City of Douglas

MR COUNCILLOR S.R. CRELLIN, JP
MAYOR

City Hall,
Douglas,
3rd October, 2025

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 OCTOBER, 2025, 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, 8th August, 2025, and the Special Private Council Meeting on Wednesday, 17th September, 2025.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 25th September, 2025.

Members Present: Mr Councillor D.R. Watson (Chair), the Mayor, Councillor Ms S. Kewin (Vice-Chair, Regeneration and Community Committee), Councillor Ms F.T.E. Logan, Mr Councillor F. Horning.

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 (Democratic Services) (Mrs L. Radcliffe) (Clauses A8 and A9), 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 Councillor Mrs N.A. Byron-Teare, Mr Councillor P.J. Washington, and Mr Councillor D.C. Cretney (Vice-Chair, Housing and Property Committee).

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes**

The minutes of the meeting held on Thursday 24th July 2025 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**

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 15th September 2025.

A6. **Referrals from the Housing and Property Committee**

There were no referrals from the public minutes of the Housing and Property Committee meeting held on Wednesday 17th September 2025.

A7. **Monthly Financial Review – August 2025**

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 to monitor progress against the Finance Department's Service Plan actions and to meet objectives set out in the 2022 – 2026 Corporate Plan.

Members were advised that the rates collection target for the first five months of the financial year had not been achieved, likely as a result of more ratepayers opting to pay monthly rather than paying fully by the discount date. It was suggested that the Director of Finance should liaise with other local authorities (that collected their own rates) with a view to establishing if they were experiencing a similar reduction.

Resolved, "(i) That particulars of the report be noted on the minutes, including in particular -

(a) the extension of the appointment of Baker Tilly Isle of Man as external auditor to the Council for the 2024 / 2025 accounts, with a contract sum of £57,500, representing an increase of 15%;

(b) the Tynwald Auditor General's intention to undertake a full procurement exercise for the appointment of the local authorities' external auditors for future years' accounts at a later date;

(c) the rates collection figure of 72.7% for the first five months of the financial year, compared with the target figure of 84.5% - reflecting a clear shift towards more ratepayers paying monthly rather than paying fully by the discount date; and

(ii) That in relation to (c) above, the Director of Finance be requested to liaise with other local authorities (that collected their own rates) with a view to establishing if they were experiencing a similar reduction in rates collection."

A8. **Consultation Document – Competition Strategy 2025 - 2028**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) in relation to a consultation document issued under Section 68 of the Local Government Act 1985.

The Communications and Utilities Regulatory Authority was seeking feedback on its proposed strategy for competition regulation. Competition legislation applied to all public and private sector bodies on the Island, and the new Act would provide a much-needed modern framework for competition policy, giving greater understanding to businesses when competing in markets, and also safeguarding consumers.

Due to the short timescale for the consultation process, the Council's Consultation Working Group had not had an opportunity to meet to discuss the draft response, but had been given opportunity to comment / amend. The draft response was now attached to the written report for consideration by the Committee. It was noted that the consultation had opened on 28th August 2025, with a closing date of 3rd October 2025.

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

(ii) That the proposed response be approved for submission to the Communications and Utilities Regulatory Authority accordingly."

A9. **Consultation Document – Rating and Valuation (Amendment) Bill: Proposed Amendments to the Rating and Valuation Act 1953**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) in relation to a consultation document issued under Section 68 of the Local Government Act 1985.

The Isle of Man Treasury was seeking feedback on four discrete proposals related to the payment of rates:

- The removal of rates exemptions for dangerous or ruinous buildings to discourage long-term empty or problem properties (by amendment of Section 75A of the Rating and Valuation Act 1953);
- The removal of the requirement that rebate schemes be funded by the Treasury in all cases to facilitate greater local flexibility (by amendment of Section 63A of the Rating and Valuation Act 1953);
- The introduction of a discount and potential cap on the rateable value of quarries (by amendment of Schedule 4 to the Rating and Valuation Act 1953 and the insertion of a new section 13A in this Act); and
- The clarification of whether or not to charge rates on property owned by charitable organisations (by amendment of Section 74 of the Rating and Valuation Act 1953).

Due to the short timescale for the consultation process, the Council's Consultation Working Group had not had an opportunity to meet to discuss the draft response, but a suggested amendment had been received. The draft response was attached to the written report for further consideration by the Committee, it being noted that the consultation had opened on 5th September 2025 and was due to close on 17th October 2025.

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

(ii) That the proposed response be approved for submission to the Isle of Man Treasury subject to the following amendments -

Question 1, paragraph 2 to read – '*While this can also be achieved by Local Authorities using their Building Control legislation (Section 24) which can reinstate rates if the external of the property is dilapidated, it is acknowledged that this route is cumbersome and protracted because of the length of the process. Local authorities have no remit for the internals of any property*.'

