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

www.ramsey.gov.im

13th November, 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, 18th November, 2026,** in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

Vacancies exist in both wards

2. Minutes for Adoption: page(s): 1 – 10

- Board Meeting held on 21st October, 2026.

3. Matters arising not included within the Agenda

4. Matters for Information: page(s): 11 - 18

- Action Tracker – November, 2026.
- Ruinous Buildings Register – November, 2026

5. Finance and General Purposes: page(s): 19 - 27

- Town Clerk's Report(s):
  - Open Consultations
- Deputy Town Clerk's Report(s):
  - Amendment to Standing Orders
  - By Election – North Ward and South Ward
  - Post Office Services
- Finance Officer's General Report(s):
  - Accounts
  - Summary of Revenue Income and Expenditure

6. Works and Development: page(s): 28 - 40

- Technical Services Manager's Report(s):
  - Planning Applications
  - Adoption of Gibbs Grove/Park Public Open Space (POS)
  - Lighting in Lanes

7. Parks and Leisure: page(s): 41 - 47

- Deputy Town Clerk Report(s):
  - Firework Display and Seasonal Events
  - RNLI Chilly Di 2027
  - SS Ellan Vannin Memorial Service
  - 2nd Quarter 2026/27 Library Report

8. Housing and Property: page(s): 48 - 49

- Housing and Property Manager's Report(s):
  - Town Hall Solar Panel Installation Update

8. Notice(s) of Motion: page(s): 50 - 52

- Notices of Motion:
  - "1 v 1 Football Cage" – submitted in the name of Miss E. Shimmin

9. Other Business: page(s): 53 - 54

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

- Matter(s) Raised by the Public
  - ❖ Strategic Direction of Ramsey Library

- Representative Report(s)
  - ❖ Northern Neighbourhood Policing Team Meeting – Agenda for Information.

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, 21st October, 2026, at 7.00p.m.

Present: Mesdames S. Cottam-Shea, W. S. Bruchal, E. L. Honey and Mrs. M. M. J. Webb; and Messrs. E. R. Corkish, A. D. Hall and C. J. Martin.

Apologies for absence were received from Mesdames P. Johns-Garrett and E. Shimmin.

Two vacancies exist in South Ward and one 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.

The Chairman conveyed congratulations to Mr. Cowell and Mr. McGuinness on their recent election to the House of Keys and took the opportunity to refer to the by-elections that will take place in both town wards, if contested, on 3rd December, 2026.

(2026/27:123) Minutes:

Resolved: That the Minutes of the Board meeting held on 16th September, 2026, be confirmed and signed by the Chairman.

(2026/27:124) Matters Arising:

No matters were raised.

Matters for Information:

(2026/27:124) Policy Committee:

The Minutes of the meeting of the Policy Committee held on 1st October, 2026, and thereby the Ruinous Buildings Policy and Procedure Policy were adopted without further comment.

The adoption of the minutes also reflected the Deputy Town Clerk's report presented to the Committee concerning Remote Attendance such report containing the recommendation that a Policy on this matter be drawn up.

(2026/27:125) Action Tracker October, 2026:

Resolved: To note the "Action Tracker" to 16th October, 2026, subject to the following:

Generally – Mr. Martin asked if the "RAG" status on items with the tracker could be reviewed / updated.
Hearing Loop for Boardroom – Mr. Martin queried progress – the Housing and Property Manager advised members that prices are being sought for inclusion in the 2027 budget.
Merger of Town Wards – Ms Cottam-Shea questioned whether the Scheme to merge wards should be amended to include reduction in the number of Commissioners. The Deputy Town Clerk advised that the options open to the Commission are to ask that the scheme be withdrawn, and if the Board wish a new one including a reduction of the number of members be submitted; or that the existing scheme be progressed – now the House of Keys General Election has taken place, a Public Inquiry will take place a result of which might be that the Commission be requested to consider their number. Members agreed to the existing scheme being progressed and were reminded that the question of number of members could be raised if they so wished at any time in the future.
Social Housing – Mr. Martin referred to works having been undertaken to roofs at North Shore Road – the Housing and Property Manager informed members that it is hoped to progress a scheme with regard to these roofs next year.
Redundant Telephone Kiosk – Ms Cottam-Shea drew attention to broken panes in the telephone kiosk at the Courthouse. Members were reminded that the Commission now own the kiosk which is a "registered building" in a conservation area for which planning permission is pending for the installation of a defibrillator unit.
Mr. Martin drew attention to broken windows at the Courthouse – the Deputy Town Clerk advised that we are aware of these.
Volunteer Policy – Ms Cottam-Shea referred to this policy – the Town Clerk Informed members that a drop-in session is planned for 31st October and a second in late November / early December to gauge interest.
Generally – Mr. Corkish raised that members of the public would appear to be made aware of various matters about which members had no knowledge – the Town Clerk undertook to ensure that members are informed when press releases are made.
Dogs in Mooragh Park – Mr. Martin sought to raise discussion about dog byelaws at this point and advised of his understanding that Douglas had suspended penalties for breaches of byelaws with regard to dogs on beaches. Members were reminded that a separate report was to be considered later within the agenda.
TT Air Display – Mr. Corkish sought progress on this matter – members were informed that there was no further progress than information listed within the Action Tracker and the matter is being monitored and will be progressed if possible.
Sale of Greengrocery Produce – Mr. Corkish sought an update on this matter – members were informed that receipt of application forms to permit use of an area of pavement was awaited.
South Shore Showering – Ms Cottam-Shea sought an updated on this matter – Mr. Martin indicated he had contacted the contractor and hoped the matter could regain momentum.

(2026/27:125) Action Tracker October, 2026 Continued:

Mr. Hall attended the meeting at this stage (7.15 p.m.)

Live Streaming – Mr. Corkish requested progress in this matter – the Deputy Town Clerk informed members that a report would be presented to the November, 2026, meeting.

(2026/27:126) Ruinous Buildings Register September, 2026:

Resolved: To note the Ruinous Building Register to 16th October, 2026, subject to the following:-

Cooil ny Marrey – Ms. Cottam-Shea inferred to a possible rodent infestation and was advised that the responsible authority had arranged that traps be set to alleviate any problem.

Finance and General Purposes:

(2026/27:127) Town Clerk's Report – Authorisation – Public Health Act 1990:

Members considered the Town Clerk's report dated 5th October, 2026, with appended specimen authorisation, concerning the need for the Commission to designate staff to act as authorised officers in dealing with matters pertinent to the Public Health Act 1990. The report included extracts from the Act and detailed items considered statutory nuisances. Discussion ensued during which Mr. Martin expressed concern at possible legal implications in progressing action under the Act. Members were reminded that any matters would be brought to the attention of the Board for determination prior to legal proceedings being instigated.

Resolved: That following a proposal by Mr. Corkish, seconded by Mrs. Bruchal the Town Clerk and Chief Executive; Deputy Town Clerk; Technical Services Manager; Technical Assistant and Works Supervisor be designated to act as Authorised Officers, in terms of Section 95 of the Public Health Act, 1990. The proposal was carried nem con.

Mrs. Bruchal asked if any other legislation required similar authorisation – the Town Clerk undertook to check on this.

(2026/27:128) Town Clerk's Report – Pineapple Awards for Public Art:

Members considered the Town Clerk's report dated 14th October, 2026, conveying the kind offer of Ms L. Higgins to prepare the nomination for the Town and gather evidence and images, should the Commission wish her to do so the enable the Commission to enter "The Pineapple Awards" run by The Developer of "Festival of Place". Ms Higgins asks if the Commission will meet the entry cost involved of £177.50 plus V.A.T.

Mr. Martin expressed concern that a precedent into entering other competitions might be created. Members were advised that any similar requests that might be received would be considered on their individual merit. Mr. Hall commented that should the Commission win the award it might be worth inviting sponsorship to enable attendance at any presentation.

Resolved: That, following a proposal by Ms Cottam-Shea, seconded by Mrs. Bruchal and agreed nem con that Ms Higgins be thanked and authorised to progress the nomination, for which the Commission will defray the cost of the entry fee.

(2026/27:129) Deputy Town Clerk's Report – Amendment to Standing Orders:

Members considered the Deputy Town Clerk's report dated 15th October, 2026, concerning the need to consider amending standing Orders with regard to meetings of the Board with regard to remote attendance.

Resolved: That in terms of Standing Order 38 the matter stand adjourned, without discussion, to the next ordinary meeting of the Board.

(2026/27:130) Deputy Town Clerk's Report – Civic Service of Remembrance:

Resolved; To note the Deputy Town Clerk's report dated 12th October, 2026, in which details are given of the Acts of Remembrance to be observed in the Town on Remembrance Sunday 8th November and Armistice Day 11th November, 2026.

(2026/27:131) Deputy Town Clerk's Report – First Registration of Public Open Space Fairway Drive:

Members considered the Deputy Town Clerk's report dated 15th October, 2026, in which it is confirmed that the area of land at Fairway Drive indicated to the Board in September, 2026, is that agreed with the developer.

Resolved: That, following a proposal by Ms. Cottam-Shea, seconded by Mrs. Bruchal and agreed nem con, the First Registration documents be sealed and signed on behalf of the Commission.

(2026/27:132) Deputy Town Clerk Report – Northern Swimming Pool Board:

Members considered the Deputy Town Clerk's report dated 15th October, 2026, advising of the need, due to the election of Mr. McGuinness to the House of Keys and consequently his being no longer a member of the Commission, to appoint a member to replace Mr. McGuinness as the Commission's representative on the Northern Local Authorities Swimming Pool Board for the period ending 30th April, 2028.

Resolved: That following a proposal by Ms. Cottam-Shea, seconded by Mr. Hall and agreed nem con, Mr. Corkish be appointed.

(2026/27:133) Deputy Town Clerk Report – Ramsey Dog Control Byelaws:

Members considered the Deputy Town Clerk's report dated 15th October, 2026, advising of the need to commence consideration of any changes required with regard to Ramsey Dog Control Byelaws the current set for which will expire on 31st August, 2027. Discussion ensued with members having mixed views as to whether dogs, other than assistance or those used by emergency services, should be allowed into the Mooragh Park. A copy of the existing byelaws was appended to the report.

Resolved: That, following a proposal by Ms Cottam-Shea, seconded by Mrs. Bruchal, and agreed nem con, public consultation be progressed with regard to the Dog Control Byelaws.

It was further resolved, following a proposal by Mr. Corkish, seconded by Mr. Martin and also carried nem con, that reference to the Commission's inclination to allow assistance dogs and those of the emergency services into the park be included.

Members were requested to advise the Deputy Town Clerk of any particular views they may have with regard to the byelaws.

(2026/27:134) Deputy Town Clerk Report – Vacancies – By Election:

Resolved; To note the Deputy Town Clerk's report dated 15th October, 2026, advising of the upon which notice of the vacancies on the Commission will be given by Cabinet Office; namely 22nd October, 2026.

