City of Douglas

MR COUNCILLOR S.R. CRELLIN, JP
MAYOR

City Hall,
Douglas,
3rd July, 2026

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, 8th JULY 2026, 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

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, 10th June, 2026.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 25th June, 2026.

Members Present: Mr Councillor D.R. Watson (Chair), the Mayor, Councillor Mrs N.A. Byron-Teare, Councillor Ms F.T.E. Logan, Mr Councillor F. Horning, Mr Councillor P.J. Washington.

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Finance) (Mr M. Quayle) (Clause A9), Democratic Services Officer (Mrs D. Atkinson) (Clauses A8 and C14), 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**

There were no apologies for absence.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes**

The minutes of the meeting held on Thursday 28th May 2026 were approved and signed.

A4. **Matters Arising from Previous Minutes**

Clause A18 – Marine Infrastructure Management Act 2016 (Update on Specific Issue Hearings 5, 6, and 7; and Response to Hearing Actions: the Director of Environment and Regeneration advised that she had now read the responses submitted to the Examining Body in relation to the three Hearings. It was noted that the Council was the only organisation to have submitted a response in relation to the request for views on how tension between local adverse effects and national economic benefit could be resolved.

Resolved, "That particulars be noted on the minutes."

A5. **Referrals from the Environmental Services Committee**

There were no referrals from the Environmental Services Committee meeting held on Monday 15th June 2026.

A6. **Referrals from the Regeneration and Community Committee**

The meeting of the Regeneration and Community Committee scheduled for Tuesday 16th June 2026 had been cancelled.

A7. **Referrals from the Housing and Property Committee**

The Committee considered the following referrals from the public minutes of the rescheduled Housing and Property Committee meeting held on Monday 22nd June 2026:

Clause B8 – Drawdown from the Sheltered Housing Community Facilities Reserve (Hazel Court Sheltered Complex – Communal Satellite Systems): the Committee had considered a report by the Housing and Property Operations Manager seeking approval to drawdown from the Sheltered Housing Community Facilities Reserve Fund, to fund upgrades to the communal satellite systems at Hazel Court.

The total estimated cost of the upgrades was £1,000; and concurrence to drawdown from the Fund was sought accordingly.

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

(ii) That the resolution of the Housing and Property Committee – to approve a drawdown of £1,000 from the Sheltered Housing Community Facilities Reserve Fund to carry out upgrades to the Hazel Court Sheltered Complex Satellite Systems – be endorsed."

Clause B9 – Request for Drawdown from the Housing Repairs Fund: the Committee had considered a report by the Housing and Property Operations Manager seeking agreement to drawdown from the Housing Repairs Fund, to undertake voids repair works. These works were in respect of vacated properties associated with transfers to the Willaston Apartments, and also a number of other voids that had been carried over from the previous financial year.

Concurrence to drawdown from the Fund was sought accordingly, the importance of returning the properties into the housing stock being noted.

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

(ii) That the resolution of the Housing and Property Committee – to approve a drawdown of £150,000 from the Housing Repairs Fund to undertake voids repair works – be endorsed."

A8. **Committee Membership 2026 – 2027**

The Committee considered a written report by the Democratic Services Officer seeking the appointment of a Member to the Environmental Services Committee.

It was noted that the vacancy had arisen as the result of a Member resigning from that Committee.

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

(ii) That in line with Standing Order 86, Mr Councillor R.A. Sloane be appointed as a Member of the Environmental Services Committee for the remainder of the two-year term to April 2027."

A9. **Revenue Outturn Report 2025 / 2026**

The Committee considered a joint written report by the Director of Finance and the Assistant Chief Officer (Finance) detailing the draft revenue outturn position for the 2025 / 2026 financial year, and seeking to determine key strategic allocations to reserves at the year-end.

The annual report set out the overall revenue performance against budgets and the ensuing impact upon the Council's reserves. It included the summary revenue outturn position; details of transfers to and from the General Revenue Reserve; and compared actual expenditure to the original budget.

All figures were draft and remained subject to accounts closedown finalisation and audit. The Director of Finance advised that this was particularly relevant for 2025 / 2026, as this represented the first year the accounts were being closed on the new financial information system. It had presented a number of new challenges and it was likely that some amendment or adjustment would still be required before the 2025 / 2026 accounts could be finalised.

Members noted the major elements that had contributed to the revenue outturn position. In particular, the staff vacancy savings accumulated across the year. In overall terms, there was a net favourable General Fund variance of £884,000, however, the full position would only be understood once all commitments had been taken into account, including items that had been rolled forward and any deferred one-off reserve-funded costs.