Question 2 to read – '*Some property owners, as an unintended consequence, although unlikely, could demolish their properties which will lead to more issues with brownfield sites, and this problem could be mitigated by the charging of a land rate to encourage development*.'"

A10. **Treasury Management Outturn Report 2024 / 2025**

The Committee considered a written report by the Assistant Chief Officer (Income) setting out details on treasury management.

The outturn report was a key aspect of delivering the Council's Treasury Management Strategy. It summarised treasury management activities undertaken in respect of long-term loans and short-term investments; and outlined information in relation to the Prudential Indicators for 2024 / 2025 in respect of affordability.

The indicator for prudence was that net external borrowing would not exceed the capital financing requirement. It was noted that all Prudential Indicators were within Plan for 2024 / 2025, and the Director of Finance confirmed that he was comfortable with the level of borrowing. It was also confirmed that the indicator for treasury management - the CIPFA Treasury Management Code of Practice and Cross-Sectoral Guidance Notes - had been complied with and adhered to for all treasury management activities.

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

(ii) That the achievement of the Prudential Indicators for affordability, prudence, and treasury management also be noted."

A11. **Urgent Business Procedure – Road Closure on North Quay for Manx Grand Prix**

The Committee considered a written report by the Director of Environment and Regeneration on the use of the Council's Urgent Business Procedure under Standing Order 125.

The Department of Infrastructure had previously issued the Council with a Road Closure Order that allowed the Council to close the North Quay highway between 4th April 2025 and 30th March 2026 by display of suitable signage. This was while public engagement took place in readiness for seeking full pedestrianisation for 2026 onwards.

Consultation had been undertaken with businesses on North Quay at the beginning of the summer, with none indicating that they proposed organising events during the 2025 Manx Grand Prix and, accordingly, Committee approval had not been sought for this period. However, on 15th July 2025, officers had been advised that Heron and Brearley proposed to host music performances between the 16th and 29th August (the Manx Grand Prix period), requiring the stage to remain in place and necessitating the road remaining closed during that period.

As the July meeting of the Regeneration and Community Committee had already taken place, Standing Order 125 - Urgent Business Procedure – had been invoked, and the Leader of the Council and the Chair of the Regeneration and Community Committee had accordingly approved the recommendation from officers for the closure of the North Quay for the 2025 Manx Grand Prix period.

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

(ii) That the resolution under the Urgent Business Procedure – to approve the closure of the North Quay for the 2025 Manx Grand Prix period in addition to the dates already agreed by the Regeneration and Community Committee - be endorsed accordingly."

A12. **Douglas City Council's Carbon Footprint – Update Report 2024 / 2025**

The Committee considered a written report by the Director of Environment and Regeneration on behalf of the Net Zero Officer Working Group detailing the Council's progress towards reducing its carbon footprint in line with its Net Zero Strategy and Action Plan Two.

The Isle of Man Government had pledged that the Isle of Man would be Carbon Net Zero by 2050 and, as the largest local authority on the Island and one of the largest employers in Douglas, the Council would be expected to contribute towards this goal. Accordingly, in July 2019, the Council had embarked upon a journey to formally record, monitor, and reduce its carbon footprint and align itself with the Government's pledge. This had been formalised in the adoption of a Net Zero Strategy and Action Plan One at the March 2022 Council Meeting.

Also in July 2019, the Council had agreed to engage the services of the Carbon Trust to calculate its Carbon Footprint for the 2018 / 2019 financial year, which was to be the baseline year from which all carbon emissions would be measured against. The Council's Carbon Footprint for 2024 / 2025 was estimated as being a 17% reduction on the baseline year and represented a 3% decrease on the result reported for 2023 / 2024.

Under the Climate Change (Public Bodies Reporting Requirements) (Amendment) Regulations 2023, the Council had a legal duty to submit an annual report to the Isle of Man Government. Currently, only Scope 1 and Scope 2 emissions were required to be reported, but Scope 3 emissions would feature for the 2026 / 2027 reporting year and the Council, having committed to calculate and reduce its Scope 3 emissions (which represented the largest source of the Council's emissions) would be in a strong position to comply with this requirement.

It was noted that calculations for Scope 3 emissions were based on expenditure, and the Net Zero Officer Working Group had previously identified a risk in relation to the impact that high inflation rises would have on the Council's carbon emission calculations. The Council was not necessarily procuring any more services than it had previously, but the cost of those services had risen and the higher prices would automatically lead to greater 'spend', resulting in a higher carbon emission calculation.

An inflation adjustment had therefore been applied to the procurement figures, which should help ensure future years' calculations were not significantly distorted. It was the view of the Net Zero Officer Working Group that limitations in the Council's Scope 3 reporting should be acknowledged and accepted, with more accurate reporting being pursued in the future, when further external agencies could be employed to assist the Council in its Net Zero journey.