(2026/27:135) Finance Officer's Report:

Resolved: To note and approve the Finance Officer's general report dated 15th October, 2026, subject to the following:-

Accounts – Mr. Hall queried salaries and what pay scale was used when a national pay award was applied – members were informed that the Commission currently used a "best offer" method from the employing organisations but that going forward a single status situation is being negotiated.

Summary of Revenue Income and Expenditure - the Finance Officer advised that a typographical error appearing in Appendix 2 had been identified and would be corrected going forward.

Works and Development:

(2026/27:136) Technical Services Manager's Report - Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 13th October, 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.:	26/00703/B
PROPOSED:	Conversion of existing building into two residential dwellings re-submit of 25/90650/B
NOTES:	P.A. in Detail
SITE:	**River Lodge, Lezayre Road, Ramsey.**

Discussion ensued with regard to this application, members being informed that the original application, 90650, did not comply with the Draft Area Plan, the West Ramsey Development Framework or the Ramsey Local Plan, because of which it had been recommended that an objection be made to this this application.

Resolved: That following a proposal by Mr. Corkish, seconded by Mr. Martin, and carried by 6 votes to 1, Mrs. Bruchal voting against, no objection be made to this application.

(2026/27:137) Technical Assistant's Report – Street Naming:

Members considered the Technical Assistant's report dated 15th October, 2026, concerning proposed street names for development on the site of the former "St. Olave's House", Bowring Road and development on a vacant site at Jurby Road.

Resolved: That, following a proposal by Ms Cottam-Shea, seconded by Mr. Martin and agreed nem con, approval be given to the developments being given the names Corran Awin/ River Crescent and St. Olave's Garden (the Manx translation for which is awaited) respectively.

Parks and Leisure:

(2026/27:138) Deputy Town Clerk's – Sprintfest:

Discussion ensued with regard to the Deputy Town Clerk's report dated 14th October, 2026, providing a brief history of Sprintfest and seeking the views of the Commission with regard to staging the event during TT 2027. The Lead Member invited members to make her aware of any ideas they may have with regard to the event. Mr. Corkish queried outside catering and members were reminded that it is open to any caterers to apply for "a pitch" at the event.

Resolved: That following a proposal by Mrs. Webb, seconded by Ms. Cottam-Shea and agreed nem con, Sprintfest 2027 be progressed.

Notices of Motion:

(2026/27:139) Notice of Motion – Mann Made Festival in Ramsey:

Mr. Hall presented the notice of motion dated 8th October, 2026, standing in his name concerning the possibility of holding a "Mann Made" festival in Ramsey, and that officers be authorised to progress discussions to facilitate such an event including use of a marquee. Mrs. Honey suggested that Local Economy Funding might be available for such events.

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

(2026/27:140) Notice of Motion – Resource and Waste Management Expo 2027 Birmingham:

Mr. Hall presented the notice of motion dated 8th October, 2026, standing in his name, that the Commission consider sending one or two representatives to the 2027 resource and waste management EXPO in Birmingham. The Technical Services Manager informed members that the previous Town Clerk had attended a similar event and undertook to circulate the report arising therefrom.

Mr. Hall indicated that he was not wishing the Commission to commit to funding anything at this stage, merely to consider options and investigate waste management further. Mr. Hall's notice of motion did not receive a seconder.

Any Other Business:

(2026/27:141) Pedestrian Crossing Parliament Square:

Mr. Corkish referred to the difficulty experienced by disabled persons using mobility scooters in reaching the control point for the pedestrian crossing on Parliament Square and asked that the Department of Infrastructure be requested to demark an area specifically for disabled use.

Resolved: That, following a proposal by Mr. Corkish, seconded by Mrs. Webb and agreed nem con, such correspondence be addressed to the Department of Infrastructure.

(2026/27:142) Naming of Road Sweeper:

Mrs. Bruchal referred to the recent competition to name the new Road Sweeper and announced that the name chosen is "Sweep Caroline". Mrs. Bruchal indicated that three people had suggested that name and the prize would be given to the first person to do so, Mr. Gerry Cartwright, with two runners up. Mrs. Bruchal also thanked Miss G. Kelly, Technical Assistant for all she did in relation to the competition.

(2026/27:143) Sundry:

Mr. Corkish queried the timing of meetings of the Civic Amenity Site Board – members were informed that information is awaited from the Department of Infrastructure and it is understood that some Parish Authorities have not yet elected their representatives on that Board.

Mr. Corkish queried if the Courthouse was a registered building – members were advised that it is.

There being no further business the Chairman closed the public session of the meeting at 8.26 p.m.

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

(2026/27:144) Minutes Recorded in Private:

Resolved: That the minutes Board meeting held on 16th September, 2026, recorded in private, be confirmed and signed by the Chairman.

Matters for Information:

(2026/27:145) Action Tracker:

Resolved: To note the "Action Tracker" to 16th October, 2026, subject to the following:-

Camper Vans– Mr. Martin referred to application of byelaws with regard to Camper Vans. After general discussion it was proposed by Mr. Martin, seconded by Mrs. Bruchal and agreed nem con, that the Department of Infrastructure be written to and asked to meet the Commission on this matter and other areas of concern.

(2026/27:146) Ruinous Register:

Resolved: To note the Ruinous Buildings Register to 16th October, 2026, subject to the following:-

21 Bowring Road – it was noted that scaffolding has been erected at the property

Former Britannia Hotel – in response to a query about use of the premises going forward, members were reminded that the property has been sold.

Finance and General Purposes:

(2026/27:147) Finance Officer's Report:

Resolved; to note the Finance Officer's private report dated 15th October, 2026, subject to the following:-

March 2026 Financial Statements: - the Finance Officer confirmed that the draft financial, an extract from which was included at Appendix 5 within his report had been circulated to members. The accounts are with the auditors who will attend the Town Hall next week to address a few minor queries.

It was further resolved, following a proposal by the Chairman, seconded by Mrs. Bruchal and agreed nem con to approve / authorise the following upon completion of the audit review:-

- Approval by the Board of the financial statements for the year ended 31st March 2026.
- Authorisation for the Chair and Responsible Finance Officer to sign the financial statements for the year ended 31st March 2026.
- Authorisation for the Responsible Finance Officer to sign the associated Letter of Representation.

Works and Development:

(2026/27:148) Technical Services Manager's Report – Vollan Fields – Streetlighting – Private Network:

Members considered the Technical Services Manager's report dated 1st October, 2026, detailing the complex situation with regard to the provision of street lighting at Vollan Fields. The report advised that, Section 254, of the Local Government Consolidation Act 1916, provides local authorities with the power, but not the duty to provide and maintain street lighting.

The summary of the Technical Services Manager's report is repeated for ease of reference.

- The MUA will not supply the cable for the streetlights at the Vollan Fields development so the supply will have to be a private network belonging to Ramsey Town Commissioners. MUA stipulate that this is already happening in Douglas.
- It is not a legal requirement for Ramsey to adopt the streetlights; the provision of the service is a may and not a must – however it would go against our policy if we didn't. If we did refuse, then the developer would most likely have to set up a management company to look after them – this would require further investigation with the advocates as there is no formal adoption process.

- If we adopted the lights, we would look to have the CMS installed as a test, to show the efficiencies that the system has to offer, especially if the contractor is meeting most of the installation costs.

Resolved: That, following a proposal by the Chairman, seconded by Mr. Martin and carried by 6 votes to 1, Mr. Hall voting against, that the Commission, subject to legal advice, do not adopt the street lighting within the development.

Housing and Property:

(2026/27:149) Minutes Housing Committee Meeting:

Resolved: To note the minutes of the meeting of the Housing Committee held on 6th October, 2026.

The meeting concluded at 9.30 p.m. giving a time for the payment of attendance allowances of 2 ½ 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.	Clontact re-established with developer. Also established that there does not appear to be a Section 13 obligation to adopt the POS. A report will to be presented to a future board .	FGP	Sep-26	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. Update to be sought. turf needs more water to take. additional path required - contractor chased to complete. RTC to then rubber crumb concrete areas - end of July / Start of Aug 26. Costs / decision being looked at. materials ordered - to be complete asap.	FGP	Oct-26	DF/AF	Dec-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 met with a rep from the War Memorial committee to look at confirming concerns and scope of works to be carried out. HPM to meet proposed contractor to confirm quote for works. Memorial and surrounding area cleaned. works to be carried out imminently.	WD	Oct-26	AF	Repairs 2026		
May-22		Bus services.			DTC wrote to Bus Vannin 21/4/22 regarding TT bus service and evening bus services towards the west. TC wrote to the new DOI Minister June 22. Reply received from Bus Vannin reported to Board.	Await update from Bus Vannin	FGP	Feb-26	SB	Apr-26		
Jul-22		Mooragh Park shelter public art.			Mooragh Park shelters.	One final shelter to be finished	PL	Jul-26	4	Apr-26		

Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Nov-22		Railway Line			Plots are being sold on the railway line. Awaiting quote from our advocate	Quotes received and forwarded to the potential purchasers. Now with the advocates. First sale complete. Letters need sending to other people who have occupied land not belonging to them. Photographs taken in preparation for letters to be sent & in case of future action Checking Legal stance following other sales of public open space Have chased again so we can try and progress I've sought legal advice and I am waiting planning advice		Oct-26	BW	Jan-24		
Jul-23		Claughbane Public Open Space.			A report was presented to the board in September 2023 concerning the potential adoption of land as POS. Planning application approved.	Now signed and sent for registration		Nov-26	DF	Feb-27		
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. volunteer policy progressing. Potential volunteers to be contacted in next couple of weeks. AF meeting potential volunteers with a hope of coming to an agreed maintenance regime. AF wrote to potential volunteer.	PL	Nov-26	AF	Nov-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.	Signed Scheme with DOI for set up public enquiry.	FGP	Nov-26	SB	Nov-26		

