City of Douglas

MR COUNCILLOR S.R. CRELLIN, JP
MAYOR

City Hall,
Douglas,
5th December, 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, 10th DECEMBER, 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, 12th November, 2025.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 27th November, 2025.

Members Present: Mr Councillor D.R. Watson (Chair), Councillor Mrs N.A. Byron-Teare, Councillor Ms F.T.E. Logan, Mr Councillor D.C. Cretney (Vice Chair, Housing & Property Committee), Mr Councillor F. Horning.

In Attendance: Acting Chief Executive / Director of Environment and Regeneration (Mrs D. Eynon), Director of Finance (Mr A.J.T. Boyd), Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Dilapidation Enforcement Officer (Mr S. Salter) (Clause A3), 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 Worshipful the Mayor, Mr Councillor P.J. Washington, and the Chief Executive.

A2. **Declarations of Interest**

Councillor Mrs N.A. Byron-Teare declared an interest in Clause A3.

A3. **Planning Application – 'Spar Shop', Cushag Road, Anagh Coar, Douglas**

Under the provisions of the Local Government Act 1985, Councillor Mrs N.A. Byron-Teare declared an interest in this item and retired from the meeting whilst it was considered.

The Committee considered a written report by the Dilapidation Enforcement Officer seeking approval of a response from the Council to the Planning Committee in relation to Planning Application PA 25/90640/B, for the erection of single-storey extensions to the front and side elevations of the 'Spar Shop', Cushag Road, Anagh Coar).

The proposal was to improve the existing internal layout to enhance the current offering to the local community and improve staff facilities. However, Council officers did not believe the proposals complied with planning policies, and it was recommended that an objection be raised against the planning application. Comments already submitted by the Department of Infrastructure and the Manx Utilities Authority in respect of the application were also noted.

Should the application be approved, all land ownership matters would need to be resolved before any works commenced as, at present, there was some uncertainty regarding the ownership of the pavement area immediately adjacent to the existing Spar store.

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

(ii) That the following response be submitted to the Planning Authority in relation to Planning Application PA 25/90640/B, for the erection of single-storey extensions to the front and side elevations of the 'Spar Shop', Cushag Road, Anagh Coar, Douglas -

The Council objects to the application on the grounds that it does not comply with Isle of Man Strategic Plan 2016 General Policy 2 -

Section (b) '*respects the site and surroundings in terms of the siting, layout, scale, form, design, and landscaping of buildings and the spaces around them'* –

- The proposals do not respect the whole site, as the footprint of the building extended onto land which was believed to be owned by the Council;

Section (h) '*provides satisfactory amenity standards in itself, including where appropriate safe and convenient access for all highway users, together with adequate parking, servicing, and manoeuvring space'* -

- The proposals, if approved, would cause a detriment to the front pavement, blocking the full width of the pavement, which could seriously impair those who use mobility aids as well as those who may use the pavement with baby-buggies;

Section (i) '*does not have an unacceptable effect on road safety or traffic flows on the local highways'* -

- The Department of Infrastructure had raised concerns over the possible reduction in car parking spaces, an increased usage of the existing car park, and the detriment to the pedestrian pavement area directly outside the front entrance of the store;

Section (g) '*does not affect adversely the amenity of local residents or the character of the locality'*–

- Council officers were of the opinion that the application would affect the amenity of local residents, particularly the full use of the pavement directly outside of the Spar store; and

Section (k) '*does not prejudice the use or development of adjoining land in accordance with the appropriate Area Plan'* –

- The development encroached onto land that was not owned by the applicant which, in the opinion of Council officers, would prejudice use of that land."

A4. **Minutes**

The minutes of the meeting held on Thursday 23rd October 2025 were approved and signed.

A5. **Matters Arising from Previous Minutes**

There were no matters arising from the previous public minutes.

A6. **Referrals from the Environmental Services Committee**

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 17th November 2025.

A7. **Referrals from the Regeneration and Community Committee**

There were no referrals from the public minutes of the Regeneration and Community Committee meeting held on Tuesday 18th November 2025.

A8. **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 Monday 24th November 2025.

A9. **Community Newsletter Release**

The Committee considered a written report by the Democratic Services Officer seeking a review of the format and distribution of the Council's annual community newsletter to ratepayers and housing tenants.