Given the assumptions and estimations that had been applied to calculations, it was essential that the Council received external validation to ensure no calculation errors had occurred, which could impact the Council reporting on its Net Zero journey. A provision had been built into the 2023 / 2024 budget for this, however, as the Council had been in the process of installing a new e-procurement system at the time, the tender had been delayed until the new system could be used. In early 2025, almost twenty suppliers had bid for the work and, following evaluation, a preferred supplier had been appointed. The Council's 2024 / 2025 calculations were now being validated, with work due to be completed by the end of December 2025.

The Net Zero Officer Working Group had been trialling the use of a Carbon 'Budget' Tool, which helped forecast the reduction in carbon needed, year on year, for the Council to reach its aim of being Net Zero in 2050. The latest trajectory forecast was noted, as was the feasibility that the Council may never practically attain Net Zero due to the nature of its services. However, the tool would continue to be used to monitor the Council's progress and for the resulting trajectory to be reported to Committee.

Members noted particularly that the UK Government's Greenhouse Gas Conversion Factors (used by all reporting bodies) had changed significantly in the calculation of carbon for various types of waste disposal. The conversion factor for most types of waste had dropped from 21.3 kgCO2e/tonne to 6.4 kgCO2e/tonne. This was believed to be primarily due to methodological changes and shifts in attribution of emissions, rather than actual reductions in emissions from waste processes. It had, however, had a net positive impact for the Council.

The Action Plans were aligned with political administrative terms and lasted four years. In 2022, the Council had agreed Action Plan One in support of the overarching Net Zero Strategy and this had, accordingly, ended in March 2025. Action Plan Two had been agreed by the Executive Committee in September 2024, and had taken effect from April 2025.

Members expressed their thanks for the amount and quality of work that had gone into producing the report.

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

(ii) That the Council's Carbon Footprint for 2024 / 2025 and the approximate 17% decrease in the Council's Carbon Footprint from the baseline year of 2018 / 2019 (as detailed in Appendix 1) be noted;

(iii) That approval be given for the statutory submission to the Isle of Man Government of the Council's carbon emissions for 2024 / 2025 (as detailed in Appendix 2);

(iv) That the forecast provided by the Carbon Budget Tool and the Carbon Reduction Trajectory (as detailed in Appendix 3) be noted;

(v) That the final update to Action Plan One (as detailed in Appendix 4) be noted; and

(vi) That the latest update to Action Plan Two (as detailed in Appendix 5) also be noted."

A13. **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."

A14. **Time and Date of Next Meetings**

The time and date of the next meeting were confirmed as 2.00pm on Thursday 23rd October 2025.

A15. **Vacancies on Committees**

As the result of a Member of the Council resigning, a casual vacancy had arisen on both the Environmental Services Committee and the Regeneration and Community Committee.

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

(ii) That in line with Standing Order 86, the following appointments be made:

- Mr Councillor D.C. Cretney be appointed as a Member of the Environmental Services Committee for the remainder of the two-year term to April 2027; and
- Mr Councillor A. Hall be appointed as a Member of the Regeneration and Community Committee for the remainder of the two-year term to April 2027."

PART C –

Matters subject to Council approval

C16. **Referrals from the Regeneration and Community Committee**

The Committee considered the following referral from the public minutes of the Regeneration and Community Committee meeting held on Tuesday 16th September 2025:

<u>Clause B1 – Tree Management Policy</u>: the Committee had considered a report by the Head of Parks seeking approval to adopt a Tree Management Policy. This outlined the Council's approach to managing trees within its ownership or areas of responsibility, and also how the Council would respond to trees on privately-owned land in key circumstances. The Policy had been developed in response to the increasing challenges posed by climate change, emerging tree diseases, and growing public and legislative expectations regarding tree risk, amenity, and biodiversity.

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

(ii) That the Tree Management Policy be approved and recommended to Council for adoption accordingly."

C17. **Enforcement Policy – Littering in a Public Place**

The Committee considered a written report by the Community and Enforcement Manager seeking agreement of an enforcement policy for dealing with the offence of littering in a public place.

Littering was illegal and anti-social, and it created a negative impression of an area. The proposed draft policy had been developed to formalise the enforcement approach taken to deal with littering within Douglas, and would further enforce the standard working practices currently employed by the Community and Enforcement Team.

Its adoption would ensure a consistent and proportionate response by the Council when dealing with all incidents of littering, while at the same time allowing for some discretion in whether the matter was pursued as a criminal act for prosecution or as an educational / awareness opportunity.

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

(ii) That the proposed new enforcement policy for dealing with the offence of littering in a public place be approved and recommended to Council for implementation with immediate effect."

The Committee rose at 5.40pm.

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 Wednesday, 17th September, 2025.

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

In Attendance: Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Housing and Property) (Mr V. Zivave), Housing and Property Operations Manager (Mr J. Chatwood), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Housing Manager (Maintenance) (Mr L. Birchall) (Item A7 only), 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 J. Thommeny who was away on Council business.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 16th July, 2025**

The minutes of the meeting held on Wednesday, 16th July 2025, were approved and signed.

