UK	Paul Wheeler Ltd.	IOM
Electric Avenue Leeds Ltd.	UK	P & M Window Cleaners Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Phoenix Windows Ltd.	IOM
EPL Limited	IOM	Positive Solutions HR Ltd.	IOM
Event Lighting Services Ltd.	IOM	Prio Consultancy Ltd.	UK
Fairgreen Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Fox Brothers (Lancashire) Ltd.	UK	Ramsey Shipping Services Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Ramsey Skips	IOM
Haldane Fisher (IOM) Ltd.	IOM	Rutlands Ltd.	UK
Howdens Joinery Ltd.	IOM	Sage UK Ltd.	UK
Impact Professional Services Ltd.	IOM	Screwfix Direct Ltd.	UK
Infotech Systems Ltd.	IOM	Slade Scaffolding Ltd.	IOM
IOM Government	IOM	Splash Pads Enterprises Ltd.	UK
IOM Newspapers Ltd.	IOM	STARK Building Materials Ltd. (formerly Jewsons)	IOM
IOM Post Office	IOM	Sure IOM Ltd.	IOM
Isle Cook Ltd.	IOM	Swales Electrical Ltd. & Hoistline	IOM
J Clawson Ltd.	IOM	Swept Clean Road Sweeping Services Ltd.	IOM
J Qualtrough & Co. Ltd.	IOM	2 Clean	IOM
J R Riley Ltd.	IOM	W.D.S. Ltd.	IOM
J Wood Tree & Gardening Servs. Ltd.	IOM	Woodcuts Ltd.	IOM
K & R Parts Ltd.	IOM	Worldpay (UK) Ltd.	UK
		ZipAddress Ltd.	IOM

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st MAY 2026 - Appendix 2

	2026-27 to date			Budget for 2026-27		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	169,935	911,054	(741,119)	5,079,150	5,005,723	73,427
Cl. Woirrey/ Cl. y C Ghlass	0	0	0	286	0	286
Brookfield Court	1,418	8	1,410	23,103	22,377	726
Close ny Mooragh	13,103	25	13,078	51,790	43,735	8,055
Sub Total	£184,456	£911,087	(£726,631)	£ 5,154,329	£ 5,071,835	£ 82,494

	2026-27 to date			Budget for 2026-27		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Property and Assets						
Town Hall	9,280	17,229	(7,949)	246,717	26,673	220,044
Workshops	3,811	0	3,811	105,718	0	105,718
Public Conveniences	7,734	0	7,734	58,104	0	58,104
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	402	2,500	(2,098)	24,253	10,000	14,253
Mansail Lease	197	2,500	(2,303)	5,619	13,347	(7,728)
Lakeside Centre	25	0	25	5,621	12,691	(7,070)
Parklands Day Nursery	0	5,212	(5,212)	4,555	20,767	(16,212)
Bowling Alley	75	0	75	2,031	15,000	(12,969)
Non-Lease Properties	0	0	0	14,366	0	14,366
Prom shelters, benches, signs	5,127	0	5,127	32,945	0	32,945
Private Property Repairs	675	0	675	20,500	0	20,500
CCTV town centre	176	0	176	1,570	0	1,570
Apprentices	5,984	0	5,984	0	0	0
Asbestos survey	0	0	0	17,167	0	17,167
R & N Districts Housing C.	3,042	1,386	1,656	9,340	10,274	(934)
Park assets	20,897	0	20,897	92,617	0	92,617
Sub Total	£72,225	£28,827	£43,398	£655,923	£108,752	£547,171

	2026-27 to date			Budget for 2026-27		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Works & Development						
Foreshores & Flags	133	0	133	4,171	0	4,171
Car Parks	0	15,804	(15,804)	29,862	37,223	(7,361)
Refuse Removal	111,648	36,913	74,735	953,368	180,206	773,162
Civic Amenity contribution	0	0	0	322,800	0	322,800
Civic Amenity contracting	23,273	56,784	(33,511)	0	0	0
Sewers & Pumps	0	0	0	103,837	103,837	0
Street lighting & maint.	14,861	0	14,861	233,310	0	233,310
Decorative maint.	5	0	5	14,514	0	14,514
Decorative lighting new items	0	0	0	52,000	0	52,000
Local Services	65,383	0	65,383	467,416	0	467,416
Sub Total	£215,303	£109,501	£105,802	£2,181,278	£321,266	£1,860,012

