



City of Douglas

**COUNCILLOR MRS NATALIE BYRON-TEARE, JP
MAYOR**

City Hall,
Douglas,
5th April, 2024

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL of the CITY OF DOUGLAS to be held on WEDNESDAY, 10th APRIL, 2024, at 2.30 o'clock in the afternoon, in the COUNCIL CHAMBER within the CITY HALL, DOUGLAS for the transaction of the hereinafter mentioned business.

I am,

Yours faithfully

A handwritten signature in black ink, appearing to be 'D. L. S.', written in a cursive style.

For: Town Clerk & Chief Executive

Order of Agenda

I - Election of a person to preside (if the Mayor is absent).

II - Any statutory business.

III - Approval as a correct record of the minutes of the last regular and any intermediate Meetings of the Council.

IV - Questions of which Notice has been given by Members of the Council, pursuant to Standing Order No. 39.

V - Consideration of the minutes of proceedings of the Council in Committee.

VI - Consideration of the minutes of proceedings of Committees of the Council in the following order:

- (i) The Executive Committee;
- (ii) The Housing and Property Committee;
- (iii) The Pensions Committee;
- (iv) The Standards Committee;
- (v) The Eastern District Civic Amenity Site Joint Committee;
- (vi) Any other Joint Committee;
- (vii) The Regeneration and Community Committee;
- (viii) The Environmental Services Committee;

VIII - Consideration of such communications or petitions and memorials as the Mayor or Chief Executive may desire to lay before Council.

IX - Notices of Motion submitted by Members of the Council in order of their receipt by the Chief Executive.

X - Any Miscellaneous Business of which Notice has been given pursuant to Standing Orders.

The above Order of Agenda is in accordance with Standing Order No. 16(1); under Standing Order No. 16(2) it may be varied by the Council to give precedence to any business of a special urgency, but such variation shall not displace business under I and II.

AGENDA

III – Chief Executive to read minutes of the Council Meeting held on Wednesday, 13th March, 2024, and the Special Private Council Meeting held on Thursday, 28th March, 2024.

VI(i) - The proceedings of the EXECUTIVE COMMITTEE as follows:

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 28th March, 2024.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor, Mr Councillor A.J. Bentley, Mr Councillor I.J.G. Clague, Mr Councillor D.R. Watson, Mr Councillor F. Horning.

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr A.J.T. Boyd), Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Executive Officer (Mrs J.M. Keig) (taking minutes).

REPORT

PART A –

Matters within the scope of the Executive Committee's delegated authority

A1. Apologies for Absence

Apologies for absence were submitted on behalf of the Director of Environment and Regeneration.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes

The minutes of the meeting held on Thursday 29th February 2024 were approved and signed.

A4. Matters Arising From Previous Minutes

There were no matters arising from the previous minutes.

A5. Referrals from the Environmental Services Committee

The Committee considered the following referrals from the minutes of the rescheduled Environmental Services Committee meeting held on Thursday 21st March 2024:

Clause B10 - Douglas Promenade Regeneration Scheme – Outstanding Works: the Committee had considered a report by the Head of Electrical Services and Environment & Regeneration Projects seeking to determine whether the Council should progress with the completion of outstanding public lighting works for the Douglas Promenade Regeneration Scheme. It had been noted that the Department of Infrastructure's Douglas Promenade Regeneration Scheme remained incomplete and, consequently, there were a number of public lighting installations that were still outstanding. Noting that the columns had already been purchased, the Committee had agreed that tenders be sought for the completion of the Scheme accordingly.

The Executive Committee was advised that funding for the works would be by way of loan and were cognisant that this decision would impact on the 2024 / 2025 rates.

Resolved, "(i) That particulars of the referral be noted on the minutes;

(ii) That the resolution of the Environmental Services Committee be endorsed and that additional funding be approved by way of a loan petition, for the outstanding public lighting installations in respect of the Douglas Promenade Regeneration Scheme."

Clause B11 – Douglas Promenade Sea Defence Wall (LED Lighting): the Committee had considered a report by the Head of Electrical Services and Environment & Regeneration Projects seeking to determine the funding source for the proposed scheme to light the decorative panels within the three phases of the sea defence structure. In December 2023, the Committee had approved the sum of £40,000 from the existing street lighting revenue budget for the works, however, that previously-identified fund was no longer available, and it had therefore been recommended that the works instead be funded from the General Revenue Reserve.