The community newsletter was an opportunity to communicate with all residents, and for many years the printed booklet had been circulated in March to housing tenants with rent letters; and in April to all Douglas residents with rates demands (both deadlines being set in legislation). More recently, however, the preference had been for the newsletter to be posted to housing tenants in April – that was, at the same time as rate demands were issued to other residents.

It was proposed that the format of the printed newsletter for circulating alongside rate demands be reduced to one A5-size double-sided sheet containing key information and a QR code linking to the full digital newsletter. For housing tenants, it was recommended that the Council make contact via email, with the link to the newsletter. The proposed changes would save £3,300, reduce environmental impact, reduce officer administration time, and promote use of the Council's new website.

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

(ii) That the printed newsletter be reduced to one A5-size double-sided sheet, containing a foreword from the Leader, a rates breakdown, and a QR code linking to the full digital version on the Council's website;

[*On a vote being taken, Members voted 2 For; 3 Against. Mr Councillor D.R. Watson, Councillor Ms F.T.E. Logan, and Mr Councillor F. Horning requested their votes against be noted on the minutes*]

(iii) That the printed newsletter continue to be issued to Douglas residents in its full format with rates demands; and

(iv) That the printed newsletter continue to be posted to the Council's housing tenants in its full format in April."

A10. **Consultation Document – Updating the Data Protection (Fees) Regulations 2018**

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 Information Commissioner had launched a public consultation on proposed changes to the registration fees paid to the Information Commissioner's Office (ICO). Currently, organisations that paid the registration fee all paid the same amount, regardless of their size or the volume of personal data processed. A new tiered fee structure was therefore being proposed, which it was believed would be fairer and more proportionate.

The current fee structure comprised a flat £70 registration fee and a £50 renewal fee. The proposed tiered fee amounts for small, medium, and large businesses were noted – and in particular, that the Isle of Man public sector group would be subject to a fixed annual registration fee of £300,000 (this to cover regulatory supervision under Data Protection and Freedom of Information legislation, with the fee replacing individual controllers and processors within the public sector).

These changes were claimed to bring the Island in line with similar models already in place in Jersey, Guernsey, and the UK. The Council would sit in the large businesses group (50+ employees) and therefore fees may be increased from £50 per year to £2,400 per year, provided the Council was not considered to be within the Isle of Man public sector group and therefore be subject to the fixed annual registration fee. It was not known if the public sector fee would be cross charged to public sector bodies and, if so, what the likely fee to the Council would be.

The consultation had opened on 14th October, with a closing date of 1st December 2025. A draft response - prepared by Chief Officers, the Data Protection Officer, the Democratic Services Team, and the Council Advocate - had been reviewed by the Consultation Working Group, and was before the Committee for further review.

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

(ii) That the proposed response, as appended to the written report, be approved as the Council's response and submitted accordingly."

A11. **Consultation Document – Control of Vibration at Work Regulations 2025**

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

Although the Isle of Man held jurisdiction over its territorial waters, it currently lacked a comprehensive offshore health, safety, and environmental framework. To address this, the Department of Environment, Food and Agriculture (DEFA) was reviewing and updating specific legislation to align with UK Offshore Health and Safety Executive legislation and standards. The legislative reform aimed to ensure health and safety standards would apply consistently to both onshore and offshore activities, and support the safe development of future offshore energy projects.

The Isle of Man Control of Vibration at Work Regulations 2025 imposed duties on employers and relevant self-employed persons to assess, control, and monitor exposure to vibration in the workplace. It represented a formal adoption and localisation of the UK's 2005 Vibration Control framework, filling a regulatory gap in the Isle of Man's health and safety legislation. It also provided clarity, enforceability, and alignment with current best practice and standards.

The consultation had opened on 13th October 2025, with a closing date of 8th December 2025. A draft response - prepared by the Council's Health and Safety Officers - had been reviewed by the Consultation Working Group, and was before the Committee for further review.

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

(ii) That the proposed response, as appended to the written report, be approved as the Council's response and submitted accordingly."

A12. **Consultation Document – Control of Noise at Work Regulations 2025**

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

The Department of Environment, Food and Agriculture (DEFA) was reviewing and updating specific legislation to align with UK best practice, and the Isle of Man Control of Noise at Work Regulations 2025 aimed to protect workers from harmful noise levels in the workplace. The Regulations set legal limits on how much noise workers could be exposed to. It also required employers to assess noise risks, reduce noise exposure, provide hearing protection, monitor workers' hearing health, and train staff on noise risks and safety.