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-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. New hearing devices ordered. Report for presentation at December along with Livestream report.	HP	Jun-26	AF/SB	Jun-26		
Sep-24	24/25:128	Sprintfest			2026 event to held using same format. Include in 2026/27 budget.	2027 event agreed.	PL	Nov-26	SB	Jun-27		
Sep-24	24/25:148	Station Road Car Park.			Installation of cooling units. Liaise with interested parties to resolve.	Petition to DOI now submitted. Queries received from DOI being addressed. Permission for lease now granted - progress to signing.	FGP	Nov-26	SB	Mar-25		
Nov-24	24/25:190	Area Plan North and East			Provide further report once further Cabinet Office response received	Cabinet Office Response now received -- subject to Special Board.	WD	Mar-25	DF	Jan-25		
Jan-25	24/25:256	Review of Re-Use			To ask NCAS to allow to year end	With new regulations around the disposal of electrical items the re-use is current being used as collection and storage points as they have to be stored in the dry. Reviewed not able to change at this moment. See 25/26:078. The site will close at the end of shift on the 23/03/26 to allow for the handover	WD	Mar-26	DF/BW	Feb-25		
Feb-25	24/25:284	Sprintfest Fan Zone and Vintage Club event			Attempt to obtain additional funding and enter into discussions with VMCC	Await update from interested parties.	PL	Feb-25	SB	Jul-26		
Feb-25	24/25:287	Roadworks Parliament Square area			Ask Department to consider doing a cohesive scheme in the area outside term time		WD		DF	Mar-25		
Mar-25	24/25:310	S13 Ballachrink			Seek meeting with Developer regarding proposals for the area	As of May 2026 there has been no further forthcoming proposals for this area. This would be better framed as a POS discussion if it is resurrected. DF	FGP	Nov-26	DF	May-25		
Mar-25	24/25:311	Loading Bay			Consult with business community regarding provision of loading bays	Consultation started	FGP	Nov-26	SB	01/11+K5302 5		
Apr-25	24/25:348	Provision of Free Wi-Fi			Investigate costs for various locations	Awaiting proposal from telecoms provider - further discussions held on 8 September 2026	FGP	Jul-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	25/26:048	Lheighnee Field			Seek information from Ramsey AFC	Ongoing correspondence between TC and Club no update. Club was due to meet with FA. No further news as of May 26	PL	Jul-25	DF	Jul-25		

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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
Jun-25	25/26:055	Redundant Telephone Kiosk			Pending installation of defibrillator	This does not need a planning application. It does need registgered building consent which is now being applied for.	FGP	Nov-26	SB	Nov-25		
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. Presented to June Board. Further details to be brought to the Board taking on board members comments for detail - these are being added to the asset register which is a developing document. Maintenance book to be provided to all commissioners. further update to be presented to the board. Asset Managment file continues to be updated.	HPE	Oct-26	AF	on going		
Aug-25	25/26:112	Investigate Fixed Charge for Household Waste			Investigate per Notice of Motion	Being considered as part of larger project on Refuse collections Started to look into	WD	Nov-26	BW	Jan-26		
Aug-25	25/26:113	West Quay Defences			Response to presentation - make comments when planning starts	Planning application expected December 2025. DOI will display plans in Town Hall. In this months planning Planning app was withdrawn by DOI and will not progress at this stage. Await further engagement	FGP	Feb-26		Sep-25		
Aug-25	25/26:121	Padel Tennis			Carry on discussions with interested party	Meeting on 13/3/26 . Awaiting further update from interested party No further updates as of Aug 26	FGP	01-Aug	SB	Sep-26		
Sep-25	25/26:139	TT Air Display			Possible event for 2027	Correspondence with DFE. Traction lost due to absence and now into timeline for submission of display dates to RAF for 2027. Will keep in view	PL		DF			
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 with CM	PL	Sep-25	DF			
Sep-25	25/26/142	Cummal Mooar			Write to Minister seek assurances	done. Subsequent meetings held with DHSC.	HP	Sep-25	DF	Sep-25		
Sep-25	25/26:148	Sale of Greengrocery Produce			possible encroachment of footpath	Determine if A board approval is needed. A- Board Application submitted and Approved Displays not applied for so the tenant has been written to and has been asked to apply for a licence to have displays out Applicant chased for forms Consultation period just closed - going to be assessed now	WD	Nov-26	BW			
Oct-25	25/26:173	Scoping of a Housing Support Officer	JM	EH	Job Description being prepared	On-going. Draft prepared to submit to establishment committee for consideration. To be submitted with report early Jan 2026 at	HP	May-26	AF	Jun-26		

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Date started / Date of Resolution	Clause Number	Item	Proposer	Seconder	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Oct-25	25/26:179	Mountain Road Closure. Write to DOI with concerns as to the prevailing impact such road closures are having. (deliveries, footfall)	CM	LS	Write to DOI.	Issues raised with DOI Minister 11 February 2026. RTC Confirmed that main concern was around the impact of weather and maintenance closures rather than event closures.	FGP	01/03/2026	DF			
Oct-25	25/26:180	Use of Quayside. Investigate restrictions and liaise with Harbours/ DOI	CM	PJG	Contact DOI Harbours	Email sent to DOI Harbours. Nothing progressed during absence of DF. Will revisit with proposing member work continu, possbl alterations around area of shelter in respect of showers etc may catalyse further steps. DF met with interested users.	WD	Nov-26	DF			
Nov-25	25/26:208	Health and Safety Consultations	SCS	WB	On-going Health and Safety legislation Consultations	Officers have responded to 7 consultations so far - including Workplace Regs, Vibration, Provision of PPE, Provision & use of work equip, H&S signs and information for employees. H&S (consultation with Employees) Regs. Ongoing 2 further consultations have been responded to. Completed consultations on hub, checking to see if anymore come up.	WD	May-26	BW			
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. DF met with supplier, await proposal	PL	Aug-26	SB	Jun-26		
Dec-25	25/26:230	Consultation Public Audit Reform	JM	CM	Consider Consultation on Public Audit Reform	Convey comments to Commission	FGP					
Dec-25	25/26:238	Deckchairs	JM	SCS	Audit carried out of existing stock	Grant application being considered. Query raised with DFE by SB.	PL	Sep-26	SB	Mar-26		
Jan-26	25/26:263	Manx Telecom Mobile Unit	JM	SCS	Seek permission to site mobile unit	Advise permitted subject to no conflict with Bus Vannin space	FGP	Feb-26	SB			
Jan-26	25/26:265	Waste Strategy.	SCS	JM	Consider long term strategy	Defer until meeting with new Minister - meeting took place 11th February 2026	WD	Feb-26	BW			
Jan-26	25/26:267	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. Chased on the 04/11/26 - directed to Network Planning - spoke with Officer - not Network Planning issue (which i knew) but it has been directed to another officer.	WD	Nov-26	BW			
Jan-26	25/26:268	Library Report	JM	AO	Note Library report	Additional resolution reduce fees for over 65's by 50% wef 1st April 2026	PL	Jan-26	SB	Apr-26		
Jan-26	25/26:270	Shennaghys Jiu support	CM	PJ-G	Notice of Motion promoting support	SB met with organisers	PL	Mar-26	SB			

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 Charing 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	Sep-26		
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 Chased DOI again 04/11/26	WD	Nov-26	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	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	Aug-26		
Feb-26	25/26:301	Knife Crime	CM	ES	Notice of Motion concern about knife crime	Meeting with police held.	FGP	May-26	SB			
Feb-26	25/26:303	South Shore Showering, etc			Cost of providing water supply considered prohibitive	Mr. Martin to make enquiries and report back. Mr Martin reported that he had been in contact with a contractor.	PL	Nov-26	AF			
Feb-26	25/26:304	Lighting issues			Concerns about lighting being on all night at Close ny Mooragh	Officers requested to investigate. Lights are on a Photocell only sensor - so go off when they detect daylight. Timing options being looked at but there have been safety comments in the area due to dark paths. report being produced by 3rd party contractor with suggested improvements for the area.	HP	Oct-26	AF	asap.		
Feb-26	25/26:311	Tenders Street Lighting Contract	WB	SCS	Consider tenders received for Street Lighting Contract	Accept the tender submitted by Electric Avenue Leeds Ltd.	WD	Mar-26	BW			
Feb-26	25/26:315	North Ramsey Bowling Club Pavilion	JM	SCS	Request to provide new pavilion - permission granted to submit planning application	Planning granted. Lease being drafted	HP / WD	Nov-26	AF/SB			
Mar-26	25/26:339	DTC Report Auldyn Way North	JM	MW	Developer indicate willingness to meet	Met with Town Clerk and Deputy - see planning August 2026.	WD	Aug-26	SB			
Apr-26	25/26:351	Action Tracker Chapel Lane Car Park			Suggestion of Sub-letting car parking spaces	Draft rental agreement to be prepared for future years to prevent sub-leasing.	WD	Jul-26	SB	Jan-27		
Apr-26	25/26:357	N of Motion "Love Ramsey"	WB	scs	Notice of motion presented	Being progressed with LM for Works	PL	Nov-27	SB	Nov-26		

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. Legal aspect of Lien on property against debt is on-going. Further progress report to be provided Sept. Advocates response - a Lien can only be created if a judgement is obtained from the High Court against the owner; costs can be researched. No further update at this time.	FGP	Nov-26	NC	Sep-26		
May-26	26/27:016	Standing Orders	SCS	CJM	Suggested Review of Standing Orders re NCAS Committee	Reconsider in June 2026. Work ongoing with DOI and other authorities on the back of the new LGA. Working group being created to look at a new model set of standing orders. Advisable to pause this until that work completed	FGP	01/0+I2045/2026	DF			
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	DF			
May-26	26/27:025	Notice of Motion - Review of Live Broadcasting Public Meeting	EH	PJ-G	Concern at the quality of live-streaming	Will be incorporated into hearing loop action.	FGP	May-26	HSB	Oct-26		
Jun-26	26/27:035	Chairman's Reception	JMCG	CJM	End of term reception held at discretion of chairman	Policy to be framed	FGP	Jun-26	MPC	Jan-27		
Jun-26	26/27:047	"It's Nice Up North Event	SCS	WB	Request to hold event in Town Hall	Permission granted - item diarised - insepction of facilities to be carried out prior to the event. With event organisers to set date.	FPG	Aug-26	MPC	Jun-26		
Jul-26	26/27:059	Action Tracker - Land Auldyn Walk			Need to replace ground covering	Instruction to provide costings - as above.	FGP	Oct-26	AF	asap		
Aug-26	2026/27:086	NCAS Board - Standing Orders	JMCG	WB	Update of Standing Orders held in abayance	Update Standing Orders in terms of new Order forming NCAS Board	FPG	Aug-26	DF			
Aug-26	2026/27:089	Ramsey & District Cottage Hospital / Northern Health Care	JMCG	PJG	Meeting on hold pending Elections	Push for public meeting in three months. Request sent again in October 2026	FGP	Oct-26	HSB	Sep-26		
Aug-26	2026/27:094	Temporary use Close Woirrey Site	JMCG	SCS	request to use vacant site	approve use subject to any RTC needs taking priority	HP	Aug-26	AF	Dec-27		
Aug-26	2026/27:095	Notice of Motion Freedom of Information Register	JMCG	ADH	Register of FOI requests needs updating	Being progressed	FGP	Oct-26	SB	Dec-26		
Aug-26	2026/27:099	Finance Officer's Report Aged debtors	JMCG	ERC	Outstanding Debtor has passed away	Authorise write off debt for accountnig purposes	FPG	Aug-26	FO			
Aug-26	2026/27:100	T A Report Fixed Penalty Notice	JMCG	ERC	Fixed penalty fine not paid	progress under fixed penalty procedures and not the Litter Act	FGP		TA	Dec-26		
Sep-26	2026/27:108	NCAS	WB	SCS	Need to appoint substitute representative	Department advised that Mrs Brucai is the Substitue Representative - to attend only when Mr Corkish is unable to	WD		DF	Nov-26		
Sep-26	2026/27:110	Upgrade of CCTV	SCS	PJG	Possibility of funding being made available to upgrade CCTV	Town Clerk authorised to progress matter and submit a bid fo Seized Asset Funding. Application submitted.	FGP	Oct-26	DF	Nov-26		