Resolved, “(i) That particulars of the referral be noted on the minutes; and

- (ii) That the resolution of the Environmental Services Committee be endorsed and that funding in the sum of £40,000 be approved from the General Revenue Reserve for the illumination of the twenty-eight inlaid artwork panels within the sea defence structure.”

A6. Referrals from the Regeneration and Community Committee

The Committee considered the following referral from the minutes of the rescheduled Regeneration and Community Committee meeting held on Thursday 21st March 2024:

Clause B10 - Willaston Footpaths (Area of Manor Park): the Committee had considered a report by the Assistant Chief Officer (Environment) seeking funding for repairs to the pathways around Manor Park at Willaston.

The Executive Committee was advised that funding for the scheme would be by way of loan petition and were cognisant that this decision would impact on the 2024 / 2025 rates.

Resolved, “(i) That particulars of the referral be noted on the minutes;

- (ii) That the resolution of the Regeneration and Community Committee be endorsed as follows:

- That repairs be carried out to all the pathways in the Manor Park area of Willaston (where required); and
- That funding for the pathway works in that area, be by way of loan over a fifteen year period.”

A7. Referrals from the Housing and Property Committee

There were no referrals from the public minutes of the rescheduled Housing and Property Committee meeting held on Friday 22nd March 2024.

A8. Monthly Financial Review – February 2024

The Committee considered a written report by the Director of Finance setting out details of progress made against Key Performance Indicators for Finance and other related key financial monitoring information.

The monthly report was required in order to monitor progress against the Finance Department’s Service Plan actions, and to meet objectives set out in the 2022 – 2026 Corporate Plan.

Members noted that the Isle of Man Government’s budget had been approved by Tynwald on 20th February 2024. The main impact on the Council was the measure to increase the primary and secondary thresholds at which both employees and employers started to pay the Class 1 National Insurance contributions.

Members also noted that the rates collection figure had exceeded the target, and the thanks of the Committee was extended to all staff involved.

Resolved, “(i) That particulars of the report be noted on the minutes, including particularly -

- The rates collection figure of 99.2%, compared to the target figure of 98.5% for the period April 2023 to February 2024; and
- The estimated rateborne saving of £20,000 for 2024 / 2025, arising from the Isle of Man Government’s budget measure of increasing the Secondary Threshold at which National Insurance contributions became payable.”

A9. Isle of Man Municipal Association

The Committee had been circulated with a number of documents received from the Isle of Man Municipal Association.

Resolved, “That particulars of the documents be noted on the minutes.”

A10. Items for Future Report

The Committee considered a written report by the Chief Executive identifying those issues on which further reports had been requested or which were outstanding, so that Members and officers were aware of them and could monitor progress.

Resolved, “That particulars of the report be noted on the minutes and that it be considered and monitored at each meeting of the Executive Committee.”

A11. Date of Next Meeting

The time and date of the next meeting was confirmed as 2.00pm on Thursday 23rd May 2024.

A12. Chair's Closing Remarks

The Chair extended thanks to the Committee and Officers for their work during the current municipal year; and expressed good wishes for the work to be undertaken in the year ahead, which was the final year of the current administration.

The Committee rose at 5.00pm.

(ii) – The proceedings of the HOUSING AND PROPERTY COMMITTEE as follows:

HOUSING AND PROPERTY COMMITTEE

HOUSING AND PROPERTY COMMITTEE – Minutes of Meeting held on Friday, 22nd March, 2024.

Members Present: Mr Councillor D.R. Watson (Chair), the Mayor, Mr Councillor S.R. Crellin, Councillor Ms J. Thommeny, Mr Councillor P.J. Washington.

In Attendance: Director of Housing and Property (Mr D. Looney), Director of Finance (Mr A.J.T. Boyd), Assistant Chief Officer (Housing and Property) (Mr V. Zivave), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies for Absence

No apologies for absence were received.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 21st February, 2024

The minutes of the meeting held on Wednesday, 21st February, 2024 were approved and signed.

A4. Matters Arising

No matters were raised as arising from the previous minutes.

A5. Vacant Property Update

The Committee considered the monthly report submitted by the Assistant Housing Manager (Maintenance) to update on the number of vacant social housing properties.

Members were presented with the void properties schedule for February 2024 which showed that as at the end of February 2024, there were forty-two vacant properties receiving attention.

The Assistant Chief Officer (Housing and Property) advised that as of 22nd March 2024, there were forty vacant properties, noting that seven properties had been allocated in the last allocation meeting, with a further six to be ready for allocation in the next few weeks.