A4. **Matters Arising**

No matters were raised as arising from the previous minutes.

A5. **Vacant Properties Update**

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

Appended to the officer's report was a summary chart outlining the number of properties returned in each month, details of the category repair type for each property and the number of void properties in each estate. In addition, trend data was provided illustrating the overall void patterns for 2024/25 and 2025/26, including a comparison of voids received against voids allocated.

The Housing and Property Operations Manager advised that there were currently 52 vacant properties. It was noted that 17 properties had been returned by tenants during July 2025, which is significantly higher than average. It was further noted that 11 properties had been allocated on 16th September 2025, and this figure was to be deducted from the total of 52.

Resolved, "That particulars of the report and discussion be noted on the minutes and the number of vacant properties be noted on the minutes."

A6. **Quarter one performance monitoring 2025/26**

The Committee considered a report submitted by the Housing and Property Operations Manager to update on the quarter one performance indicators for 2025/26.

Appended to the report was the quarterly performance figures for quarter one, and the statistical trend analysis data for rent arrears for the quarter.

Of note for quarter one:

- 100% of emergency repairs had been completed within the target time of twenty-four hours;
- 91.7% of urgent repairs were completed within the target period of 7 working days;
- 83.3% of standard voids were completed within the target time of five weeks and 100% of major voids were completed within the target time of twelve weeks.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the progress made against the performance indicators in the Service Plans for quarter one 2025/26 be noted."

A7. **Void Refurbishment Framework Contract**

The Committee considered a report submitted by the Assistant Housing Manager (Maintenance) to appoint a contractor for the void's refurbishment framework contract.

Members were advised that works to void properties have been carried out by a contractor using a pre-determined and tendered schedule of rates since Committee approval in 2016.

With the Department of Infrastructure now monitoring the 2% rent loss deficiency target, it is essential that the total amount of rent loss incurred by void properties is kept to a minimum by ensuring that void properties are turned around to re-let standard as quickly as possible. The use of contractors to complete repair work assists in achieving this aim.

Appended to the officer's report was the schedule of rates against which contractors were required to tender, together with a cost comparison of the price increases with the previous voids framework.

Following a tender invitation, two tenders were received by the closing date of 5.00pm on Friday, 29th August 2025. An evaluation of the tenders was carried out by the Assistant Chief Officer (Housing and Property), Housing and Property Operations Manager and the Assistant Housing Manager (Maintenance) and it is recommended that the tender submitted by Maclo Construction Limited be accepted.

Members were advised that the tender submission is based on an estimate of 200 voids, 100 per year. It was noted that the actual spend under the contract will depend upon the number of voids received and the level of void works required to each vacant property.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the void refurbishment framework contract tender for 2025 – 2027 as submitted by Maclo Construction Limited be accepted."

A8. **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."

A9. **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 October, 2025.

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

The meeting ended at 11.25am.

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

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 10th September, 2025.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Councillor Mrs N.A. Byron-Teare J.P., Councillor Ms J. Thommeny, Mr Councillor K. Ver Elst, Ms A. Christian (Independent Member).

In Attendance: Director of Finance (Mr A.J.T Boyd), Assistant Chief Officer (Finance) (Mr M. Quayle) (Items A1 to A8), Democratic Services Officer (Mrs D. Atkinson). Mr J. Glasgow, Hymans Robertson. Mr S. Wilson (Item A8 only).

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. **Apologies**

There were no apologies for absence submitted.

A2. **Declarations of Interest**

No declarations of interest were submitted.

A3. **Minutes – 28th May, 2025**

The minutes of the meeting held Wednesday, 28th May, 2025, were approved and signed.

A4. **Matters Arising**

There were no matters arising.

A5. **Training: Investment in a Pension Scheme**

Mr J. Glasgow, Hymans Robertson, provided a training session on investing in a pension scheme. The presentation covered the importance of good investment decisions, how to make decisions and the requirement to seek proper advice in the form of an authorised person or advisor, the Statement of Investment Principles, environment, social and governance considerations and the delegation of strategic decisions and investment to a sub-committee (the latter not being an option in the Council's Constitution).

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

A6. **Quarterly Review of Investment Managers' Performance**

The Committee considered a report submitted by Hymans Robertson to review the investment managers' performance during the second quarter of 2025.

The Scheme achieved a return of 3.7% over the quarter, outperforming the benchmark by 0.4%. Returns over 5 years remain positive albeit behind the overall benchmark. The largest relative outperformer was the Capital Absolute Return Fund, and the largest relative underperformers were the Capital ESG Fixed Income and Canaccord BlackRock Property, which had underperformed its benchmark across all time periods shown.