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-26	2026/27:111	First Registration Public Open Space Royal Park and Fairway Drive	WB	MW	Requirement to seal and sign first registration document	Registratoin document to be sealed and signed for Royal Park but to defer that for Fairway Drive pending confirmation of the area of land inviolved. Resolution carried to progress first Registration of land Fairway Drive - the area of land having been confirmed. Now signed to be sent for registration.	FGP	Nov-26	DF			
Sep-26	2026/27:114	Public Open Space grand Island	SCS	PJG	Request adoption public open space	Progress in conjunction with Manx Wildlife Trust	FGP		DF			
Sep-26	2026/27:118	FO Report Court Matters	SCS	WB	Authorised RTC Court Representatives need updating	Isle of Man Courts of Justice to be advised that the Town Clerk, Deputy Town Clerk, and Finance Officer be authorised to act. Letter prepared for signing.	FGP	Nov-26	NC	Nov-26		
Oct-26	2026/27:124	Policy Committee			Confirmation of Policy Committee Minute that a Policy on Remote Attendances be darawn up	Amendment to Standing Order to be considered at November 2026 Board	Policy	Nov-26	DF			
Oct-26	2026/27:128	Town Clerk's Report Pineapple Awards for Public Art	SCS	WB	Offer by Ms L. Higgins to prepare a nomination in the name of RTC	Authorisation granted RTC to meet fee	FPG	Oct-25	DF			
Oct-26	2026/27:132	DTC Report - representation Northern LA Swimming Pool Board	SCS	ADH	Need to appoint representative in place of Mr. McGuinness	Mr. Corkish appointed. Secretary of Board advised.	FGP	Oct-26	HSB	Oct-26	Oct-26	
Oct-26	2026/27:133	DTC Report - Ramsey Dog Control Byelaws	SCS ERC	WB CJM	Board advised of the requirement to renew byelaws - initial views sought as to any additions or amendments As part of review -initial comment	Authorisation to progress reviews, including public consultation. Permit assistant dogs and those of emergency services to enter Parks. Survey to commence w/c 16 November 2026	FGP	Nov-26	HSB			
Oct-26	2026/27:139	Notice of Motion - Mr. Hall	ADH	SCS	Request that officers progress discussions to facilitate a "Made in Mann" type festival in Ramsey	Notice of motion carried	PL	Oct-26	HSB	May-27		
Oct-26	2026/27:141	AOB Pedestrian crossing Parliament Square	ERC EH	MW	Mr. Corkish drew attention to difficulties in accessing pedestrian crossing controls	Correspondence to be addressed to the Department of Infrastructure	WD	Oct-26	DF			
Oct-26	2026/27:148	TSM Report - Streetlighting	SCS	CJM	Report presented about adoption of street lighting and recommendation that they be not adopted	As recommended within the report - legal advice to be sought Devloper and MUA notified of Board decision	WD	Oct-26	BW		Oct-26	

Property Address	Ruinous Register Entry Date	Commission's correspondence dates	Owner's correspondence dates	Stage	Letters of notices dates (if given)	Zero Rated
9 Auckland Lane	2019	27/02/2025				☑
Water Street Boundary Wall	2018	27/02/2025				☐
Britannia Hotel	2019					☑
Seymour House - Ballure Road	2018	07/05/2025 29/01/2026 28/03/2026	16/05/2024		04/05/2021 28/10/2022 27/02/2023	☑
The Poplars - Bircham Ave, Ramsey	2019	13/12/2022				☐
4 Hespera Terrace	2020					☐
3 West Quay	2021					☐
13 Water Street	2021	27/02/2025				☐
		12/05/2025				
15 Water Street	2021	27/02/2025				☐
17 Water Street	2021					☐
Old Ocra Building Tower road	2021	07/10/2025				☐
Stanley Public House	2021					☑
Sub-station - Tower Street	2022					☐
2 Albion Terrace, Lezayre Road	2023	04/12/2023				☐
Cannon Court	2022	27/08/2024				☑
			28/08/2024			
Cooil-Ny-Marrey Waterloo Road	Oct-24	Jun-26				☐
Lloyds Bank	May-25					☐
Barclays Bank	May-25					☐
6 Ash Grove	Jun-25	24/06/2025				☐
		09/12/2025				
48 Ormly Road	Jun-25	23/07/2025				☐
		01/05/2026				
70 Ormly Estate	Jun-25	23/07/2025				☐
			28/07/2025			
		01/05/2026				
Tutti Fruitii	Jul-25	24/07/2025				☐
			29/07/2025			
Young's Yard	Sep-25					☑
30 Clifton Drive	May-24	07/10/2025				☑
		01/05/2026				
The Oaks	Nov-25	11/11/2025				☐
The Mount May Hill	Nov-25					☐
2, Hanley Villa's	Nov-25					☐
Victoria Mall	2018	29/03/2026				☑
		17/04/2026	20/04/2026			
		29/07/2026				
			06/08/2026			
		07/09/2026				
			12/10/2026			
Jadar - Albert Street	2026					☐
8 Auckland Terrace	Jul-26					☐
						☐
						☐
						☐
						☐
						☐

RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
OPEN CONSULTATIONS
Jul 2026 – PUBLIC

Madam Chairman, Members,

Below is a list of open consultations as of the date of the Board meeting, scoped on the 5th November 2026

Data Asset Foundations Governance Framework Consultation

https://consult.gov.im/economic-development/data-asset-foundations-governance-framework-survey/

The Department for Enterprise is seeking views on the proposed Governance Framework for Data Asset Foundations.

The Data Asset Foundations regime is intended to provide a structured legal and governance approach to recognising and managing data as an asset. The proposed Governance Framework will support the operation of that regime and provide clarity on governance responsibilities, oversight and related safeguards.

The accompanying Governance Framework Paper sets out proposals for consultation. Feedback will be used to inform the supporting Regulations and guidance before these are finalised.

Members will recall examining the proposed fee framework for the data asset register in August 2026. Again, At this time, there does not seem to be anything immediately of concern to RTC. But if members have any particular concerns I can write to the project Manager.

Derek Flint
Town Clerk & Chief Executive

5 Nov 2026

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
AMENDMENT TO STANDING ORDERS
NOVEMBER 2026 – PUBLIC

Madam Chairman, Members,

The following report was presented to the Board Meeting held on 21st October, 2026, and in terms of Standing Orders stood adjourned until the next full meeting and is now submitted for consideration.

At the Policy Meeting held on 1st October 2026 the Policy Committee resolved that Standing Orders be amended to formulize the ability of Members to attend meetings remotely. Any amendment to Standing Orders would be supplemented by a Policy governing the use Remote attendance.

Members are therefore asked to consider the following amendments to Standing Orders.

Add Standing Order 1 MEETINGS OF THE BOARD (8):

"A member may remotely attend a Meeting of the Board in accordance with any Policy on Remote Attendance agreed by the Board."

Amend Standing Order RECORD OF ATTENDANCES (7)

From:

> The Town Clerk shall record the members present at a meeting of the Board and shall also note in the minutes the time at which any member leaves the meeting other than temporarily.

To:

> *"The Town Clerk shall record the members present at a meeting of the Board and shall also note in the minutes the time at which any member leaves the meeting other than temporarily. Attendance at a meeting of the Commission is defined as both physical or remote attendance."*

Add Standing Order 9 VOTING (5):

"Attendance at a meeting of the Commission is defined as both physical or remote attendance."

Deputy Town Clerk's Report – Amendment to Standing Orders – November, 2026, Public Continued:

Section 38 of Standing Orders states:

> Any motion to add to, vary or revoke these standing orders shall when proposed and seconded stand adjourned without discussion to the next ordinary meeting of the Board. No new or revised standing order or any revocation of a standing order shall be valid or binding until confirmed by the Board at the ordinary meeting held after the meeting at which it was approved.

H S Bevan
Deputy Town Clerk

13th November, 2026.

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
BY ELECTION – NORTH WARD AND SOUTH WARD
NOVEMBER 2026 PUBLIC

Madam Chairman and Members,

By Elections will take place for the vacancies in North Ward and South Ward on Thursday 3rd December 2026.

The Polling Station will be at the Town Hall and will be open from 8am until 8pm.

Poll Cards will be issued for this election.

Those wishing to make a Postal vote or make an application for a Proxy vote can find out details of how to do this on www.ramsey.gov.im.

An election meeting is being arranged and details will be published in due course.

Recommendation: for noting.

H S Bevan
Deputy Town Clerk

12th November, 2026.

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
POST OFFICE SERVICES
NOVEMBER 2026 PUBLIC

Madam Chairman and Members,

Isle of Man Post issued the below media release on Thursday 12th November 2026 in respect of Post Office services in Ramsey:

Isle of Man Post Office (IOMPO) is inviting expressions of interest from suitable businesses in Ramsey to provide Post Office services for the town.

The opportunity is due to the incumbent retailer Mannin Retail Limited giving notice on their contract for these services at the Spar outlet on Parliament Street. The procurement exercise forms part of IOMPO's ongoing approach to ensuring postal services remain accessible, resilient, and sustainable, while continuing to meet the changing needs of customers and communities across the Island. Working in partnership with local businesses is an important part of providing convenient access to postal services.

The successful applicant will be expected to provide a dedicated Post Office counter and staffing to offer all postal services, sales of foreign exchange and bill payment services in central Ramsey. Postal services at Ellan Vannin Fuels Filling Station on Lezayre Road are unaffected by this expression of interest exercise.

Stu Peters, Chairman of IOMPO, said: "We recognise how important convenient access to post office services is to the Ramsey community, and so our priority is to identify a suitable new retail partner and maintain a strong postal presence in the town centre."

Mr Peters added: "We would welcome expressions of interest from local businesses that believe postal services could complement their existing offer, while providing an important service to our customers."

Recommendation: for noting and further reporting.

H S Bevan
Deputy Town Clerk

12th November 2026

RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
NOVEMBER 2026 - PUBLIC

Madam Chairman and Members

The following documents are appended for review and / or information:

1. A summary of accounts paid and suppliers used in October 2026 – Appendix 1.
2. Tabulated summaries of the Income and Expenditure for the period 1st April 2026 to 31st October 2026 – Appendix 2.