Members were presented with a summary chart showing the number of properties returned in each month, details of the category repair type for each property, together with the number of void properties in each estate.

Resolved, “That particulars of the discussion and the number of void properties be noted on the minutes.”

A6. Items for Future Consideration

The Committee noted the monthly report and schedule setting out items which will be brought forward for consideration to future meetings.

Resolved, “That particulars of the report and schedule be noted on the minutes.”

A7. Date and Time of Next Meeting

Members were advised that the next monthly meeting was scheduled to take place at 10.00am on Wednesday, 15th May, 2024.

Resolved, “That the date and time of the next meeting be noted on the minutes.”

The meeting ended at 11.53am.

(iii) – The proceedings of the PENSIONS COMMITTEE as follows:

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 27th March, 2024.

Members Present: Mr Councillor J.E. Skinner (Chair), the Mayor, Mr Councillor I.J.G. Clague, Mr Councillor S.R. Crellin, Mr Councillor F. Horning, Mr A. Thomas (Independent Member).

In Attendance: Director of Finance (Mr A.J.T Boyd), Assistant Chief Officer (Finance) (Mr M. Quayle), Assistant Chief Officer (Project) (Mr P. Pierce) (Items A1 to A5 only), Payroll Manager (Mr R. Leach), Democratic Services Officer (Mrs D. Atkinson). Mr A. Beedall (Capita).

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. Apologies

There were no apologies for absence.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 28th February, 2024

The minutes of the meeting held Wednesday, 28th February, 2024, were approved and signed.

A4. Matters Arising

The Assistant Chief Officer (Finance) updated Committee on the rebalancing of assets exercise to invest additional funds in the UK Property Fund via Canaccord. Canaccord are currently liaising with the brokers and Hymans are optimistic that a discounted unit price will be achieved. In line with the Committee resolution in February, the Chair had been informed and agreed for negotiations to progress. It was confirmed the outcome will be reported to the Committee in due course.

A5. Update on Scheme Reform

The Committee considered a report submitted by the Director of Finance to provide an update on scheme reform progress and to determine the next steps as appropriate.

The Assistant Chief Officer (Project) advised that officers have been liaising with Hymans Robertson to seek their view and advice into the drafting instructions required to bring the Scheme regulations with regards to investment in line with the developments in the England and Wales Local Government Pension Scheme. Advice on investment or governance issues arising from the Isle of Man Local Government Superannuation Scheme (IOMLGSS) alignment to the Government Unified Scheme (GUS) was also sought. The work by Hymans Robertson has been progressing well and will be reported in more detail to the May Committee meeting. It was noted that a fixed fee £7,500 was agreed for the work, which will be met from existing budgets.

Members were advised that the next step in the process was to prepare legislative drafting instructions. The Policy Review Group (PRG) concluded that the most practical starting point would be to use the regulations in place for the GUS to provide consistency across the two schemes. The PRG's Chair engaged the former Deputy Chief Executive of the Public Sector Pensions Authority to draft the document for use by the IOMLGSS. It was noted this was done at no cost to the Scheme.

The document was shared with the Attorney General's Chambers (AG's) and the feedback received that whilst there was an understanding of how the proposed scheme reform should fit in with the current GUS pension framework, the drafting style is not consistent with other Government legislation and the AG's office therefore did not support the proposed style. The AG's preference was that the legislation be kept entirely separate from the operating instructions of the Scheme. No further advice was received from the AG's but in order to draft new legislation in line with the AG's preference, it is likely an external pensions legal drafter from overseas would be required at a cost in excess of £100,000. The Council does not have the vires to incur such costs; this would fall on the Department of Infrastructure (the Department) which has no resources to facilitate the work.

It was reported that the Department had now approved the Scheme reform proposals already approved by the Pensions Committee and Council in 2023. The option of the Department persevering to engage with AG's to continue with the current process of using the base GUS document as the initial draft for

new legislation with input from Hymans Robertson and Capita was discussed. This is the preferred route of the PRG though it appears doubtful that the AG's could be persuaded on the matter. The Assistant Chief Officer (Project) explained that regardless of the next steps it has now become apparent that the IOMLGSS reform is currently not a priority for the Department, which is now focussed on the Marine Infrastructure Management Act. As a result the Department has advised that any decision on how the legislative drafting process can be progressed will be put on hold until the completion of the Marine Infrastructure legislation. The Department had also agreed that its Senior Legislative Drafter will be requested to work with the PRG to prepare the drafting instructions, but on the understanding that other more urgent legislative priorities for the Department will take priority.