A market background was provided, noting particularly that market sentiment improved over the quarter as the US paused tariffs, allowing global equities to recover from the previous quarter. Mr Glasgow finished with manager ratings for the quarter. There were no changes recommended to the current manager appointments, however the property fund continues to be monitored in relation to the management of the remaining redemption requests.

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

A7. **Review of Manager's Responsible Investment Policies**

The Committee considered a report submitted by Hymans Robertson to review the investment manager's compliance with the Scheme's Responsible Investment (RI) policies.

The Committee developed a Responsible Investment Policy which was shared with managers in 2017. Hymans Robertson annually review the managers' mandates against the Scheme's policy. The report confirmed that Hymans Robertson remain satisfied that the Scheme's underlying managers comply where possible with the RI policies set out by the Committee.

The report explained that Hymans Robertson believe over the longer-term compliance with the RI will positively impact the value of the Scheme's assets, as managers look to invest in more sustainable and responsible options where applicable for active mandates and participate in active engagement with companies and the exercise of their voting rights across the equity holdings. Members noted that since August 2021 the Scheme has also introduced specific ESG tilted funds which now account for 49% of the Scheme's total assets as at 30th June 2025.

It was noted that a new RI policy had been developed for consideration later in the meeting.

Resolved, "That the review of the Scheme's investment manager's compliance with the Responsible Investment policy be noted."

A8. **Manager Reporting: Canaccord**

Mr S. Wilson joined the meeting to present the Canaccord index-tracking funds for gilts, global equities and UK equities.

Mr Wilson presented the year-to-date performance, after a turbulent beginning to the year, the funds returned a cumulative 6.2% return. Mr Wilson explained the structure and background on information on each fund.

Graphs were presented to the Committee to demonstrate that the performance of the funds are tracking the market as expected. Mr Wilson finished with a market and investment outlook.

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

A9. **Adjournment and Resumption**

The meeting adjourned at 12.50pm and resumed at 1.50pm. The Mayor submitted apologies for the remainder of the meeting.

A10. **Responsible Investment Policy**

Mr Glasgow presented the proposed new Responsible Investment Policy (RI Policy) which had been drafted based on the results of a questionnaire completed by the Committee, Scheme employers and active scheme members gauging views on responsible investment. The questionnaire results had been presented to the Committee at a previous meeting.

The policy set out the underlying objectives of the RI Policy incorporating the beliefs of the Committee on behalf of the Scheme, and what the Committee expect to achieve from having this policy in place, the actions that will be taken to achieve the objectives, and how actions will be reviewed.

It was noted the policy would be publicly available on the Council's website and would be reviewed annually.

Resolved, "That the Responsible Investment Policy be adopted by the Isle of Man Local Government Pension Scheme and shared with fund managers accordingly."

A11. **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. In response to question, the Director of Finance confirmed training to all Council Members would be provided as part of the valuation process .

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

A12. **Date and Time of Next Meeting**

The Committee noted that the date and time of the next meeting is Wednesday, 22nd October, 2025 at 10.00am.

The Committee rose at 3.02pm.

VI(v) - The proceedings of the EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE as follows:

EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE

EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE – Minutes of Meeting held on Tuesday, 16th September, 2025.

Members Present: Mr Councillor F. Horning (Douglas) (Vice-Chair), Mr A. Gibson (Onchan), Ms G. Hanson (Santon), Mr A. Jessop (Braddan).

In Attendance: Mrs D. Eynon (Douglas), Mr R. Phillips (Onchan), Mr J.C. Whiteway (Braddan), Mr A. Crook (Contractor, Item A5 only), Mr M. Quayle, (Assistant Chief Officer (Finance), Douglas), Mrs L. Radcliffe (Committee Administrator, Douglas, taking notes)

REPORT

PART A –

Matters dealt with under delegated authority

A1. **Minutes – 20th May 2025**

The minutes of the meeting held on Tuesday, 20th May, 2025 were approved and signed.

A2. **Apologies**

Apologies were received from Mr T. Kenyon (Garff) (Chair) and Ms M. Kermeen (Braddan)

A3. **Welcome to the new Onchan Representative**

The Vice-Chair welcomed Mr A. Gibson, Onchan Commissioners representative to the Joint Committee.

A4. **Matters Arising**

A4.1 **Tesco Superstore Update**

The Director of Environment and Regeneration gave a brief history for the new representative regarding the collection of Isle of Man Creameries tetra packing. She explained that the two reasons for seeking to have the facility provided at the Eastern Site as preferred to Tesco, are inequality and the fact that eastern ratepayers are paying for the collection point at the Amenity Site whereas users of other amenity sites on the island received the service for free by virtue of the arrangement Isle of Man Creameries had with those sites. Following a meeting with IoM Creameries and Tesco's Superstore representatives to discuss the impact, a decision has been formally received that the Tetrapak collections will remain at the Tesco location.