	2026-27 to date			Budget for 2026-27		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Parks & Leisure						
Events & Attractions	960	5,667	(4,707)	64,946	12,667	52,279
Parks & Gardens	49,391	0	49,391	349,979	102	349,877
Games Concessions	0	0	0	30	0	30
Public Library	23,643	1,028	22,615	160,802	9,248	151,554
Sub Total	£73,994	£6,695	£67,299	£575,757	£22,017	£553,740

	2026-27 to date			Budget for 2026-27		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Finance & General Purposes						
Administration	34,041	0	34,041	185,273	0	185,273
Office Expenses	147,052	28,327	118,725	1,040,078	123,764	916,314
Sundry Expenses	4,830	0	4,830	16,181	0	16,181
Miscellaneous	9,508	4,919	4,589	68,008	48,262	19,746
Swimming Pool	7,698	0	7,698	46,817	0	46,817
Town Band	0	0	0	2,000	0	2,000
Town Centre Management	880	0	880	1,152	74	1,078
Sub Total	£204,009	£33,246	£170,763	£1,359,509	£172,100	£1,187,409

TOTAL	£749,987	£1,089,356	(£310,542)	£ 9,926,796	£ 5,695,970	£ 4,230,826
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Town rates	£ -	£288,913	(£288,913)	£ -	£ 3,757,866	(£3,757,866)
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**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
NORTHERN CIVIC AMENITY SITE JOINT BOARD
JUNE 2026 – PUBLIC**

Madam Chairman and Members,

The Local Government Unit of the Department of Infrastructure has advised that the Department intends to progress to the July 2026 Tynwald sitting the proposed “Northern Civic Amenity Joint Board Order”.

A copy of the proposed Order is attached for your information.

Recommendation: for discussion

H. S. Bevan
Deputy Town Clerk

12th June 2026



NORTHERN CIVIC AMENITY JOINT BOARD ORDER 2026

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 SCHEDULE	 7
CONSTITUTION OF THE BOARD	7

Statutory Document No. 20XX/XXXX

*Local Government Act 1985*

NORTHERN CIVIC AMENITY JOINT BOARD ORDER 2026

*Approved by Tynwald:
Coming into operation in accordance with article 2.*

The Department of Infrastructure, after consulting with every local authority affected by this Order¹, makes the following Order under section 7 of the Local Government Act 1985.

1 Title

This Order is the Northern Civic Amenity Joint Board Order 2026.

2 Commencement

If approved by Tynwald, this Order comes into operation on the day after its approval².

3 Interpretation

In this Order —

“**appropriate proportion**”, in relation to each of the constituent authorities, means the proportion which the rateable value of the hereditaments (excluding agricultural hereditaments) within the district of the authority bears to the rateable value of all the hereditaments (excluding agricultural hereditaments) within the joint area as calculated at the start of each year;

“**board**” means the joint board established under article 4;

“**constituent authority**” means each of the local authorities for the —

- (a) town district of Ramsey; and
- (b) parish districts of Andreas, Ballaugh, Bride, Jurby, and Lezayre; and
- (c) Maughold ward of the parish district of Garff;

¹ As required by section 7(5) of the Local Government Act 1985.

² Tynwald approval is required by section 7(6) of the Local Government Act 1985.

“**Department**” means the Department of Infrastructure;

“**financial year**” means the period of 12 months ending with 31 March in any year;

“**the joint area**” means the area consisting of the areas of the constituent authorities; and

“**RPI**” means the annual rate of inflation as measured by the Retail Prices Index for the month of August in the given year and published by the Cabinet Office.

4 Constitution of the board

- (1) There is established a board, to be known as the Northern Civic Amenity Joint Board.
- (2) The board is to be a body corporate in accordance with section 7(2) of the Local Government Act 1985.
- (3) The board is to be constituted in accordance with the Schedule.

5 Functions of the board

- (1) The board must within the joint area carry out the functions of the constituent authorities under section 69 of the Public Health Act 1990 (provision by local authorities of places for deposit of refuse).
- (2) The board may —
 - (a) employ staff, enter into contracts and lease land in order to perform its functions; and
 - (b) with the agreement of all parties, replace the Department as signatory to service contracts currently held by the Department and relating to the performance of its functions.