The Committee also noted that the Chair of the PSPA is due to retire at the end of March, however it had been agreed by the Department that he couldn't be retained on a zero hours contract to see the project through to its required conclusion.

The Assistant Chief Officer (Project) confirmed that the delays to the progression of legislative drafting is a setback, however the reform can still be delivered albeit with some adjustment to the proposed timetable. It was noted that Scheme members and employers will need to be communicated to regarding the position.

The Committee expressed its disappointment with the lack of progress or commitment towards the legislative drafting stage for a project that first commenced in 2016.

Resolved, "That particulars of the report and discussion be noted on the minutes and;

- (i) The Department of Infrastructure's approval of the Scheme reform proposals be noted on the minutes;
- (ii) The Committee placed on record and noted it's disappointment at the lack of progress in terms of legislative drafting required for the proposed Scheme reforms, the lower priority assigned to this work by the Department, and its decision to defer any work on this until later in the autumn at the earliest;
- (iii) The Director of Finance be instructed to write to the Department of Infrastructure reminding it of the importance of pressing ahead as soon as practicable with the drafting of legislation for reform of the Isle of Man Local Government Superannuation Scheme. The Attorney General's Chambers, the Tynwald Auditor General, the Chief Minister and Local Authority Scheme employers to be copied into the communication;
- (iv) The Director of Finance be instructed to communicate the delay to the scheme members and employers."

A6. Training – Administering Authority Decisions and Responsibilities

Capita provided a training presentation on the IOMLGSS administering authority decisions and responsibilities. Mr Beedall presented the current scheme calculations and payments of benefits, he explained the requirements and contents of the annual benefits statement and the communications statement. The Committee were reminded of the Scheme's compliance with Data Protection regulations. Mr Beedall finished with a reminder of the Scheme's tiered complaints procedure.

Resolved, "That particulars of the training presentation be noted on the minutes."

A7. Superannuation Scheme Performance Monitoring

The Committee considered a report submitted by the Assistant Chief Officer (Finance) to update on the performance against measures outlined in the Superannuation Scheme Service Plan.

Members had in front of them the actions from the service plan together with an outcome on each. A red, amber and green status had been applied to determine progress in comparison to the action. Members noted that the Pension Fund Annual report is overdue due to the delays from the contract administrator. The Employing authority discretionary policy review is also overdue; however this was on the agenda for the Executive Committee to consider in March. It was noted the delay was due to resources in the finance section.

Resolved, "That particulars of the report and discussion be noted on the minutes and the progress against the planned actions in the Service Plan be noted."

A8. Annual Review of the Pensions Risk Register

The Committee considered a report submitted by the Director of Finance and Assistant Chief Officer (Finance) to review the Pensions Risk Register.

Members were reminded that the document is presented annually to the Committee to advise of any risks facing the scheme, and to ensure that the Council, as administering authority, and all of its partners, have effective strategies for the management of those risks. Officers confirmed a review had

been conducted together with the investment consultant, actuary and contract administrator. A 'changes made' column was included in the document for Committee's benefit to highlight changes made in the version.

Members were presented with a table of thirty-nine risks. The risks were categorised and colour coded by low, moderate and high risks. The risks were re-calculated after chosen action(s) and colour coded accordingly using the red amber green model.

It was noted that there were no residual risk scores showing high risk (severe); however there were five risks showing high risk (major), an increase of one from 2023, this was due to the increased risk from new bodies being created, such as a Housing Authority or Association.

Resolved, "That particulars of the report be noted on the minutes and the updated Pensions Risk Register be approved."

A9. Requests for Transfer out from the Isle of Man Local Government Superannuation Scheme to a non-public section pension scheme

The Committee considered a report submitted by the Director of Finance to consider a policy to deal with Scheme member requests to transfer out of the Isle of Man Local Government Superannuation Scheme (IOMLGSS) to a non-public sector pension scheme. This is following a Pensions Order (Pensions Schemes Act 1993(Application) (Amendment) Order) that was introduced by Tynwald in 2020 which requires the Scheme Administering Authority to have a robust policy in place.

The Amendment Order requires the Committee to set up a procedure for deciding whether to allow a transfer to a non-public sector pension scheme. The Director of Finance assured the Committee that Capita already carry out due diligence checks for any transfer out, but it is recommended that for transfer requests they provide a report setting out the findings, checks and recommending whether a transfer should be approved or not. The policy is recommended in order to protect Scheme Members' interests. Where the request is straightforward it was recommended that delegated authority be given to the Director of Finance to approve the request and a retrospective report noting the decision be brought to the Committee. For more complex or higher risk requests, a Committee decision would be sought.