Accounts

Accounts of £711,004.40 were paid via the General Revenue Account and accounts of £12.50 were paid via the Northern Civic Amenity Site Account in October 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 October 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	£591,441
Sweeper & gulley cleaner	£193,434
Street lighting columns & LED heads	£102,982
Decorative lighting	£16,144
Courthouse – balance of cost of new windows	£10,179
Town Hall – new intruder alarm system	£5,894
39 New road signs	£5,450
Close Woirrey – prof. fees	£5,249
Town Hall – new sliding internal entrance doors	£5,060
Machinery – chainsaws, mower, trimmers	£4,196
Play equipment	£3,767
New IT equipment (Notebooks)	£3,183
Town Hall – new safety shutter at Finance counter	£3,138

Recommendation: To be noted.

N.Q. Cannell, FCCA
Finance Officer

12th November 2026

Ramsey Town Commissioners

Accounts paid during October 2026 — Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	212,675.40
Various	Annual insurance	180,858.30
J Clawson Ltd.	Upper Queens Pier Road refurbishment	119,806.41
IOM Government	Waste disposal at EFW Plant	43,066.99
Various	Vehicle repairs & servicing	32,125.87
Various	Housing property repairs, maint. & safety checks	21,499.46
Ellan Vannin Fuels Ltd.	Fuel & heating oil	18,805.33
Various	Commission property repair, maint. & safety checks	16,288.57
Various	Housing boiler servicing, maintenance & replacement	15,425.70
Manx Utilities	Electricity supply & Water charges	13,136.79
Various	Legal & professional fees - Housing	5,087.70
Various	IT costs - general expenditure	3,993.44
Various	IT costs - new equipment	3,819.60
Various	Refuse materials & equipment	3,796.86
Various	Rent refunds & transfers	3,749.95
Electric Avenue Leeds Ltd.	Street lighting review & maintenance	2,976.42
2 Clean	WC cleaning contract	2,742.15
Various	Legal & professional fees - GDPR	2,580.00
Various	Phones	2,164.80
Banks	Bank & debit card charges	1,754.62
Various	Library books, materials & IT licences	1,539.23
Various	Office expenses - post, printing, stationery etc.	1,255.74
Various	Legal & professional fees - Non-Housing	1,224.00
RTC	Petty cash	254.46
Various	Security re alarms & cash collection	226.61
Various	Gift vouchers	150.00
		711,004.40
Northern Civic Amenity Site		
Bank	Charges	12.50
		12.50

Ramsey Town Commissioners

Suppliers utilised during October 2026 — Appendix 1

Access UK Ltd.	UK	MAC Group	IOM
Argon Business Systems Ltd.	IOM	Magee & Co. Ltd.	IOM
Arven Chemicals Ltd.	UK	Mannin Pressure Washing Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Manx Business Solutions Ltd.	IOM
BHW Print Group Ltd.	IOM	Manx Roots Ltd.	IOM
Brew & Corkill Ltd.	IOM	Manx Telecom Ltd.	IOM
Callin Wild	IOM	Manx Utilities	IOM
C E Richmond Ltd.	IOM	March Consultants Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	MC Locksmith Services Ltd.	IOM
Commercial Services Education Ltd.	UK	Modus Architects Ltd.	IOM
Corlett Building Materials Ltd.	IOM	Northern Fuels Ltd.	IOM
Craigs Construction Ltd.	IOM	North Point Plastics Ltd.	IOM
Crossroads Manx Workshops	IOM	OddJob Services Ltd.	IOM
Cuplas Callow IOM Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Diverse Signs Ltd.	IOM	Paul Wheeler Ltd.	IOM
DP Electrical Contractors Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
DQ Advocates Ltd.	IOM	Phoenix Windows Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Electric Avenue Leeds Ltd.	UK	Ramsey Shipping Services Ltd.	IOM
Farmers Combine Ltd.	IOM	Ramsey Skips	IOM
Feltons Ironmongers	IOM	Screwfix Direct Ltd.	UK
G4S Secure Solutions Ltd.	IOM	STARK Building Materials Ltd. (formerly Jewson)	IOM
Haldane Fisher (IOM) Ltd.	IOM	Sure IOM Ltd.	IOM
Howdens Joinery Ltd.	IOM	2 Clean	IOM
Impact Professional Services Ltd.	IOM	The Render Shop Ltd.	IOM
Infotech Sysytems Ltd.	IOM	Ulverscroft Ltd.	UK
IOM Post Office	IOM	Unique Fire Protection IOM Ltd.	IOM
J Clawson Ltd.	IOM	Whittaker Trading Ltd.	IOM
J Qualtrough & Co. Ltd.	IOM	Worldpay (UK) Ltd.	UK
JR Riley Ltd.	IOM		

RAMSEY TOWN COMMISSIONERS

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

	2026-27 to date			Budget for 2026-27		
Social Housing	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	2,957,980	3,725,141	(767,161)	5,079,150	5,005,723	73,427
Cl. Wolrrey/ Cl. y C Ghlass	92	0	92	286	0	286
Brookfield Court	11,726	12	11,714	23,103	22,377	726
Close ny Mooragh	29,421	75	29,346	51,790	43,735	8,055
Sub Total	**£2,999,219**	**£3,725,228**	**(£726,009)**	**£ 5,154,329**	**£ 5,071,835**	**£ 82,494**

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	145,451	21,524	123,927	246,717	26,673	220,044
Workshops	47,091	0	47,091	105,718	0	105,718
Public Conveniences	34,045	0	34,045	58,104	0	58,104
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	6,699	5,000	1,699	24,253	10,000	14,253
Mansail Lease	5,955	10,618	(4,663)	5,619	13,347	(7,728)
Lakeside Centre	4,764	7,410	(2,646)	5,621	12,691	(7,070)
Parklands Day Nursery	3,387	16,429	(13,042)	4,555	20,767	(16,212)
Bowling Alley	2,960	7,500	(4,540)	2,031	15,000	(12,969)
Non-Lease Properties	2,015	0	2,015	14,366	0	14,366
Prom shelters, benches, signs	20,548	0	20,548	32,945	0	32,945
Private Property Repairs	688	0	688	20,500	0	20,500
CCTV town centre	2,024	0	2,024	1,570	0	1,570
Apprentices	20,945	1,575	19,370	0	0	0
Asbestos survey	0	0	0	17,167	0	17,167
R & N Districts Housing C.	9,744	11,372	(1,628)	9,340	10,274	(934)
Park assets	75,156	0	75,156	92,617	0	92,617
Sub Total	**£396,272**	**£81,428**	**£314,844**	**£655,923**	**£108,752**	**£547,171**

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	2,943	0	2,943	4,171	0	4,171
Car Parks	8,488	22,868	(14,380)	29,862	37,223	(7,361)
Refuse Removal	592,536	75,082	517,454	953,368	180,206	773,162
Civic Amenity contribution	128,041	0	128,041	322,800	0	322,800
Civic Amenity contracting	23,812	56,784	(32,972)	0	0	0
Sewers & Pumps	51,943	51,943	0	103,837	103,837	0
Street lighting & maint.	76,589	0	76,589	233,310	0	233,310
Decorative maint.	844	0	844	14,514	0	14,514
Decorative lighting new items	0	0	0	52,000	0	52,000
Local Services	263,053	0	263,053	467,416	0	467,416
Sub Total	**£1,148,249**	**£206,677**	**£941,572**	**£2,181,278**	**£321,266**	**£1,860,012**

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Events & Attractions	32,257	7,250	25,007	64,946	12,667	52,279
Parks & Gardens	162,771	2	162,769	349,979	102	349,877
Games Concessions	1,461	0	1,461	30	0	30
Public Library	96,392	4,016	92,376	160,802	9,248	151,554
Sub Total	**£292,881**	**£11,268**	**£281,613**	**£575,757**	**£22,017**	**£553,740**

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	118,364	0	118,364	185,273	0	185,273
Office Expenses	521,607	60,718	460,889	1,040,078	123,764	916,314
Sundry Expenses	6,199	0	6,199	16,181	0	16,181
Miscellaneous	27,585	44,344	(16,759)	68,008	48,262	19,746
Swimming Pool	45,148	0	45,148	46,817	0	46,817
Town Band	0	0	0	2,000	0	2,000
Town Centre Management	7,210	8	7,202	1,152	74	1,078
Sub Total	**£726,113**	**£105,070**	**£621,043**	**£1,359,509**	**£172,100**	**£1,187,409**

TOTAL	**£5,562,734**	**£4,129,671**	**£1,433,063**	**£ 9,926,796**	**£ 5,695,970**	**£ 4,230,826**

Town rates	**£ -**	**£3,369,393**	**(£3,369,393)**	**£ -**	**£ 3,757,866**	**(£3,757,866)**

RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – NOVEMBER, 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.: 26/00343/B **AMENDED PLANS**
PROPOSED: Demolition of the existing garage and erection of a replacement garage with ancillary accommodation above.
NOTES: P.A. in Detail
SITE: **6, Ormly Grove, Ramsey.**

P.A. NO.: 26/00767/B
PROPOSED: Erection of a single-storey extension to the existing dwelling
NOTES: P.A. in Detail
SITE: **127, Greenlands Avenue, Ramsey**

P.A. NO.: 26/00770/B **OUTSIDE BOUNDARY**
PROPOSED: Erection of a temporary marquee as an event space for a three month period from mid May to mid August 2027
NOTES: P.A. in Detail
SITE: **Milntown Estate, Lezayre Road, Lezayre**

P.A. NO.: 26/00811/B
PROPOSED: Erection of extensions and alterations to existing outbuildings, including the installation of new windows, doors, rooflights and solar panels, erection of external stairs, and change of use to form two self-contained tourist accommodation units (Use Class 3.6)
NOTES: P.A. in Detail
SITE: **4, Christian Street, Ramsey**

P.A. NO.: 26/00827/B
PROPOSED: Alterations and extensions to side/rear elevations to dwelling to create garaging and additional living accommodation
NOTES: P.A. in Detail
SITE: **Bay View House, Bay View, Ramsey**

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

P.A. NO.:	26/00861/B
PROPOSED:	Replacement of existing porch to front elevation, replacement of existing conservatory and extension with single storey extension to rear elevation, replacement of first floor window with door and Juliet balcony to rear elevation
NOTES:	P.A. in Detail
SITE:	**Creg Malin, Jurby Road, Ramsey**

P.A. NO.:	26/00952/LAW **OUTSIDE BOUNDARY**
PROPOSED:	Certificate of lawful use for the campsite to be open all year round
NOTES:	Certificate of Lawfulness
SITE:	**Crossags Farm, Crossags Lane, Ramsey**

B. Wallace,
Technical Services Manager

12th November, 2026

RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
ADOPTION OF GIBBS GROVE /PARK PUBLIC OPEN SPACE (POS)
NOVEMER 2026 - PUBLIC

Madam Chairman and Members,

This report considers the matter of public open spaces at the Haven Homes "Gibbs Grove/ Gibbs Park" development off Clifton Drive in Ramsey.