6 Expenses of the joint board

- (1) After consulting each constituent authority and the Department, the joint board must before 30 September in each year —
 - (a) prepare a forecast of the expenses of the board in performing its functions in the following financial year (including loan charges on money borrowed by the board); and
 - (b) calculate the appropriate proportion payable by each constituent authority; and
 - (c) send a copy of the requested payment to each of the constituent authorities and the Department.
- (2) Each constituent authority must in each financial year raise the appropriate proportion of the expenses of the joint board, as so calculated (giving credit for any surplus from the previous year), by a rate levied on

the district of the authority; and must pay the amount to the board in 4 equal quarterly instalments, to be paid direct into the board's nominated account no later than the 1 April, 1 July, 1 October and 1 January in that year.

- (3) The joint board may, in exceptional circumstances, request the constituent authorities at any time within a financial year to make a payment in addition to that made under paragraph (2), for the purposes of meeting expenses incurred by the joint board which were not foreseen in the forecast for that financial year provided under paragraph (1).
- (4) A constituent authority must make an additional payment as described in paragraph (3) in response to a request made under that paragraph.

7 Transitional provisions

The amount payable by each constituent authority under article 7(2) in the year commencing 1st April 2026 is the appropriate proportion of the amount agreed by the constituent authorities before 1 August or, in default of agreement, is to be determined by the Department and article 7(2) shall have effect in that year with the substitution for –

- (a) “4 equal quarterly instalments” for “3 equal instalments”; and
- (b) “1 April and 1 July” of “10 August”.

MADE

T CROOKALL
Minister for Infrastructure

SCHEDULE

CONSTITUTION OF THE BOARD

[Article 4(3)]

1 Members

- (1) The board must comprise of 8 members as follows.
- (2) Each constituent authority must appoint one of its elected members to be a member of the board.
- (3) The Department must appoint a member of the Department to be a non-voting member of the board.
- (4) Each constituent authority, and the Department, must appoint another of its members to act as a member of the board in the absence of the member appointed under subparagraphs (2) or (3) (“**the substitute member**”).
- (5) A person ceases to be member or substitute member of the board if the person ceases to be a member of the constituent authority or of the Department.
- (6) A person may resign as a member or substitute member of the board by written notice served on the clerk of the authority by which the person was appointed, or the Chief Officer of the Department, and the resignation takes effect on receipt of the notice by the clerk of the authority, or the Chief Officer.
- (7) A constituent authority, or the Department, may –
 - (a) at any time terminate the appointment of a member or substitute member appointed by it to the joint board; and
 - (b) appoint another one of its members in that person’s place.
- (8) Where a constituent authority, or the Department, receives a written notice under subparagraph (6), or exercises its power under subparagraph (7), it must give to the board written notice of –
 - (a) the new appointment; and
 - (b) the termination of the previous appointment.
- (9) The new appointment must take effect and the previous appointment terminate at the end of one week from the date on which the notice is given or such longer period not exceeding one month as is specified in the notice.

2 Chairman and vice-chairman

- (1) The board must in each year appoint a chairperson and one or more vice-chairpersons from among its voting members.



- (2) The appointments of the chairperson and vice-chairperson are to be the first business transacted –
 - (a) after the appointment of the members of the board (in the case of the first meeting of the board); and
 - (b) at the annual meeting of the board (in subsequent years).
- (3) A person ceases to be chairperson or a vice-chairperson of the board –
 - (a) if they cease to be a member of the board;
 - (b) if they resign by notice to the clerk of the board;
 - (c) if they are removed by resolution of the board;
 - (d) on the 1 May next after the day on which they are appointed.
- (4) If a vacancy arises in the office of chairperson or vice-chairperson, an appointment to fill the vacancy is to be made at the next ordinary meeting of the board, or, if that meeting is to be held within 14 days of the vacancy arising, at the meeting following that meeting.

3 Meetings of board

- (1) Subject to the following subparagraphs, a decision on a question relating to any matter to be decided by the board requires a majority of at least two-thirds of the members appointed by the constituent authorities and substitute members, acting in place of those members, present and voting on that question at a meeting of the board.
- (2) Subject to paragraphs, 6(1) and (2) of Schedule 1 (meetings and proceedings of local authorities) to the Act, no business is to be transacted at a meeting of the board unless at least 3 members, or substitute members, appointed by a least 3 of the constituent authorities are present at the meeting.
- (3) Each voting member, or substitute voting member acting in that member's place, is to have one vote and no member or substitute member is to have a casting vote.
- (4) A decision on a question relating to any of the matters specified in subparagraph (5) requires a unanimous vote in favour by all members appointed by the constituent authorities, or substitute members, acting in place of those members, present and voting on that question to be carried at a meeting of the board.
- (5) The matters referred to in subparagraph (5) are –
 - (a) amendments to the standing orders of the board; and
 - (b) such other plans and strategies as may be determined by the board and set out in its standing orders.