Resolved, "That particulars of the report be noted on the minutes and the Transfer Policy to deal with future transfer requests to non-public pension schemes be approved and noted on the minutes."

A10. Items for Future Report

The Committee considered a report submitted by the Democratic Services Officer setting out items that are to be considered at future meetings and to review any future training requirements.

Resolved, "That particulars of the items for future report be noted on the minutes."

A11. Date and Time of Next Meeting

The Committee noted that the date and time of the next meeting is Wednesday, 22nd May, 2024.

The Committee rose at 11.53am.

(vii) – The proceedings of the REGENERATION AND COMMUNITY COMMITTEE as follows:

REGENERATION AND COMMUNITY COMMITTEE

REGENERATION AND COMMUNITY COMMITTEE – Minutes of Meeting held on Thursday, 21st March, 2024.

Members Present: Mr Councillor A.J. Bentley (Chair), Mr Councillor J.E. Skinner, Mr Councillor S.R. Crellin.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Finance) (Mr M. Quayle), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Head of Parks (Mrs S. Parkinson), Democratic Services Officer (Mrs D. Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

The Mayor and Mr Councillor F. Schuengel submitted apologies for absence.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 28th February, 2024

The minutes of the meeting held on Wednesday, 28th February, 2024, were approved and signed.

A4. Matters Arising

There were no matters arising raised.

A5. North Quay Food Market and Traffic Regulation Order

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) on the draft Traffic Regulation Order (TRO) for North Quay and a draft agreement with Manx Food Market Traders Association (MFMTA).

Members were reminded that the Committee had previously agreed to seek a permanent TRO for the section of the North Quay between the junctions with Ridgeway Street and Market Hill. The TRO is intended to prohibit vehicular traffic annually between 1st April and 30th September whenever the signs are displayed along with other Supporting Orders in relation to disabled and disc parking in Ridgeway Street.

The Committee had also previously agreed that officers could seek a road closure every alternate Saturday over the winter in order to allow the North Quay Foodies Market to continue to operate year round. These closures were approved and the market has continued to operate over the winter.

Unfortunately there have been numerous delays to receiving feedback from the Department of Infrastructure (DoI) regarding the main TRO since the approach was agreed in May 2023. The current draft order from the DoI also does not include for the road closures to facilitate winter markets and may need to be amended. During the most recent dialogue with the DoI, it was indicated that the Council are expected to undertake consultation with the residents and businesses in relation to two elements of the wider pedestrianisation proposal – the relocation of disabled parking spaces outside St Matthew's Church and the permanent removal of resident permit holder exemption to disc zone restrictions on the east side of Ridgeway Street. This was a departure from what had previously been discussed.

Due to the delays, the report recommended seeking road closures and removal of permit holder exemptions on east Ridgeway Street from 1st April 2024 while awaiting the implementation of the TRO and the physical works required to display the sign.

The report also recommended approving the draft agreement with the MFMTA. The draft agreement was appended to the report. The MFMTA has been following the rules of the agreement, however it is recommended that a more formal agreement be put in place ahead of the implementation of the TRO as

the Council will have little influence over the operation once that is in place. A Member suggested that a clause requesting the clearance of rubbish appropriately be included in the agreement.

Resolved, "That particulars of the report and progression in relation to the North Quay Traffic Regulation be noted and;

- (i) Officers be authorised to carry out further consultation with businesses and residents in relation to two enabling Traffic Regulation Orders for disc parking and disabled parking in North Quay and Ridgeway Street;
- (ii) The proposed Operational Approach to be used in relation to the implementation of the proposed North Quay Traffic Regulation Order be approved subject to the extension of the order to cover the winter period as set out in the Operational Approach;
- (iii) The draft agreement with the Manx Food Market Traders Association be approved subject to the inclusion of a clause in relation to the appropriate clearance of rubbish;
- (iv) The seeking of road closures and removal of permit holder exemption from disc parking restrictions on the east side of Ridgeway Street to the south of its junction with James Street in advance of implementation of the Traffic Regulations Orders in accordance with the proposed Operational Approach be approved; and
- (v) Subject to consultation with the Police, the seeking of evening road closures to coincide with the key Euro 24 matches involving England, Wales or Scotland be approved."