Brief History

On the 12th March 2015, RTC submitted a general observation to the planning application for this development, 15/0017/B – Residential development of sixty-six dwellings with associated infrastructure, children's play area, landscaping and public amenity space |They observed that they would wish to see more visitor and off street parking provision and were concerned at the lack of footpaths within the development.

The Planning Agreement under Section 13 of the Town and Country Planning Act 1999 is signed between the DOI, DEFA and Clifton Park Limited who bought the land from Government. Ramsey Town Commissioners were not signatories to this agreement.

The Second Schedule of the Section 13 Document states:

> 7. To carry out and complete the Amenity Areas in a good and workmanlike manner in accordance with the Planning Approval and Specification
> 8. Upon completion of the Amenity Areas to offer up the same by conveyance of the freehold to Ramsey Town Commissioners at a nominal consideration and free from encumbrances
> 9. In the event that Ramsey Town Commissioners do not wish to accept a conveyance of the Amenity Areas CPL covenants with the DoI and DEFA to maintain, manage and keep in a neat and tidy condition the Amenity Areas and shall ensure that any successors in title to the Amenity Areas enters into a similar covenant with DEFA and the DoI

Para 9 is of particular relevance in this matter as places responsibility for the amenity areas to be maintained by CPL (Clifton Park Limited) in the event that RTC declines conveyance of them.

On the 14th May 2019 Town Clerk Mr Peter Whiteway wrote to Haven Homes to ask for plans to start a statutory adoption process.

Legal advice was taken by him in February 2020 concerning 'Riparian liabilities', that is to say what issues might arise from the adoption of lands with watercourses on them. A copy of that advice is subject to legal professional privilege and is provided to members separately.

In summary, concerns prevailed by the Board that adoption would bring with it a degree of liability in the event of flooding to adjacent properties if the ditches on the land were to surcharge for any reason.

Mr Whiteway, in various correspondence to Haven Homes notes the Commission does not wish to accept responsibility for drainage ditches as they do not have the resource to manage such. Further concerns about the adequacy of the attenuation system were also raised.

Town Clerk Mr Tim Cowin wrote to a resident on the 1st April 2022 stating;

"*Ramsey Town Commissioners are neither the highway authority nor the drainage authority and as such are not directly responsible for either issue*" and that "*'The Commissioners do adopt public open spaces such as verges and green areas in new developments and the developer is extremely keen that they do so in this instance.* ***The view is that this will not happen until the issues with the flooding in this area are rectified".***

Mr Cowin further reported to the Board of RTC in January 2022 that officers had advised the developer that the Commission will not be in a position to consider adoption until the drainage issues were resolved.

Mr Cowin further reported:-

"It is also suggested that the Department policy on adoption has changed and that "green drainage" in the form of field drains and ditches would become adoptable by the Department. This is important as otherwise the ditches would be the responsibility of the landowner and if adopted would present a risk of claim against the authority in the event of any future flooding event.

The question of land adoption will undoubtedly be raised again however ***it would be recommended that no adoption of areas associated with flood management or attenuation be considered until such time as the DOI and MUA are satisfied that the drainage systems are operating satisfactorily, and that no adoption which might place future liability on the Commission be agreed to."***

It is the understanding that the DOI position has not in fact changed on the adoption of ditches.

At that meeting, the Board resolved to take no action in progressing the adoption until such time as flooding and drainage problems have been resolved.

This matter then went into significant discussion and negotiations between the developer and MUA. Weather events had created significant concerns from the residents for understandable reasons.

Throughout this period, the maintenance of the public open spaces remained wholly and unequivocally with the developer. Correspondence was received from several residents complaining of the state of the area, and they were referred back to the developer.

The MUA also took on significant work to try and rectify the drainage problems. However, since completion these have not been subject to significant weather events to test their efficacy.

Further, an email from the MUA dated 20th August 2026 states that "*subject to agreement with Haven, the MUA would adopt the attenuation basin and undertake routine maintenance of the ditch on the eastern side. However, the ditch itself would not be adopted and would remain the responsibility of the riparian landowner. The purpose of the MUA undertaking the maintenance is to ensure that the downstream does not become obstructed*".

This is an important factor in the Board's decision-making process. As identified in Mr Whiteway's enquiries in 2019 as to those riparian liabilities. It is the case that if RTC were to have these lands conveyed to them, that liability passes to them too.

Maintenance and Management of Public Open Space

Normally, a Local Authority would be a signatory to a s.13 agreement under the Town and Country Planning Act 1999 to adopt an area of public open space. At that stage it would become binding. It is an important part of the planning application that the planning authority knows what will happen with those spaces. In the case of the Haven Homes development, RTC was not a signatory, the adoption remained optional, and the comfort for the planning authority was that Clifton Park Limited would accept the liability in the case that RTC declined to take the land on.

However, a Local Authority can in fact acquire any open space made available to them Having under the Local Government (Miscellaneous Provisions) Act 1984. Section 11 of the Act provides that local authorities *may* acquire open space, within or without their own district, and to manage and maintain open space whether or not for the time being vested in the authority.

Where a local authority acquires land by agreement the land transfer requires consent under Section 25 of the Local Government Act 1985. Land is usually acquired for nominal consideration, once acquired the cost of maintaining such land falls as a charge on the general rate fund.

In the event that a local authority opted not to adopt some public open space provided as a part of a development, Section 12 of the Act details arrangements by which public open space can be vested by the Department of Infrastructure on a local authority. This section applies where any land is provided under a planning approval which is required for amenity or under an approval must not be built on. In the event that the vesting is opposed by the local authority a Vesting order can proceed after Tynwald approval. We have obtained legal advice on this question and that is provided separately again. It is of note that Haven Homes wrote to all residents prior to the General Election urging them to write to prospective MHK's in this vein. A copy of the letter is attached.

The key points for the Board to now consider before directing to adopt or refuse to adopt the ownership and maintenance of the public open spaces on the Gibbs development are as follows.

- RTC were not a signatory to the original section 13 agreement.
- If RTC decided not to adopt the land, Clifton Park Limited positively covenanted to maintain those spaces at paragraph 9 of that s.13 agreement. A covenant is a legally binding duty.
- If adopted, RTC would take on riparian liability for the watercourses on the site. The MUA have noted that they still require a period of monitoring to ensure that the amendments carried out are sufficient. There has been no significant weather event since the completion of works.
- Whilst the MUA have agreed to maintain the flood attenuation basin and ditch (although RTC would be taking on riparian liability), it would appear that they have not accepted liability for the construction of the basin and there is still an expectation for the Commission to maintain the grassed embankments of both. In effect, the basin exists by virtue of the banking that would be the adopted public open space. Should a future issue occur, this may expose RTC.
- The developer hasn't maintained the areas identified as POS very well up to now and areas have remained unkept. Any maintenance undertaken has resulted in the cuttings being deposited elsewhere on the development, to the detriment of neighbours. The TSM visited site 21st July 2026, and would not accept transfer of the POS areas in the condition that they are in.

- Public expectations in respect of the maintenance of POS; there is a view that a resident on a new estate will, in due course, see their public open spaces maintained by their local authority. Adoption of such spaces does remain discretionary. In some areas, alternatives are sought such as management companies. The Board will also note the comfort that Clifton Park Limited afforded the planning authority in para 9 of the s.13 agreement, noted above.
- Further, the Board must weigh such public expectation against the potential liability they may be exposing RTC to in the event of an adverse outcome after a weather event, or future issues with the attenuation system.

Recommendation:- The Board are asked to discuss the matter and determine whether they wish to adopt the Public Open Space at this development.

2nd November 2026

RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
LIGHTING IN LANES
NOVEMER 2026 - PUBLIC

Madam Chairman and Members

Collin's, Post Office and Courier Lanes act as cut throughs between Parliament Street and West Quay, and they acted as the pilot scheme for the Town and Village Regeneration Scheme in town and were part of the first phase of regeneration works in 2010.

The lights have been problematic for over several years now, with regular reports most winters of the lights not working, and them tripping out.
The lanes are narrow and do not support the installation of column or bollard lighting along the full lengths of the lanes to meet current standards.
The up lights offer character and functionality however, the installation offers a few issues: - cellars meaning that there is insufficient depth to install ducting for ease of repair, lights outside the flood protection area which allows saltwater ingress into the light fittings and cables, and slabs that have been sourced from outside the UK, with no stock carried by DOI for any times of repair, resulting in local authority having to source stock at great expense. There are also several properties that have access of these lanes.

The three lanes each had one singular streetlight fitting in the middle of the lanes (at the widest point) either on a column or attached to a building. Unfortunately, with the demolition of Auldyn House on Courier Lane, we have lost this light, but with the building gone the lane benefits from more open space and visibility presently. When the building works start this will change.

Over the last several years, all avenues of the installations have been investigated with various interested parties. The installation contractor noted that the installation specification may have been inadequate for the locations and that the lights were at the end of their design life after just 5 years of use.
Several reports have been prepared over the last 6 years for the board's consideration on the options available to us.

In April 2023 it was recorded as:

(2022/23:410) Technical Services Manager's Report – Street Lighting – Lanes:

Members considered the Technical Services Manager' report dated 28th March, 2023, concerning the condition of street lighting in the lanes between Parliament Street and the Quay, initially refurbished in 2010. Members welcomed the decision to bring this

matter into the public domain as it explained the problems encountered by the Commission.

Members felt that the problems with the lighting had been exacerbated because the original cabling had been buried and not ducted and referred also to other problems in the "Regeneration Area".

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. McGuinness and agreed that the problems be brought to the attention of the Department of Infrastructure and they be invited to inspect the areas and progress repairs, which should not be borne by the ratepayers.

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

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

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

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

In January 2026 it was recorded:

(2025/26:267) Technical Services Manager's Report – Street Lighting – Lanes:

Members considered the Technical Services Manager's report dated 12th January, 2026, concerning problems encountered with lighting in Collins Lane and Old Post Office Lane, which were upgraded as part of the Ramsey Regeneration Scheme. The report gave a history of problems with the lighting exacerbated because the cabling had been buried and not ducted.

Technical Services Manager's Report – Lighting in Lanes
November, 2026, - Public Continued:

Resolved: That following a proposal by Ms Cottam-Shea, seconded by Mrs. Webb and agreed men con, that the matter be again referred to the Department of Infrastructure to make repair / replace / make fit fur purpose the lighting in the lanes.

The TSM wrote to the DOI Minister, Director and relevant Heads of Departments, on the 6th February 2026, and has chased on multiple occasions over the year, with a more substantial response received 10th November 2026 – see attached letter.

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

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

In the letter the DOI reference the inclusion of the authority in the design process and sign off. Firstly, one could argue what experience have officers is approving electrical designs, and lastly, we are not arguing over the design, we have issue with the installation in the ground and materials specified. The plans show the cable in a duct, which it clearly isn't.
Yes, the scheme was completed over 15 years ago, but we have been having issue with the installation for over 8 years.