The consultation had opened on 13th October 2025, with a closing date of 8th December 2025. A draft response - prepared by the Council's Health and Safety Officers - had been reviewed by the Consultation Working Group, and was before the Committee for further review.

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

(ii) That the proposed response, as appended to the written report, be approved as the Council's response and submitted accordingly."

A13. **Consultation Document – 20mph Speed Limits in Residential Areas (Further Consultation)**

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 Department of Infrastructure was seeking further views on the project to implement 20mph speed limits in residential areas across Douglas and Onchan in line with a commitment by Tynwald in 2023.

Reducing traffic speeds in residential areas was seen as an important step towards improving people's quality of life and creating streets that were safe and inclusive. The focus would be on the installation of new signage, raising public awareness, and encouraging compliance through behaviour change.

The consultation had opened on 11th November 2025 and, although it had closed on 25th November 2025, a three-day extension period had been granted by the Minister for the Department of Infrastructure to allow consideration by the Committee. Feedback had been provided by the Chief Officers' Management Team advising that no operational impact had been identified, and a draft response had accordingly been reviewed by the Consultation Working Group, which was before the Committee for further review.

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

(ii) That the proposed response, as appended to the written report, be approved as the Council's response and submitted accordingly."

A14. **Chief Executive's Department Service Plan Performance Report**

The Committee considered a written report by the Chief Executive providing an update on performance compared against measures outlined in the Chief Executive's Department's Service Plans for 2024 - 2026.

Following the Council's adoption of a new Corporate Plan for the years 2022 – 2026, each Service had its own Service Plan to run for the financial years 2022 – 2024 and 2024 – 2026.

Service Plans were an important part of the process to ensure that performance and standards were addressed and delivered; and Members accordingly noted the actions from the Service Plans, together with an update on performance for the first six months to the end of October 2025. It was however suggested that having more tangible key performance indicators within the Service Plans would be useful.

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

(ii) That the progress against planned actions and performance indicators also be noted; and

(iii) That in future, more tangible key performance indicators be included within the Service Plans."

A15. **Monthly Financial Review**

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.

It was noted that correspondence had been received from the Isle of Man Treasury advising all local authorities that the audit certification deadline for the 2024 / 2025 financial year had been extended to 31st March 2026 - the statutory deadline otherwise being 31st October each year. The Council's auditors were therefore working with the revised deadline in mind, although a February 2026 sign-off might be possible.

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

(i) the rates collection figure of 88.1% for the first seven months of the financial year, compared with the target figure of 90.6%; and

(ii) the Isle of Man Treasury's decision to issue a five-month extension to the local authority audit certification deadline to 31st March 2026."

A16. **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.

The Leader sought a report to a future Committee meeting to change the Constitution to allow for the Executive Committee to meet on the second Thursday after Council each month at 10.00am.

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."

A17. **Time and Date of Next Meeting**

The time and date of the next meeting were confirmed as 2.00pm on Wednesday 17th December 2025.

PART C –

Matters subject to Council approval

C18. **Independent Member on the Housing and Property Committee**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) seeking views on whether to consider reinstating an Independent Member to the Housing and Property Committee, following a request from that Committee for an Independent Member to be appointed.

An Independent Member was an individual with no direct link to the Council and was appointed (as opposed to elected) following an open recruitment and selection process. The Council had first introduced Independent Members to the Standards Committee and the Pensions Committee in 2012 as part of a review of the Council's decision-making structure and the subsequent adoption of the current Constitution.

In October 2014, as part of its consideration of Constitutional changes, and specifically a proposed separation of the Housing and Property Committee and revision of Housing services, the Executive Committee had resolved that membership of the Housing Committee should include one Independent Member (who should be a Council tenant or resident of a Council-owned property). An Independent Member was subsequently appointed and served for the 2016 – 2018 municipal term.

Following approval by Tynwald to reduce the number of Members of the Council from eighteen to twelve, the Executive Committee, in November 2019, had agreed a revised decision-making structure. During consideration relating specifically to the Housing Committee, it had been agreed that there was no longer a need for the membership to include an Independent Member and it had been proposed to revert back to the previous reporting structure – that was, through the Executive Committee on both policy and budgetary matters.