A6. Nobles' Parkrun Five Year Agreement

The Committee considered a report submitted by the Assistant Head of Parks (Services) to seek approval to grant Noble's Parkrun a five year agreement, with an annual break clause option for each party.

Members were reminded that the community group 'Noble's Parkrun' had been operating in Noble's Park since 2017. They currently operate on a rolling annual agreement. The report recommended entering a five year agreement with annual break clauses which will provide the organisation with longer term assurances for planning and investment in resources, and reduce the officer time involvement for annual agreements.

Resolved, "That particulars of the report be noted on the minutes and a five year agreement with Noble's Parkrun to hold weekly Parkrun events in Noble's Park be approved."

A7. Options for Replacement of Spring Valley Changing Rooms

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to seek views on the potential options for delivery of replacement changing facilities at Pulrose.

At the February meeting, the Committee agreed not accept the tenders for the replacement of Pulrose Pavilion as each of the tenders was substantially over budget. The Committee resolved that a report on alternative options come forward as a result.

The Assistant Chief Officer (Regeneration) reminded the Committee that the project has so far failed to reach a conclusion despite its long history because the project team has continually attempted to balance five main requirements in relation to the Football Association's required specification, the minimum specification to obtain Football Foundation grant funding, the requirements of the planning authority, the Council's available budget and the Council's standard procurement approach and minimum specifications.

The report explained that officers are of the view that for the project to proceed, the requirements of one or more of the parties listed will need to be reduced or discounted. Members were presented with a matrix listing a range of options for consideration and the high level implications of each. The options divided into three main categories - to decrease the project cost by decreasing the specification, increase the budget through a variety of means or change the way football facilities are provided on the site and/or the way football is structured in Douglas.

Members were presented with a table of options ranked by officers in terms of the priority it is suggested they be pursued. The Committee were asked to review the list so that officers have a roadmap to progress investigations by moving down the list if the preceding option is unfeasible. The options were as follows;

1. Further investigation of modular buildings;
2. Reduce the number of changing rooms to two and for Isle of Man FA to arrange fixture schedules accordingly;
3. Lease the site to another body and provide a contribution towards the construction costs;

4. Lease the site to another body without a Council contribution;
5. Reduce the number of changing rooms to two and for the clubs to merge;
6. Apply for planning consent for housing, community and commercial use on the unused part of the site and use capital receipts to increase the budget or require the developer to provide the facility as a condition of the sale (this would necessitate a new project of mass scale that would take several years to complete);
7. Attempt to create two usable pitches at Noble's Park;
8. Increase the Council's contribution to the project.

Members discussed each option at length. It was agreed that number 2 to reduce the changing rooms should be further down the list as it was felt that providing only two changing rooms will prohibit the future proofing of the clubhouse and facilities. Members also felt that option 7 could be difficult to achieve and is more realistic that one usable pitch could be created.

Resolved, "That particulars of the report and discussion be noted on the minutes and the prioritised list of options, as follows, be approved for officers to explore options;

1. Further investigation of modular buildings;
2. Lease the site to another body and provide a contribution towards the construction costs;
3. Lease the site to another body without a Council contribution;
4. Reduce the number of changing rooms to two and for the clubs to merge;
5. Reduce the number of changing rooms to two and for Isle of Man FA to arrange fixture schedules accordingly;
6. Apply for planning consent for housing, community and commercial use on the unused part of the site and use capital receipts to increase the budget or require the developer to provide the facility as a condition of the sale (this would necessitate a new project of mass scale that would take several years to complete);
7. Attempt to create two usable pitches at Noble's Park;
8. Increase the Council's contribution to the project."

A8. Items for Future Report

The Committee considered a report submitted by the Democratic Services Officer regarding reports for future consideration by the Committee.

Resolved, "That particulars of the matters for future consideration and discussions be noted on the minutes."

A9. Date and Time of Next Meeting

Members were advised that the next scheduled meeting was due to take place on Tuesday, 14th May, 2024.

Resolved, "That the date and time of the next meeting be noted on the minutes."

PART B –

Matters requiring Executive Committee approval

B10. Manor Park Pathways

The Committee considered a report submitted by the Assistant Chief Officer (Environment) to seek funding to repairs of the pathways around Manor Park at Willaston.

The Director of Environment and Regeneration advised that the poor condition of the pathways in the Manor Park area of Willaston had been brought to the attention of the Council. The reported pathway and surrounding area was assessed and the overall condition of the pathways were considered poor with just the foundations of a tarmac finish remaining in places which could pose a health and safety risk. It was noted that the pathways in this area are popular with local residents and children and were used to access the nearby school. There are other routes available but would take longer to walk.