Members were cognisant that many of the circumstances leading to the revenue outturn position were unique to the 2025 / 2026 year and could not be relied upon to provide equivalent contributions back into Reserves at future year-end outturns. Financial discipline would still be required going forward, which was likely to add pressure to the rates setting position for 2027 / 2028.

Members were also reminded that, at the Special Executive Committee Budget Meeting in January 2026, it had been resolved that a top-up contribution of £80,000 into the Information Technology Fund be considered in the event of a favourable outturn position. Given the positive revenue outturn, that resolution had been implemented accordingly, and it was recommended that a further £20,000 also be transferred - giving a total contribution for the year of £100,000.

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

(ii) That the favourable initial draft revenue outturn position for the 2025 / 2026 financial year with a £884,000 contribution to balances be noted;

(iii) That the uncommitted balance on the General Revenue Reserve as at 31st March 2026 of £1,556,000 - compared with the £1,486,000 forecast at the rate-setting meeting in January 2026 (giving an improved position of £69,000) be noted;

(iv) That the 2025 / 2026 contribution of £80,000 into the Information Technology Fund from the General Revenue Reserve be confirmed, and that the further recommended top-up of £20,000 also be agreed – making £100,000 in total;

(v) That due to the positive outturn position of the Crematorium Service, an additional 2025 / 2026 contribution of £50,000 be made into the Cremator Renewals Fund;

(vi) That given the positive revenue outturn position for Housing Maintenance, the reinstatement of the £5,000 annual reimbursement of the General Revenue Reserve in respect of the Pulrose Roads Adoption be approved for 2025 / 2026, together with the deferred £5,000 payment in respect of 2024 / 2025; and

(vii) That an early final Pulrose Roads Adoption repayment of £15,000 into the General Revenue Reserve as at March 2026 be implemented."

A10. **Urgent Business Procedure – Closure of North Quay for T.T. Practice Week and the 2026 Football World Cup**

The Committee considered a written report by the City Centre Manager advising on the use of Standing Order 125, Urgent Business Procedure, in relation to the closure of North Quay for additional dates to include the duration of T.T. Practice Week and the Football World Cup.

The urgency had arisen as officers had only been advised following the previous meeting of the Regeneration and Community Committee that the proposed Traffic Regulation Order to permanently close the section of North Quay would be advertised after the T.T. period, thus necessitating Standing Order 125 being invoked to obtain the necessary permission for T.T. Practice Week and the Football World Cup. It was noted that the Department of Infrastructure had issued the Council with a Road Closure Order that allowed it to close North Quay between 3rd April 2026 and 3rd October 2026, so the Council was free to close the road during these events without seeking a new Road Closure Order.

As the Chair of the Regeneration and Community Committee had declared an interest in the matter, the Leader of the Council together with the Chair of the Environmental Services Committee had accordingly agreed the recommendation for the closure of North Quay for T.T. Practice Week (26th May to 29th May 2026) and the Football World Cup (29th June to 20th July 2026).

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

(ii) That the resolution under the Urgent Business Procedure – to agree the closure of North Quay for T.T. Practice Week and the 2026 Football World Cup (in addition to the weekend and bank holiday closures already previously agreed) - be noted and endorsed."

A11. **Marine Garden No.4 – Interim Options for Play Equipment / Entertainment**

The Committee considered a written report by the Head of Parks in relation to proposed possible short-term options to provide play equipment / entertainment within Marine Garden No.4, pending progression of the permanent Promenade Redevelopment Scheme.

Marine Garden No.4 formed part of the wider Promenade Improvement Scheme, however, progression of the permanent redevelopment remained dependent upon ongoing discussions with the Department of Infrastructure in relation to the extension of the proposed sea defence wall works in the vicinity of the Marine Gardens. Current indications suggested that implementation of the permanent scheme may not commence for between one and three years and that it may be subject to the outcome of those discussions with the Department.

In the meantime, at the request of the Committee, a number of suitable short-term options for the site had been drawn up to enhance the public amenity and avoid the area remaining under-utilised pending future redevelopment. These were considered accordingly, including the estimated cost and delivery time for each.

The recommended option was for the installation of a temporary relocatable play area, consisting of modern, inclusive play equipment. This was designed specifically to be relocated to another park or open space once the permanent redevelopment of Marine Garden No.4 proceeded. The indicative cost for the play equipment and installation was approximately £40,000.

As part of the assessment of Marine Garden No.4, the condition of the existing metal perimeter railings had also been reviewed. This showed they had deteriorated significantly and were in poor condition. Although replacement of approximately 75 metres of railings was currently included within the wider Loch Promenade Improvement Scheme, it was recommended that replacement be undertaken as soon as practicable, irrespective of the decision reached for the interim use of Marine Garden No.4. The estimated cost of replacing the railings was approximately £31,500 plus VAT.