- (6) The proceedings of the board are not invalidated by any vacancy among its members or substitute members or by any defect in the appointment or qualifications of any member or substitute member.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order establishes with effect on the day after its approval by Tynwald a joint board to be known as the Northern Civic Amenity Joint Board and makes provision in connection with its constitution and business.



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

Madam 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.: [26/00193/B](#)
PROPOSED: Installation of mezzanine level and additional use for the sale and repair of motorcycles and sale of motorcycle related equipment and clothing.
NOTES: P.A. in Detail
SITE: **Unit 3, Former Ramsey Bakery, Station Road, Ramsey.**

P.A. NO.: [26/00308/B](#)
PROPOSED: Installation of a low-power radio frequency antenna equipment on the top of Kings Court Apartments
NOTES: P.A. in Detail
SITE: **Kings Court, St. Paul's Square, Ramsey.**

P.A. NO.: [26/00326/B](#)
PROPOSED: Erection of a bowling pavilion and installation of floodlights.
NOTES: P.A. in Detail
SITE: **Bowling Green, Mooragh Park, Ramsey.**

P.A. NO.: [26/00351/B](#)
PROPOSED: Erection of extension over existing integral garage to north elevation of existing dwellinghouse with alteration to garage door
NOTES: P.A. in Detail
SITE: **34, Royal Park, Ramsey.**

P.A. NO.: [26/00472/B](#)
PROPOSED: Siting of temporary mobile Renal Units and R.O. Plant for a period of 24 months
NOTES: P.A. in Detail
SITE: **Ramsey & District Cottage Hospital, Cumberland Road, Ramsey.**

**Technical Services Manager's Report – Planning Applications
June, 2026 – Public Continued:**

P.A. NO.: 26/00494/CON
PROPOSED: Registered building consent for the replacement of a gallery window on eastern elevation - RB 84 (in association with 26/00495/GB).
NOTES: Registered Building
SITE: **St. Paul's Church, Market Place West, Ramsey.**

P.A. NO.: 26/00495/GB
PROPOSED: Replacement of gallery window on eastern elevation (in association with registered building consent application 26/00494/CON).
NOTES: Registered Building
SITE: **St. Paul's Church, Market Place West, Ramsey.**

B. Wallace,
Technical Services Manager

10th June, 2026.

**RAMSEY TOWN COMMISSIONERS
HOUSING & PROPERTY MANAGER'S REPORT
RTC HOUSING STRATEGY – PROGRESS REPORT
JUNE 2026 – PUBLIC**

Madam Chairman and Members

This report has been prepared for publication as the first review of the Ramsey Town Commissioners Housing Strategy, adopted in December 2025.

1. Purpose of Report

To provide Members and the Public with an update on progress made in delivering the Ramsey Town Commissioners Housing Strategy, adopted in December 2025.

It also fulfils the requirement within the approved motion for an annual progress report aligned with the authority's budget-setting cycle, demonstrating delivery against the Strategy's objectives.

2. Strategic Context

The adopted Housing Strategy sets out a structured framework for the management and development of the Commissioners' housing stock over 5, 10 and 25-year horizons, with a focus on:

- Maintaining and improving existing housing stock
- Delivering new housing provision where appropriate
- Ensuring long-term sustainability of housing assets

Officers, working alongside the Housing Committee, are progressing delivery in line with this framework, ensuring that both operational and investment decisions are aligned with the Strategy's objectives.

3. Progress to Date

3.1 Investment in Existing Housing Stock

A key priority for RTC over the years, and this is reinforced in the Strategy, has been the planned investment in existing housing assets.

Works commenced at Upper Queen's Pier Road earlier this year, comprising the refurbishment of 37 properties.

This programme represents a significant investment in the Commissioners' housing stock and will:

- Improve the condition and longevity of the properties
- Enhance energy efficiency and overall living standards
- Support the provision of safe, secure, and comfortable homes for tenants

**Housing and Property Manager's Report
RTC Housing Strategy – Progress Report
June, 2026, - Public Continued:**

This approach reflects the Strategy's emphasis on protecting and future-proofing existing housing stock as a primary objective.

3.2 New Housing Provision

In addition to refurbishment works, the Commissioners have progressed the acquisition of 12 new-build apartments.

This investment:

- Expands the Council's housing portfolio
- Provides modern, high-quality accommodation
- Contributes toward meeting current and future housing demand

This demonstrates a balanced approach in line with the Strategy, combining investment in existing assets with the delivery of new housing provision.