The Director of Environment and Regeneration requested that Committee consider at their respective Boards whether this facility should continue to be provided prior to the November Committee meeting when the revenue budget for 2026/27 is discussed.

A4.2 **Men in Sheds Update (Douglas)**

The Committee Administrator advised that no further update is available and that the matter is superseded as this item is now covered within the Repair Shop Concept. The Director of Environment and Regeneration confirmed that the Committee are facilitating the engagement with a third sector organisation to fix items in the reuse shed.

A4.3 **Repair Shop Concept**

The Director of Environment and Regeneration reported that there was one expression of interest received from Live at Home and that a presentation took place with the Chair, Contractor and Committee Administrator. The Committee Administrator advised that a detailed plan is awaited from Live at Home which will be shared with representatives when it is received, towards the end of next week.

A4.4 **Braddan Newsletter**

The Director of Environment and Regeneration advised that correspondence between the Clerk to Braddan and herself has resolved matters and that going forward Braddan will change the wording in the Newsletter.

A5. **Declarations of Interest**

None received.

A6. **Operational Contractors Report**

Mr Crook joined the meeting to present the September operational contractor's report.

4.2 WEEE contract – The table at Appendix 5A, shows the net cost between income from WEEE charges and the costs of the additional resource for the period January to August which shows a net surplus. Ongoing surpluses can be used to offset unforeseen expenses. The Contractor will continue to apprise Committee of any ongoing surplus throughout the year in preparation for the 2026/27 budget.

4.4 Bodycams – Approval has been received from all respective Local Authorities Boards. Cameras have been received and are being configured with training being rolled out.

4.5 Western CA Site – The Contractor has continued to monitor the impact of the changes and has observed a 35% increase in traffic on Tuesdays and Wednesdays since the Western site hours were reduced. However, it would be expected for approximately 20% increase in traffic during the summer months. The figures do appear to indicate that the Eastern Civic Amenity Site has incurred some increased traffic due to the Western Sites new arrangements.

4.7 Additional tree planting to provide wind screening on the site – following the Committee's agreement at the May meeting to approve a budget of up to £1000 for the purchase of a range of non-invasive species and to seek assistance from the Manx Wildlife Trust, the Council's Assistant Head of Parks has drawn up a detailed plan showing species, spacing, positioning and other technical detail, which the Manx Wildlife Trust has subsequently endorsed. The Manx Wildlife Trust has also confirmed that they are unable to provide any other assistance at this time.

It was agreed unanimously:

That the tree planting proposal suggested by the Assistant Head of Parks and endorsed by the Manx Wildlife Trust is approved with works to proceed in the coming months rather than wait for the 2026/27 financial year.

4.9 Site Rules – One complaint was received on 18th May 2025 which is now resolved.

It was agreed:

That the report and statistics at appendix 5C and 5D be noted.

A7. **Letter to Chairs of Amenity Site and Feedback**

The letter was noted. The Director of Environment and Regeneration gave verbal feedback that the Department of Infrastructure wanted to gauge interest in a joined-up approach with one specification for all island amenity sites. She informed the Department of Infrastructure that the Eastern site is already in contract until 2029, there is little appetite for the change, and it would incur a financial penalty. Only the Northern site had expressed an interest at the meeting.

A8. **Date and Time of Next Meeting**

Tuesday 18th November 2025 at 2.30pm.

The meeting ended at 4.25pm.

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

REGENERATION AND COMMUNITY COMMITTEE

REGENERATION AND COMMUNITY COMMITTEE – Minutes of Meeting held on Tuesday, 16th September, 2025.

Members Present: Councillor Mrs N.A. Byron-Teare, J.P. (Chair), the Mayor, Councillor Miss S. Kewin, Mr Councillor D.C. Cretney.

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 within the scope of the Committee's delegated authority

A1. **Apologies**

There were no apologies submitted for the meeting.

A2. **Declarations of Interest**

There were no declarations of interest submitted.

A3. **Minutes – Tuesday, 15th July, 2025**

The minutes of the meeting held on Tuesday, 15th July, 2025, were approved and signed.

A4. **Matters Arising**

Members considered the suggestion raised at Council to merge City Day with Civic Sunday as a cost saving exercise. Whilst the Committee agreed that events should be continually monitored to reduce costs, they felt moving Civic Sunday to City Day would unlikely save costs, the cost of the event would be transferred to a different day. There may be some savings in overtime as City Day does not always take place on a weekend, however, there were concerns that this would reduce attendance at the Civic service. The Committee are keen to see City Day expanded by the community and businesses celebrating the day with events throughout the City.

It was agreed not to pursue the idea and instead continue to monitor event costs. Officers confirmed a report on event costs will be submitted prior to the budget, as had been the case for previous years.

Resolved, "That the matters arising be noted on the minutes."

A5. **Douglas City Golf Course – 6 Hole Putting Green**

The Committee considered a report submitted by the Head of Parks, following a request from the Douglas Golf Club, to construct a 6-hole putting green at Douglas Golf Course.