Having carried out extensive consultation with stakeholders and the public, Members were cognisant that the interim proposal may not fulfil public expectations. It was therefore agreed that a press release should be issued, reiterating that the scheme was a temporary measure given the current uncertainty surrounding a sea wall defence in the area of the Marine Gardens.

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

(ii) That the option to install a temporary relocatable play area into Marine Garden No.4 be approved;

(iii) That approval be given for the replacement of 75 metres of railings surrounding Marine Garden No.4;

(iv) That funding of £71,500 plus VAT be approved from General Revenue Reserves; and (v) That a press release be issued, indicating that the play equipment was a temporary measure which would be relocated to another park or open space once the permanent redevelopment of Marine Garden No.4 could be proceeded with."

A12. **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."

A13. **Time and Date of Next Meeting**

The time and date of the next meeting were confirmed as 10:00am on Thursday 23rd July 2026.

PART C –

Matters subject to Council approval

C14. **Fairtrade Community Commitment**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) seeking consideration of a proposal that the Council supports Fairtrade, and promotes Fairtrade products and practices.

It was noted that the Chief Officers' Management Team had met with representatives from the Isle of Man Fairtrade Group and One World Centre in January 2026 and, following on from this, Members of Council had met with the representatives to discuss the benefits of the Council supporting Fairtrade initiatives and produce.

The Fairtrade initiative encouraged environmentally-friendly agriculture, and ensured farmers and workers in developing countries received fair wages and had safe working conditions. By supporting Fairtrade, the Council was demonstrating that it was taking action to reduce exploitation in global supply chains and, at the same time, promoting increased awareness.

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

(ii) That it be recommended to Council -

(a) That the Council supports Fairtrade, and actively promotes Fairtrade locally through support for local groups, in the media (including social media), in the City Library, and at events (including during Fairtrade fortnight in March each year); and

(b) That the Council reviews its catering offer to ensure that Fairtrade produce was available whenever possible for Council-owned premises; and

(iii) That subject to approval of (ii) above, the Isle of Man Fairtrade Group and One World Centre be asked to promote the Council's support of the Fairtrade initiative."

The Committee rose at 1.20pm.

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

HOUSING AND PROPERTY COMMITTEE

HOUSING AND PROPERTY COMMITTEE – Minutes of Meeting held on Monday, 22nd June, 2026.

Members Present: Mr Councillor P.J. Washington (Chair), the Mayor, Mr Councillor D.C. Cretney, Mr Councillor K. Ver Elst.

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 Chief Officer (Democratic Services) (Mrs L. Radcliffe), Assistant Democratic Services Officer (Mrs C. Maddocks).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

Apologies for absence were submitted by Councillor Ms C. Traynor.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 20th May, 2026**

The minutes of the meeting held on Wednesday, 20th May, 2026 were approved and signed.

A4. **Matters Arising**

No matters were raised as arising from the previous minutes.

A5. **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.

The Committee noted that the monthly Voids Report had been removed from the agenda on the basis that it was for information and not for decision. It was noted that, in such circumstances, the report would normally be circulated to Members by way of a briefing note. The Chair requested that this be reconsidered.

The Chair requested that consideration be given to the legal and financial implications of the Council adopting an alternative approach to the Government’s five-year fixed-term tenancy arrangements and rent-setting framework, including the potential for the Council to determine its own rent levels.

The Director of Finance advised that such an approach would be unlikely to be in the Council’s financial interests, citing potentially significant financial implications and the likelihood of substantial increases in rents. The Assistant Chief Officer (Democratic Services) further advised that the Council may not have the necessary legal powers to pursue such an approach.

The Director of Housing and Property suggested that rather than allocating resources to the preparation of a detailed report at this stage, it would be more appropriate for a briefing note to be prepared for Members setting out the relevant considerations.

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

A6. **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 July, 2026.

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

PART B –

Matters requiring Executive Committee approval

B7. **Drawdown from the Sheltered Housing Community Facilities Reserve - Hazel Court Sheltered Complex - Communal Satellite Systems**

The Committee considered a report submitted by the Housing and Property Operations Manager seeking approval to drawdown from the Sheltered Housing Community Facilities Reserve to fund upgrades to the communal satellite systems at Hazel Court.

Members were advised that a recent request from a resident within Hazel Court had identified a limitation within the current infrastructure.

The existing communal satellite system has reached full capacity, preventing any additional connections for residents who may wish to access satellite TV services. This issue is likely to become more prevalent as demand increases. As a result, an opportunity has been identified to address this by upgrading the systems at Hazel Court Sheltered Housing Complex to ensure adequate provision for current and future residents.

The total estimated cost of completing the upgrades is £1,000 and it is proposed that this amount be funded through the Sheltered Housing Community Facilities Reserve fund.