3.3 Pipeline Development – Refurbishment Opportunities

Further work is ongoing to identify additional opportunities for:

- Refurbishment of existing stock
- Planned investment in other areas of housing stock

This reflects a continued move toward a structured and proactive programme of works, rather than reactive maintenance.

3.4 Land and Asset Utilisation

A Planning Application has now been lodged seeking the approval to construct 30 new units at the former Close Woirrey/Albert Road site, and progress of this application will be monitored closely over the coming weeks.

The Commissioners also hold a number of vacant sites within their ownership that are zoned for residential development.

In line with the Housing Strategy, these sites will be subject to review to ensure they are:

- Utilised effectively
- Considered for appropriate development
- Brought forward where this supports the delivery of housing objectives

**Housing and Property Manager's Report
RTC Housing Strategy – Progress Report
June, 2026, - Public Continued:**

This ensures that land and assets are used in a sensible, strategic, and sustainable manner, aligned with the long-term aims of the Strategy.

3.5 Financial Governance and Investment Context

The projects outlined above represent a significant and ongoing investment in the Commissioners' housing stock.

Detailed financial approvals for individual schemes have been progressed through the appropriate governance processes, including borrowing approvals where required, in accordance with Government procedures.

Information relating to project costs forms part of the Commissioners' approved capital programme and remains available through these processes and supporting financial reports.

All projects continue to be monitored and reviewed as part of the authority's ongoing budget-setting process and asset management framework, ensuring that investment remains proportionate, sustainable, and aligned with the Housing Strategy.

4. Alignment with the Housing Strategy

The progress outlined above demonstrates clear alignment with the key principles of the Housing Strategy, including:

- Investment in existing housing stock to improve quality and extend asset life
- Delivery of new housing to support supply and demand
- A long-term, planned approach to asset management and development
- Strategic consideration of land and property assets to support future housing delivery

5. Next Steps

Work will continue in accordance with the Housing Strategy, including:

- Progression of the Upper Queen's Pier Road refurbishment programme
- Identification and development of further phases of refurbishment works
- Ongoing review of vacant residential sites and development opportunities
- Preparation of individual project proposals and business cases as required

Further updates will be provided to Members as part of an established annual reporting cycle or when such business cases are put forward for Board approval.

**Housing and Property Manager's Report
RTC Housing Strategy – Progress Report
June, 2026, - Public Continued:**

6. Conclusion

The initial phase of delivery under the Housing Strategy is now underway, with measurable progress achieved in both refurbishment and new housing provision.

Officers and Members are working collaboratively to ensure that delivery remains aligned with the Strategy, providing a structured and sustainable approach to housing provision in Ramsey over the short, medium, and long term.

Recommendation: for Board information/discussion where required.

A Feeney
Housing & Property Manager

03rd June 2026

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

Madam Chairman and Members:

The following Notice of Motion submitted by Mr. J. McGuinness was first presented at the May, 2026, Board Meeting:

Notice of Motion dated 7th May, 2026 – Amendment to Standing Orders:-

“In accordance with Standing Orders, I hereby give notice that at the next meeting of the Board I will move:

‘That Standing Order 3(2) be deleted and replaced with the following wording:

“At the Annual Meeting of the Board, the Chairman for the preceding municipal year shall preside during the election of Chairman for the ensuing year.

In the absence of the Chairman, the Deputy Chairman shall preside.

In the absence of both, a member chosen by the members present shall preside.

The Town Clerk shall conduct the administrative arrangements for the election.

Upon election, the newly elected Chairman shall take the Chair.”

Reason for Motion

The purpose of this amendment is to clarify the procedure for the commencement of the Annual General Meeting and the election of Chairman.

The proposed wording is intended to ensure that the Standing Orders are consistent with and do not derogate from the requirements of primary legislation, namely Schedule 1 to the Local Government Act. The current Standing Order 3(2), departs from that statutory framework (by altering who presides at the commencement of the Annual Meeting), is inconsistent with the Act and therefore potentially of questionable validity. Standing Orders cannot lawfully override or conflict with primary legislation.

Accordingly, I believe the amendment is necessary to bring the Standing Orders into compliance with the Local Government Act and to reduce the risk of procedural challenge to decisions taken at the Annual Meeting.

The amendment also introduces a clearer fallback procedure that mirrors the existing standing orders in circumstances where the Chairman or Deputy Chairman are absent.’

10th June, 2026.