The Douglas Golf Club has identified a small area of scrub land next to the clubhouse that could be utilised for a 6-hole putting green. It was noted that the proposal would not impact the Council's existing maintenance plans, and the Club will fund the project, estimated at £15,000, and take responsibility for ongoing drainage and maintenance of the area.

Resolved, "That particulars of the report be noted on the minutes and the Douglas Golf Club proposal to construct a six-hole putting green at Douglas Golf Course, funded and maintained by the Club be approved."

A6. **Low-Noise Firework Display**

The Committee considered a report submitted by the Democratic Services Officer, following a request from a Member, to consider a low-noise firework display.

At the July meeting of the Committee, officers were tasked with researching the feasibility of a low-noise firework display. A discussion took place with the current firework provider, and whilst a low-noise display can be arranged for the Council at no extra cost, the provider strongly recommended that the Council does not switch to this type of display. The report explained that low-noise displays are generally used at sound sensitive venues such as racecourses or wedding venues in housing estates.

Other authorities that switched to low noise displays reverted back to traditional displays following public feedback after the event.

Members asked that public feedback be sought on the preference and asked that officers arrange a social media poll after the 2025 display to gauge the public's view.

Resolved, "That particulars of the report and discussion be noted on the minutes and the Council continue with a traditional firework display synchronised to music for 2025, and a poll gauging the public's preference on a traditional or low-noise display be conducted immediately after the event for the Committee to consider in planning the 2026 event."

A7. **Quarterly Performance Monitoring – Parks Services and City Centre Management**

Members considered a report submitted by the Director of Environment and Regeneration to update on the performance made against measures outlined in the Environment and Regeneration Department Service Plans, as relevant to the Regeneration and Community Committee.

Appended to the report were the measures as outlined for the Parks Service, and Douglas City Centre Management as at the first quarter of 2025/26. A red, amber, green and black status had been applied to each measure.

It was noted that in Parks Services two out of 22 measures were not completed within the original timeframe due to awaiting input from others, all other measures were on target. In City Centre Management, three out of 14 measures were slightly behind target, all other measures were either met or on target for 2026.

Resolved, "That particulars of the report and the progress made against performance indicators in the Environment and Regeneration Department Service Plans as relevant to the Regeneration and Community Committee for quarter one of 2025/26 be noted on the minutes."

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**

The next scheduled meeting was due to take place on Tuesday, 14th October, 2025

PART B/C –

Matters requiring Executive Committee and Council approval

B/C10. **Tree Management Policy**

The Committee considered a report submitted by the Head of Parks seeking approval to adopt a Tree Management Policy (the policy).

The policy outlined the Council's approach to managing trees within its ownership or areas of responsibility. The policy also covered how the Council will respond to trees on privately owned land in key circumstances. The Head of Parks explained the policy had been developed in response to the increasing challenges posed by climate change, emerging tree diseases and growing public and legislative expectations regarding tree risk, amenity and biodiversity.

The Committee suggested some minor grammatical changes to the policy.

Resolved, "That particulars of the report and discussion be noted on the minutes and the policy to regulate tree management on Council land be supported subject to Executive Committee and Council approval."

The meeting ended at 11.45am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 15th September, 2025.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Mr Councillor A. Hall, Councillor Ms J. Thommeny.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Environment) (Mr I. Jackson), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Finance Manager (Mr E. Skinner) (Items A1 to A5), Dilapidation Enforcement Officer (Mr S. Salter) (Items A6 to A9), Assistant Democratic Services Officer (Mrs C. Maddocks).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

No apologies for absence were received.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 14th July, 2025**

The minutes of the meeting held on Monday, 14th July, 2025 were approved and signed.

A4. **Matters Arising from the Minutes**

No matters were raised as arising from the previous minutes.

A5. **Quarter one service plan performance monitoring 2025/26**

The Committee considered a report submitted by the Director of Environment and Regeneration to update on the performance made against measures as outlined in the Environment and Regeneration Service Plans as relevant to the Environmental Services Committee.

Appended to the officer's report were the measures as outlined in each Service Plan together with an update on the performance as at the end of quarter one 2025/26. A red, amber, green and black status had been applied to each measure.

Members noted that for quarter one:

- Within Building Control, one measure out of four were not met due to continued resource issues. All other measures are on target.
- Within Electrical Services, three measures out of 22 measures are behind due to recruitment issues. All other measures are on target.
- In Fleet Services, one out of nine measures are slightly behind target, all other measures are on target.
- Within Community & Enforcement, three measures out of 18 will not be met due to factors outside of the Council's control. Two measures have been completed. All other measures are on target.
- In Waste Services, three out of 15 measures are behind programme due to factors beyond the Council's control. All other measures are on target.