Options have been priced up over the years, and in 2023 the most basic option was to cap of the lights and rely on the single streetlight in the middle of the lanes at a cost of £3,374.27, to a full replacement with drainage at £33,036.14. The slabs used in the lanes come from China and there was a long lead in time.

The board have the choice to

- try and pursue this further with the DOI,
- blank of the lights as they fail and make no further repairs,
- Look at alternatives for lighting the lanes, or
- Make a full repair

Technical Services Manager's Report – Lighting in Lanes
November, 2026, - Public Continued:

Should the board choose to make full repairs it should be noted that we can't guarantee that slabs won't be broken when lifted to undertake repairs. As the 3 lanes require work, we may be able to salvage enough slabs between the three lanes to repair one or two of them, but do we go to the cost of trying to source slabs from China or choose a cheaper alternative i.e. tarmac. This may not be favourable with the DOI.

Recommendation:- For discussion.

B. Wallace
Technical Services manager

11TH November 2026

Isle of Man Government
Reiltys Ellan Vannin

infrastructure
highway services
bun-troggalys - shirveishyn raaidey

Ramsey Town Commissioners
Town Hall and Library
Parliament Square
Ramsey
IM8 1RT

Contact: Moreblessing Pedhuru
Telephone: (06124) 720930
Email: Moreblessing.pedhuru@gov.im
Date: 9th November 2026

For the attention of Ms B Wallace, Technical Services Manager

Dear Ms Wallace

With sincere apologies for the delay in providing this response to your letter to Minister Crookall on 6th February 2026. Your letter, sent on behalf of the Board of Ramsey Town Commissioners (RTC), raised ongoing issues with the lighting system installed within the link lanes between Parliament Street and West Quay, Ramsey.

These lanes formed Phase 1 of the Ramsey Regeneration and acted as the pilot scheme for the overall project. I appreciate the detailed summary of the challenges the Commissioners have faced and the efforts made to investigate the causes of the repeated failures.

As the Board will be aware the Town and Village Regeneration Scheme was launched in 2008 to support enhancement of the towns and villages in a community led initiative funded by Government through the Chief Ministers Regeneration Steering Group and managed by Cabinet Office. Each project was led by a Local Regeneration Committee which in this case was chaired by the then Chief Minister, Alan Bell. The Local Regeneration Committee consisted of the local authority and local business representatives supported by the Department and Cabinet Office representatives. Membership at the time of the development included Mr A Bell MHK (Chair). Mr L Singer MHK, Mr C Blatcher (Chamber of Commerce), Capt N Malpass (RTC), Mr R Radcliffe (RTC). The Department was represented by Mr D Sewell and the Cabinet Office by Mrs L McCauley. All decisions regarding the scheme were taken by the local committee and at the conclusion of the project responsibility for cleaning, maintenance and street lighting were trnasferred to the local authority.

The local authority's responsibilities for ongoing maintenance were clearly set out at the time. The following excerpts from the 2013 funding application for Phase 3 reaffirm the agreed position:

Criterion 4: To encourage people to take pride in their environment

The Ramsey Phase 3 regeneration scheme was developed with the assistance of the local regeneration committee, local Commissioners, local members of the House of Keys, Department of Infrastructure, and local Chamber of Commerce. The local authority is very supportive of the project including contributing annually towards the ongoing maintenance costs.

Criterion 6: Strategic impact and long term sustainability

The Department of Infrastructure's funding application is for the design and construction costs for a comprehensive and well defined regeneration scheme. All future maintenance costs will be met from existing Department of Infrastructure, local authority and private bodies as appropriate.

The Department's role was to facilitate delivery on behalf of the Local Regeneration Committees and to manage the funding while reporting to the Chief Minister's Regeneration Steering Group.

Your letter suggests that the Department should now take responsibility for the lighting system on the basis of concerns regarding its original design. However, the design was approved through the Local Regeneration Committee, on which the Commissioners were directly represented. The Commissioners through their representation on the Committee were therefore involved in the approval of the design and subsequently accepted responsibility for the scheme. As the lighting authority, RTC accepted the lighting design for the scheme at the time of installation.

Phase 1 was completed in 2011, and responsibility for maintenance and upkeep of the lighting has rested with the Commissioners since then. In view of the 15-year period that has elapsed since the installation, together with the fact that the Department did not fund the original lighting system, the Department does not consider that there is a basis for it to assume responsibility for its maintenance.

I trust this clarifies the Department's position. Nonetheless, the Department remains open to further discussion regarding the future of the link-lane lighting as part of the development of a new scheme for West Quay, subject to agreement and appropriate funding contributions from the Commissioners.

Yours sincerely

pp.

Moreblessing Pedhuru
Head of Highways and Asset Management

Cc Hon J Moorhouse MHK, Minister
Mr Steven Bevan, Ramsey Town Commissioners

RAMSEY TOWN COMMISSIONERS
ACTING TOWN CLERK'S REPORT
FIREWORK DISPLAY AND SEASONAL EVENTS
NOVEMBER 2026 PUBLIC

Madam Chairman and Members,

Ramsey Christmas Light Switch On – Friday 20th November 2026

The Ramsey Christmas Light Switch-on is taking place on the evening of Friday 20th November 2026 in the area around the Courthouse between 6.30pm and 7.45pm with the countdown taking place at 7.30pm. The event is a reduced format to recent years.

Fireworks – Saturday 21st November 2026

The 2026 display will be taking place in the Mooragh Park 7.30pm set to a Take That theme.

Visitors to the display are encouraged to arrive early, to walk to the park and take advantage of the parking within the town centre.

Ramsey Festival of Christmas Trees – Saturday 28th November 2026 through Saturday 2nd January 2027

Ramsey Town Commissioners are inviting organisations to take part in the Ramsey Festival of Christmas Trees being staged at Ramsey Town Hall between **Saturday 28th Novembr 2026 through Saturday 2nd January 2027**. Entries are welcome from all including schools, charities, community groups, sporting groups and businesses.

Those wishing to enter can do so via the link on the Commission website which will be live from the week commencing 16th November 2026.

Young Farmers Christmas Tractor Run – 6th December 2026

The Isle of Man Young Farmers are staging a tractor run on 5th and 6th December 2026. This event will call into Ramsey for a pit stop during the early evening of Sunday 6th December 2026.

Carols at the Courthouse with Ramsey Town Band – Saturday 19th December 2026

Ramsey Town Band will lead carol singing outside the Courthouse from 3.30pm.

Recommendation: for noting.

H S Bevan
Deputy Town Clerk

12th November 2026

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
RNLI CHILLY DIP 2027
NOVEMBER 2026 – PUBLIC

Madam Chairman and Members

Ramsey Branch RNLI have requested permission to hold their annual community Chilly Dip event on Ramsey foreshore on 1st January 2027, for logistical support, to borrow pedestrian barriers and for use of the foreshore. This popular event raises funds for Ramsey RNLI.

A full event risk assessment will be in place. Dippers will be issued with safety advice at the point of registration. RNLI Crew members in dry suits will be in the water; RNLI crew members are highly trained and qualified in lifesaving techniques and first aid. Other members of the crew will also be on hand to assist dippers and members of the public as required.

The event takes place at 11a.m. on New Year's Day, registration on the day will be available from 10 a.m.

Recommendation: to confirm that Ramsey RNLI can hold a Chilly Dip on 1st January 2027.

H S Bevan
Deputy Town Clerk

12th November 2026

RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
SS ELLAN VANNIN MEMORIAL SERVICE
NOVEMBER 2026 – PUBLIC

Madam Chairman and Members,

Thursday 3rd December, 2026 marks the 117th anniversary of the sinking of SS Ellan Vannin.

The occasion will be commemorated with short service of remembrance on East Quay adjacent to the Ellan Vannin Memorial Plaque. The service will commence at 5.30pm.

Recommendation: For noting.

H. S. Bevan
Deputy Town Clerk

12th November 2026

RAMSEY TOWN COMMISSIONERS

DEPUTY TOWN CLERK'S REPORT

2nd QUARTER 2026/27 - NOVEMBER 2026 - PUBLIC

Madam Chairman and Members,

Please find detailed below statistics and activity report for the period 1st July 2026 through 30th September 2026 provided by the Head Librarian

Number of new members

Jul	24 adults	19 juniors		
Aug	20 adults	15 juniors		
Sep	22 adults	8 juniors		
Total	**66 adults**	**42 juniors**	**Overall Total**	**108 new members**

From the 66 adults total:

Adult Town 50% Reduction	***13***
Adult Country 50% Reduction	***4***

Renewals

There were **212** subscription renewals during this period.

Adult Town	23
Adult Town 50% Reduction	46
Adult Country	9
Adult Country 50% Reduction	17
Junior	117

Memberships not renewed in reporting period

Town	21
Country	10
Junior/Student	21
Visitor	1
Total	**53 members**

Deputy Town Clerk's Report – Library Report

2nd Quarter 2026/27, - November, 2026, Public Continued:

Category of Members

Town	517 – 55.90 % have used library in period
Country	207 – 55.56 % have used library in period
Junior/Students	642 – 44.55 % have used library in period
Visitor	6 – 16.67 % have used library in period
Total	**1,372 members**

Type of items borrowed by type in reporting period

Text	6,159
DVD	355
Audio	190
(Other Item)	15
	6,719 items

Number of transactions by type during the quarter

Month/Year	**Issues**	**Renewals**	**Returns**	**Total**
July 2026	2,157	980	2,137	**5,274**
August 2026	2,374	1,021	2,232	**5,627**
September 2026	2,188	1,064	2,224	**5,476**
Total	**6,719**	**3,065**	**6,593**	**16,377**

(Last quarter's overall total was 15,914)

Number of items borrowed (by reader category)

Town	3,011	(273 borrowers)
Country	1,181	(107 borrowers)
Junior	2,454	(256 borrowers)
Staff	71	(5 borrowers)
Visitor	2	(1 borrower)
	6,719 items	**(642 borrowers)**

RAMSEY TOWN COMMISSIONERS

DEPUTY TOWN CLERK'S REPORT

2nd QUARTER 2026/27 - NOVEMBER 2026 - PUBLIC

The library has undertaken a range of activities during this quarter including:

Maintaining Tourist Information materials and replenishing stock as required. Answering overflow telephone calls and supporting other functions in the Town Hall. Process Camper Van Permit applications. Promoting the Culture Vannin "Mannin Aboo" Passports. Promoting, displaying & collecting PJs for Nobles Hospital Children's Ward. Promoting the monthly Political surgeries. Displaying the Ramsey in Bloom Garden Tour 2026 Booklets.

Continuing promoting the "2026 Creative Writing Competition" by local author Robert G Cowley. (End date: 30 September 2026).