The report presented three options;

- (i) To carry out repairs to all pathways in this area of Willaston, where required;
- (ii) Carry out repairs to only the pathway that the resident has brought to the Council's attention;
- (iii) Leave the pathways as they are or close them and signpost the public to use the pavements.

The report recommended option 1. A breakdown of the costs were provided in the report. This option would result in wider and smoother pathways, which would be more suitable to wheelchairs and prams. The main pathway which runs parallel to Peveril Road would be a designated shared cycle route, along with the smaller pathway leading off this opposite Sulby Road and will be sign posted and marked accordingly for cycle use. It was noted that the costs would be funded by loan, the total amount payable would be £242,880 including loan charges.

The Director of Environment and Regeneration explained that the pathways, which were unusually vested within the Parks Service, had not been included on the maintenance schedule due to an oversight and therefore had deteriorated to an unacceptable level.

Resolved, "That particulars of the report and discussion be noted on the minutes and;

- (i) That a tender be sought to progress Option 1, to overlay sections of pathway and to fully reinstate smaller areas of pathways whose foundations need renewing in the area of Manor Park Willaston be approved;
- (ii) The matter be referred to Executive Committee to request funding for the works, funded by way of loan over a 15 year period."

The meeting ended at 3.22pm.

VI(viii) – The proceedings of the ENVIRONMENTAL SERVICES COMMITTEE as follows:

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Thursday, 21st March, 2024.

Members Present: Mr Councillor F. Horning (Chair), Mr Councillor J.E. Skinner, Mr Councillor P.J. Washington.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), (Assistant Chief Officer (Environment) (Mr I. Jackson), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Finance) (Mr M. Quayle) (Items A1 to A5, B10 and B11), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Head of Electrical Services and E&R Projects (Mr D. Cullen) (Items A5, B10 and B11), Dilapidation Enforcement Officer (Mr S. Salter) (Items A6 and A7), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Apologies for absence were submitted by the Worshipful the Mayor and Councillor Ms J. Thommeny.

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Minutes – 19th February, 2024

The minutes of the meeting held on Monday, 19th February, 2024 were approved and signed.

A4. Matters Arising from the Minutes

No matters were raised as arising from the previous minutes.

A5. City Centre Umbrella Display

The Committee considered a report submitted by the Head of Electrical Services and E&R Projects seeking approval for the implementation of a suspended umbrella display in the City Centre shopping area, as part of a campaign to educate and raise awareness of Neurodiversity.

Members were advised that as part of an awareness and education campaign on the Isle of Man, Removing Barriers, a neurodiversity charity, has approached the Council with a proposal to create a display of umbrellas utilising the existing Christmas decoration catenary network within the City Centre shopping area, coupled with engaging with local retailers and business to promote the campaign.

Following an evaluation of the proposal by Electrical Services, a solution for the charity to consider was provided to the charity, a copy of which was appended to the officer's report. Members were advised that if the proposal is approved, Electrical Services will further liaise with the charity to ensure that the display presents no hazards.

Members noted that it is intended to install the display for TT 2024 with removal to take place at the end of August. The umbrellas will be installed by a third party and all costs will be at the expense of the charity.

It is considered that the umbrella display will enhance the atmosphere in the shopping area and may assist in increasing footfall in the City Centre.

Resolved, "That particulars of the report be noted on the minutes and that the umbrella display in the City Centre shopping areas be approved."

A6. Planning Application 24/00135/B and 24/00136/CON – 6 and 8 Bridge Road, Douglas

Members considered an appraisal of planning applications 24/00135/B and 24/00136/CON for the site at 6 and 8 Bridge, Road, Douglas, Isle of Man.

Members were advised that the proposal is for a scheme to demolish the existing three buildings and to replace these with one larger property for mixed use. The proposed new building will contain seven

apartments consisting of 5 x 2 bedroom apartments and 2 x 1 bedroom apartments. The proposed new building will also contain groundfloor space to accommodate a retail unit with permission being sought for a shop (Class 1.1) or for food and drink (Class 3.1). The groundfloor plans also show a bin storage area and bicycle storage. Although the existing buildings are not registered buildings, they are within the North Quay Conservation Area and the application includes a separate submission for registered building consent for the demolition aspects of the development.

Members were advised that having considered the application against several key planning policies, as well as other Government strategy documents relating to the development of brownfield sites and vacant unused buildings, this application appears to align itself with many of the objectives set out within these documents.