Resolved, "That particulars of the report be noted on the minutes and that the progress made against performance indicators in Service Plans for quarter one 2025/26 be noted."

A6. **Planning application 25/90721/B – 7-17 Wellington Street, Douglas**

The Committee considered an appraisal of planning application 25/90721/B for the change of use of an existing vacant retail unit from Class 1.1 (shop) to Class 1.3 (food and drink) and alterations to the front elevation at 7 – 17 Wellington Street, Douglas.

It is considered that the reuse of a large empty property within one of the busiest parts of the City Centre should be encouraged and if approved, the new business would make a positive contribution towards the vitality and viability of the City Centre.

Members were advised that the application complies with the relevant planning policies considered within the appraisal and as such, it is recommended that the application be supported.

Resolved, "That particulars of the report be noted on the minutes and that support be given to planning application 25/90721/B with the following conditions:

(i) All waste and recycling receptacles must be stored within the bin storage area shown on drawing 1465-P-02A, this is to ensure that access in the rear lane is not negatively impacted and that all existing businesses using the rear lane continue to have ease of use."

A7. **Planning application 25/90712/C – Ainsdale, 2 Empire Terrace, Douglas**

The Committee considered an appraisal of planning application 25/90712/C for additional use of the ground floor flat to be included as part of the House in Multiple Occupation (HMO) approved under 24/00931/LAW at Ainsdale, 2 Empire Terrace, Douglas.

The proposal is for the ground floor to be converted into four additional bedrooms. Members were advised that the property is currently being used as an HMO but is not registered as one.

Although there is a high demand for affordable accommodation, the Council has a duty to ensure that any proposed housing complies with both planning polices and the Housing Standard Regulations.

Council officers consider that this application falls short in several areas. Two of the bedrooms have no clear outlook, the amenities of the existing tenants will be adversely impacted due to a much smaller dining area, and the bicycle storage area is inadequate. The proposed plans do not show additional areas for general storage or other items such as prams.

Based on the planning policies considered, and advice given by both the Council's Building Control team and Environmental Health, it is recommended that an objection be raised against the planning application.

Resolved, "That particulars of the report be noted on the minutes and that an objection be raised against planning application 25/90712/C as the proposal is not considered to comply with the following:

(i) Isle of Man Strategic Plan 2016 - Housing Policy 17;

  (a) adequate space can be provided for clothes drying, refuse storage, general amenity, and, if practical, car-parking – *the applicant has failed to demonstrate that adequate space has been provided;*

  (b) the flats created will have a pleasant clear outlook, particularly from the principal rooms – *2 of the bedrooms have no outlook*; and

(ii) Housing Standards Regulations - 13 Additional storage facilities

  a) Reasonable storage facilities for such items as baby carriages and bicycles must be provided – *the plans do not show that reasonable storage facilities have been provided*."

A8. **Planning application 25/90789/GB – 27-28 North Quay, Douglas**

The Committee considered an appraisal of planning application 25/90789/GB for the conversion of No.27 to form one retail unit and one apartment, and demolition and replacement of No.28 with one retail unit and one townhouse (in association with 25/00788/CON) at 27-28 North Quay, Douglas.

The proposal is for No.27 North Quay to be converted to 3 floors of bar/restaurant with an apartment on the fourth floor. No 28 will comprise of a small retail unit on the ground floor with a town house on the remainder of the site. The drawings show an outdoor seating area comprising raised decking with outdoor furniture, which is all designed to be removable, providing access to the services below. The development also includes provision for bin and cycle storage.

Members were advised that whilst there may be some objections raised over the demolition of No.28 North Quay, the loss of the building should be balanced against the protection of the Registered Manx stone building which has a greater impact on the Conservation Area. The reuse of this building, making it structurally safe and the removal of the steelwork currently supporting the building will bring greater benefits when balanced against the loss of the single storey property opposite the Saddle Public House.

It is considered that the development will revive this part of Douglas by bringing new residents and new businesses to an area that has several vacant unmaintained buildings many of which have been on the Council's list of dilapidated buildings for several years.

Based on the relevant planning policies considered within the appraisal, along with information contained in the applicant's planning statement it is recommended that the application be supported.

Resolved, "That particulars of the report be noted on the minutes and that support be given to planning application 25/90789/GB with a request that the applicant clearly indicates the bicycle storage on the plans."

On a vote being taken Members voted 2 in favour, 1 against.

Mr Councillor A. Hall asked that this name be recorded as voting against the resolution.

A9. **Schedule of Dilapidated, Ruinous or Dangerous Properties**

The Committee considered a schedule of properties in a state of dilapidation or disrepair. Members noted that ten properties had been added to the schedule since the last meeting; eight properties had been removed because work had been completed; and a total of 37 properties remained on the list. This equates to 0.25% of the total number of properties in Douglas.

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."

A10. **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."

A11. **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 October 2025.

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

The meeting ended at 11.27am.