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

(i) That the draw down of £1,000 from the Sheltered Housing Community Facilities Reserve to carry out upgrades to Hazel Court Sheltered Complex Satellite Systems be approved; and

(ii) That the matter be referred to the Executive Committee seeking concurrence to draw down from the fund."

B8. **Request for drawdown from the Housing Repairs Fund**

The Committee considered a report submitted by the Housing and Property Operations Manager seeking agreement to drawdown £150,000 from the Housing Repair Fund to undertake void repair works.

Members were advised that following completion of the James Brown Apartments in Willaston, nine families have been relocated from their former properties into the new housing development which has resulted in the vacated houses requiring void works.

Initial assessments indicate that several of these properties have been occupied for many years and, as a result, require more extensive refurbishment than standard void turnaround works. The scope includes essential repairs, upgrades, and compliance improvements to bring the properties back to an appropriate lettable standard. It was noted that a programme of works is being developed.

Members were further advised that at the end of the last financial year, a number of vacant properties were carried over, due to the timing of the properties becoming vacant and the repair works being completed. Where void works are carried forward into the following financial year, the costs must be met from that year's Housing Maintenance Budget. It was noted that 54 vacant properties had been carried over to the 2026/27 financial year resulting in additional pressure on the Housing Maintenance budget.

At the time of writing the report, the Housing Maintenance Budget for 2025/2026 recorded an overall underspend of £600,000 at the end of the financial year. This was primarily due to a number of planned works being carried out across the financial years into 2026/2027. The full underspend has been transferred to the Housing Repair Fund.

Approval is sought to drawdown £150,000 from the Housing Repair Fund to undertake Voids repair works associated with the transfers for the Willaston Apartments and a number of the voids that were carried over from last financial year.

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

(i) That the drawdown of £150,000 from the Housing Repairs Fund to undertake Voids repair works be approved;

(ii) That the matter be referred to the Executive Committee seeking concurrence to drawdown from the Housing Repairs fund."

The meeting ended at 11.36am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 15th June, 2026.

Members Present: Mr Councillor F. Horning (Chair), Mr Councillor A. Hall, Mr Councillor D.C. Cretney.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Director of Finance (Mr A.J.T. Boyd), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Dilapidations Enforcement Officer, (Mr S. Salter) (Items A5 and A6 only), Democratic Services Officer (Mrs D. Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

The Mayor and Councillor Miss S. Kewin submitted apologies for the meeting.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 18th May, 2026**

The minutes of the meeting held on Monday, 18th May, 2026 were approved and signed.

A4. **Matters Arising from the Minutes**

No matters were raised as arising from the previous minutes.

A5. **Planning Application – PA 26/00346/C**

The Committee considered a report submitted by the Dilapidations Enforcement Officer regarding a change of use planning application at the Nunnery, Old Castletown Road.

The planning application was for a change of use of the site, predominantly from educational to mixed use (including use classes 1.1, 1.2, 1.3, 2.1, 4.1, 4.2, 4.3 and 4.4). Whilst the report generally supported the change in use, a concern was highlighted regarding the new retail offering under class 1.1, which was contrary to planning policy and Council policy not to support retail outside of the City Centre. The Dilapidations Enforcement Officer advised that further communication had taken place since the drafting of the report to establish the planned retail area, and it was confirmed that the retail space would be up to 100 square metres, equivalent to half a tennis court. It was noted that this was new retail space and did not include any retail on site that was ancillary to services already provided, which was already exempt as part of the Strategic Plan. Officers were content that the new retail space was a small offering but recommended that a condition be applied to the planning application, removing the reference to a percentage and referring to the square meterage, to ensure future development of the site could not result in additional new retail offerings.

Resolved, "That particulars of the report and discussion be noted on the minutes and the following response be submitted to the Planning Authority:

The Committee supports planning application 26/00346/C for change of use of the site from predominantly educational to mixed use (including classes 1.1, 1.2, 1.3, 2.1, 4.1, 4.2, 4.3 and 4.4) at the Nunnery, Old Castletown Road, subject to the following being a condition on any approvals granted:

That any new retail site under class 1.1a is to be limited to 100 square metres. This condition does not include ancillary retail sales to existing businesses which are exempt under the current Strategic Plan.'"

A6. **Schedule of Dilapidated, Ruinous or Dangerous Properties**

The Committee considered a schedule of properties in a state of dilapidation or disrepair. Members noted that eight properties had been added to the schedule since the last meeting; four properties had been removed because work had been completed; and a total of 38 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."

A7. **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. It was agreed to add one further item to the schedule.

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

A8. **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 July, 2026.

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

The meeting ended at 11.28am.