It is accepted that the development is within a Conservation Area however it is not considered that 6 Bridge Road is making a positive contribution to this part of the Quay and that the property is detrimental to the area due to its unsightly condition. It is also considered that if the application is approved, it may encourage further development within the area particularly along Lake Road and the South Quay.

Resolved, "That particulars of the report be noted on the minutes and that planning applications 24/00135/B and 24/00136/CON be supported subject to the following;

- (i) That the proposed bicycle storage area meets the approval of the DOI Highways Services Team.
- (ii) That the applicant undertakes any necessary surveys as recommended by the DEFA Ecosystems Team relating to bats and birds prior to the commencement of any demolition works;
- (iii) That the applicant provides further detail on their flood risk mitigation measures to the satisfaction of the DOI Flood Risk Management Team; and
- (iv) That the applicant gives consideration to the disabled access arrangements for the proposed food/drink space on the ground floor.

A7. Schedule of Dilapidated, Ruinous or Dangerous Properties

The Committee considered a schedule of properties in a state of dilapidation or disrepair. Members noted that one property had been added to the schedule since the last meeting; four properties had been removed because work had been completed; and a total of sixty properties remained on the list.

Resolved, "That the schedule of dilapidated properties be noted and approved and that the Director of Environment and Regeneration be authorised to progress improvements to the properties, and report back to Committee if service of Notice and/or legal action is required."

A8. Items for Future Report

The Committee noted a report submitted by the Assistant Democratic Services Officer with an appendix setting out a number of reports that would be brought forward for consideration by the Committee in due course.

Resolved, "That particulars of the matters for future consideration be noted on the minutes."

A9. Date and Time of Next Meeting

Members were reminded that the next scheduled meeting of the Environmental Services Committee was due to take place at 10.00am on Monday, 13th May, 2024.

Resolved, "That the date and time of the next meeting be noted."

PART B –

Matters requiring Executive Committee approval

B10. Douglas Promenade Regeneration outstanding works

In response to concerns raised by Members at the January 2024 Council meeting and a subsequent request for a report for consideration by the Environmental Services Committee, Members were presented with a report submitted by the Head of Electrical Services and E&R Projects to determine whether the Council should progress with the completion of outstanding public lighting works for the Douglas Promenade Regeneration scheme.

Members were advised that the Department of Infrastructure's Douglas Promenade Regeneration scheme remains incomplete. Detailed within the officer's report was information on the outstanding public lighting works required at Peveril Island and junction; Strathallan Crescent; Kind Edward Road and Loch Promenade Gardens. The report provided a breakdown of the estimated costs for each element of the scheme.

The report recommended that the Council progress the works on the basis that; the columns have already been purchased, the existing columns are not aesthetically compatible with the Promenade Regeneration design and due to the fact that the Department of Infrastructure has not yet put forward a plan to progress these works which could result in the Council having to install the columns at a later date at an inflated cost. It was noted that the costs would be funded by loan, the total amount payable would be £153,824.00 including loan charges.

Resolved, “That particulars of the report and discussion be noted on the minutes;

- (i) That a scheme to seek tenders for the completion of the Douglas Promenade Regeneration Public Lighting Scheme be approved; and
- (ii) That the matter be referred to the Executive Committee seeking additional funding for the scheme, funded by way of loan over a 15 year period.”

B11. Douglas Promenade Sea Defences LED Lighting

The Committee considered a report submitted by the Head of Electrical Services and E&R projects to determine the funding source for the proposed scheme to light the Douglas Promenade Sea Defences.

Members were reminded that in December 2023 the Committee had considered and subsequently approved funding in the sum of £40,000, for the illumination of twenty-eight inlaid art works within the three phases of the sea defence structure, at that time, it was agreed that the works be funded from within the existing street lighting revenue budget. Members were advised that as these previously identified funds are no longer available, it is recommended that the works be funded from the General Revenue Reserve.

In response to question, the Director of Environment and Regeneration reiterated that these costs related to material only and that it was intended to purchase materials for all three phases to avoid inflationary cost increases. It was noted that if for any reason the phases do not proceed, the material can be easily diverted to maintenance.

Resolved, “That particulars of the report and discussion be noted on the minutes;

- (i) The lighting scheme for the illumination of the twenty-eight inlaid art works within the three phases of the sea defence structure at a cost of £40,000 be approved; and
- (ii) That the matter be referred to the Executive Committee seeking approval to fund the works from the General Revenue Reserve.”

The meeting ended at 11.07am.