Promoting this years Summer Reading Challenge "Read to the Beat." As part of the Summer Reading Challenge we ran a Treasure Hunt, in and around the Children's area. The prize was a £10.00 Bridge Bookshop voucher. We had a good uptake, with the winner being notified in mid September.

Continued Promotion of the Island Library Trail – which finishes on Saturday 28th November.

Updating the Library social media channels.

Holding a weekly Story Time session every Tuesday morning.

Head Librarian participates in the quarterly Island Library forum (Monday 21st September 2026) at Onchan District Commissioners, attended operations meetings, and Health & Safety meetings. Liaised with the Welcome Centre staff prior to the Northern Information Centre opening on 25th September.

Staff have curated loan collection for less abled customers.

Managing the Crime/Large Print section and weeding where necessary. Offering Large-Print ex-stock to Sight Matters.

Updating and managing stock Reorganised the Children's section of the Library. Re-labelling age-ranges/book collections for ease of use, shelving moved to accommodate the reorganisation. New colourful rug placed in the area.

The adult DVD section was moved to another area within the area, with more shelving added to accommodate newer DVDs purchased.

Deputy Town Clerk's Report – Library Report

2nd Quarter 2026/27, - November, 2026, Public Continued:

Audit

A managed audit of the library stock is taking place. This is looking at the lending assets previously identified in these reports as not having been used for a period of time. This initially has looked at Adult Non-Fiction and so far identified 1285 assets across Generalities, Philosophy, Religion, Social sciences, Languages, Science , Tech & Medicine, Arts & Sports and Literature.

During this process a range of disposal routes have been investigated and where possible assets were offered to the charity sector, educational settings, recycling and sale. Where items are not able to be repurposed then they are disposed off.

Displays

Year of Manx Language displays – Manx signs displayed in Library, Tynwald Day display, MGP/Classic TT display, Back to School display, Roald Dahl Day display, autumn Mhelliah display and Harry Potter Day display.

Recommendations: For noting.

H S Bevan

12th November 2026

Deputy Town Clerk

RAMSEY TOWN COMMISSIONERS
HOUSING & PROPERTY MANAGER'S REPORT
TOWN HALL SOLAR PANEL INSTALLATION UPDATE
NOVEMBER 2026 – PUBLIC

Madam Chairman and Members

This report is to provide Members with an update on the performance of the Authority's solar photovoltaic (PV) installation since its commissioning in June 2024.

Background
In 2024, Ramsey Town Commissioners commissioned a rooftop solar photovoltaic installation at the Town Hall as part of the Authority's ongoing commitment to improving energy efficiency, reducing operational costs and supporting environmental sustainability objectives.

The installation comprises a 20.25 kWp solar array consisting of 50 photovoltaic panels installed on the Town Hall roof. The project was completed at a capital cost of approximately £30,000.

Performance
Since commissioning in June 2024, the installation has generated approximately 52.3 MWh (52,300 kWh) of renewable electricity.
Based on prevailing Isle of Man electricity tariffs, this generation equates to an estimated electricity value of approximately £15,300.
Generation to date therefore represents the equivalent of approximately 51% of the original capital investment, demonstrating strong performance during the first two years of operation.

Financial Impact
The installation has reduced the Authority's reliance on grid-supplied electricity and delivered a corresponding reduction in electricity expenditure.
Based on current generation levels and electricity tariffs, the installation is currently generating electricity with an equivalent value of approximately £6,300 per annum.
On the basis of current performance, the project is forecast to achieve full repayment of its initial capital cost within approximately five years. Any future increases in electricity prices will further improve the financial return on the installation and may shorten the overall payback period.
Given an anticipated operational lifespan in excess of 25 years, the installation is expected to continue providing significant financial benefits long after the initial investment has been recovered.

Environmental Benefits
In addition to reducing electricity costs, the installation has delivered substantial environmental benefits.

Since commissioning, the installation has:

- Prevented approximately 20,000 kilograms (20 tonnes) of carbon dioxide emissions.
- Delivered an environmental benefit equivalent to planting approximately 612 trees.
- Generated sufficient clean electricity to power an electric vehicle for approximately 148,000 kilometres.

These outcomes support the Authority's wider environmental objectives and demonstrate the value of practical investment in renewable energy infrastructure.

Conclusion
The Town Hall solar photovoltaic installation continues to perform strongly and has generated more than 52 MWh of renewable electricity since commissioning.
The project has delivered an estimated electricity value of approximately £15,300, equivalent to around 51% of the original capital investment, whilst also providing significant environmental benefits through carbon reduction and renewable energy generation.
The installation remains on course to achieve full payback within approximately five years and is expected to continue delivering financial and environmental benefits to Ramsey Town Commissioners for many years to come.

Recommendation: for information.

A Feeney
Housing & Property Manager

11th November 2026

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

Madam Chairman and Members:

The following Notice of Motion dated 11th November, 2026, is submitted in the name of Miss E. Shimmin:-

"I v 1 Football Cage"

"I received the below email from a constituent and I believe it has also been sent to the Town Clerk so if it is not already due to be an agenda item in this month's meeting then would you please put it forward as a motion from myself with the recommendation to be discussed by the board and come to an agreement so that we can successfully introduce this initiative to our events.

'Dear Lizzie,

My name is Andy Black, and I run AB-GK, a private football coaching and development centre based in Ramsey, with around 140 children aged 5–18 attending each week.

Through AB-GK, I'm passionate about giving children more opportunities to develop, enjoy football and be part of their community. Beyond our regular sessions, I look for ways to create new experiences for young people, support local families and work with others to bring positive ideas to Ramsey.

We already support the community by raising money for local clubs, organising football trips and tournaments, supporting young people with their Duke of Edinburgh Awards and helping students gain experience for future careers. I also visit Bunscoill Rhumsaa free of charge to provide additional football opportunities.

We work with local businesses to create opportunities for families and run a 5v5 league for children in Years 3–5, bringing back the spirit of street football by giving children the freedom to express themselves, try skills and enjoy playing competitively with friends.

I'm always looking for new ways to give the children of Ramsey more opportunities, which brings me to an idea I believe could be a great addition to the town's community events.

My proposal – A 1v1 Football Cage

After visiting Anfield in Liverpool, I saw the Panena 1v1 football cage and immediately thought something similar would be brilliant for children at events in Ramsey.

The idea is simple: two players enter a small enclosed football pitch and compete against each other in a fun, fast-paced challenge that encourages skills, creativity and confidence.

It would give children the chance to challenge their friends, try new skills and enjoy football in a different environment. It could appeal to all abilities, whether they play for a local club or simply enjoy having a kickabout.

I would love to introduce the cage at Ramsey's community events, including the Christmas Lights Switch-On, Ramsey Rocks and Sprint Fest. There may also be opportunities to use it at other events throughout the year.

Another idea would be to occasionally set it up inside the Town Hall, creating a fun activity that encourages children and families to visit the building and learn more about its role within the town.

What I'm asking from the Commissioners

A friend has helped put together detailed drawings showing the materials required, how the cage would be built and how it would be assembled. I have sent images of these drawings with this letter, so everyone can review the proposed materials, construction and assembly process.

I've also approached a local company about supplying the materials, and they are happy to support the project. This means there would be no purchasing cost to Ramsey Town Commissioners.

I would be looking for support with three practical things with the RTC:

- Storage: Somewhere suitable to store the materials between events.
- Assembly and dismantling: Help putting the cage together and taking it apart, as the materials will be heavy and require a couple of people to handle safely.
- Event access: Permission and support to operate the activity at suitable Ramsey community events.

The event would be owned by RTC in partner with myself and I think would be welcomed by the public that the RTC could be putting something like this on.
I regularly attend the town's events with my family and appreciate the effort and staffing that goes into making them happen. I understand the practical arrangements would need consideration and would be happy to discuss how we could make this manageable for everyone involved.

Keeping it free for families

I would happily run the cage free of charge at the first couple of events to introduce the activity and see how well it is received.

I would provide my own goals and specialist non-bouncing footballs, designed for skill-based activities. I also hold full insurance for my football coaching business and would be happy to provide the relevant details and discuss any additional requirements.

My intention is for the activity to remain completely free for the public.
As a parent myself, I enjoy attending Ramsey's events, but I feel there is an opportunity to offer more activities specifically aimed at getting children involved. Paid attractions and rides can quickly become expensive for families, and I'd love to offer something where children can turn up, have a go, challenge their friends and enjoy themselves without their parents having to spend money.

Although the main audience would be children and teenagers, I can imagine a few adults wanting to step into the cage themselves to see if they've still got it!

Building something for the future

I genuinely believe this could become a popular feature of Ramsey's community events and something children look forward to.

If the initial events prove successful, I would look to develop the idea through challenges, prizes and small tournaments, giving children something new to aim for each time.

AB-GK already has a strong local following, and I would use our existing platforms to promote the activity and help attract families to events. I would also explore opportunities to involve local businesses in supporting future challenges and prizes, building further links between the town's businesses and its community.
Ultimately, this is about more than football. It's about giving children more opportunities, encouraging physical activity, building confidence and creating experiences that families can enjoy together.

I hope this is something that would be of interest to the Commissioners. I believe it is a positive, practical idea that could benefit the town and provide something new for local families, without the cost of purchasing the materials.

Thank you for taking the time to consider my proposal. I would welcome the opportunity to discuss the idea further and explain how I envisage it working.
I look forward to hearing from you, and I'll be tuning in to the next live meeting to see what's happening!

Be great to have it set up for the Xmas lights switch on
Many thanks,
Andy Black
AB-GK Private Football Coaching'".

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

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

12th November, 2026.

RAMSEY TOWN COMMISSIONERS
MATTER(S) RAISED BY MEMEBRS OF THE PUBLIC
NOVEMBER 2026 - PUBLIC

In terms of Standing Order 13(j) the following matter has been raised by a member of the public with the request that it be considered in public at the November, 2026, meeting of the Commission:-

"Strategic Direction of Ramsey Library

In light of concerns raised regarding the apparent removal and disposal of non-fiction and reference books from Ramsey Library, and recalling the wider review of public library services undertaken by the Council of Ministers Working Party in 2020, would the Board consider establishing a clear strategic direction for Ramsey Library?

In particular, would members consider setting out their expectations for the service, the role it should fulfil within the community and the range of resources and facilities it should provide?

This would help ensure that operational decisions regarding the Library's services and collections are guided by an agreed vision from the elected Commissioners."

November, 2026.

Northern Neighbourhood Policing Team

COMMUNITY PARTNERSHIP MEETING

Commissioners' Board Room, Ramsey Town Hall

Tuesday, 13th October 2026 at 9.30am

AGENDA

1. **Apologies**
2. **Minutes & Matters Arising**
3. **Intelligence monitoring and development**
4. **Victim and Offender Management**
5. **School Liaison and Youth**
6. **Road Safety, Harbours, Rural Liaison & Wildlife**
7. **Any Other Business**
8. **Future Meeting Dates:** *to be confirmed*