While the addition of an Independent Member could provide reassurances of openness and accountability, such inclusion on the Housing and Property Committee would break parity with the Council's other two Standing Committees (the Environmental Services Committee and the Regeneration and Community Committee). All three Standing Committees were scrutinised by the Executive Committee, and the addition of an Independent Member may add process without proportional benefit. It was also commented that tenants already had a voice through their Elected Councillors.

It was suggested that if the intention of the appointment was to strengthen the Council's understanding of tenants' needs and ensure their views were reflected in decisions, then there were more effective ways of achieving that – such as themed discussion groups or focussed tenant discussion panels. Such an approach would encompass a broad cross-section of tenants' views, and ensure the feedback received was balanced and reflective of the wider community. It was agreed that efforts should be made to establish public forums within tenants' communities to strengthen democracy.

If it was the wish of the Executive Committee to reinstate an Independent Member to the Housing and Property Committee, then a recommendation should be made to Council to decide a requirement for Independent Members on all its Standing Committees and, as this would be a policy decision, an amendment would accordingly be required to the Council's current Constitution.

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

(ii) That it be recommended to Council that an Independent Member be not reinstated on the Housing and Property Committee."

C19. **Proposed Friendship Agreement with Dublin City Council**

The Committee considered a written report by the Director of Finance seeking approval to enter into a Friendship Agreement with Dublin City Council.

Since Council voted unanimously in April 2025 to seek a civic agreement with Dublin, officers had been engaging with counterparts at Dublin City Council and, on 25th September 2025, Dublin City Council's Protocol Committee had considered a proposal put forward by its officers for a Friendship Agreement with Douglas Council. A Friendship Agreement was less formal and onerous than a formal twinning arrangement, and the Protocol Committee had voted unanimously in its support. Accordingly, counterparts in Dublin had begun to develop a framework for the Agreement, with four key areas having been highlighted by Dublin –

- Unesco Biosphere;
- City Centre / Visitor Economy;
- Net Zero Mission Cities; and
- Culture and Language.

Officers from Douglas had since held meetings with the Department for Enterprise's 'Visit Isle of Man' Team and the Biosphere Team at the Department of Environment, Food and Agriculture; and there had been an exchange with Culture Vannin. All were keen to take advantage of a Friendship Agreement with Dublin.

A civic relationship could bring opportunities for joint learning, information exchange, and benchmarking comparisons. No additional rateborne costs should fall on the Council as a result of any outside bodies developing their own links with Dublin counterparts as a result of the Friendship Agreement – any civic relationship would merely raise the profile of both Cities for each community, and thereby raise the prospect of encouraging new links across the two.

With the Island sitting equidistant between Liverpool and Dublin, and a shared maritime history between the three Cities, there was enthusiasm across all parties around the fact that Dublin had fostered close links with Liverpool through a separate twinning agreement and the fact that the Isle of Man now had in place a Memorandum of Understanding with Liverpool City Council.

It was noted that Dublin's officers were keen to design an agreement that would be fruitful and beneficial to all concerned and had indicated a possible visit to Dublin in the New Year (late February / early March) for the official signing of the Agreement.

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

(ii) That Dublin City Council's Protocol Committee's unanimous support for entering into a Friendship Agreement with Douglas City Council also be noted; and

(iii) That the development of a Friendship Agreement with Dublin City Council be agreed and recommended to Council for formal approval."

The Committee rose at 5.10pm.

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, 24th November, 2025.

Members Present: Mr Councillor D.C. Cretney, (Vice-Chair), Mr Councillor K.W.F. Ver Elst, Councillor Ms J. Thommeny.

In Attendance: Director of Finance (Mr A.J.T. Boyd), Assistant Chief Officer (Housing and Property) (Mr V. Zivave), Housing and Property Operations Manager (Mr J. Chatwood), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Assistant Democratic Services Officer (Mrs C. Maddocks).

REPORT

Part A –

Matters delegated to the Committee

A1. **Chair of meeting**

In the absence of the Chair, Mr Councillor P.J. Washington, it was agreed that the Vice-Chair, Mr Councillor D.C. Cretney, chair the meeting.

A2. **Apologies**

Apologies for absence were submitted by the Worshipful the Mayor and Mr Councillor P.J. Washington.

A3. **Declarations of Interest**

There were no declarations of interest.

A4. **Minutes – 15th October, 2025**

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

A5. **Matters Arising**

No matters were raised as arising from the previous minutes.

A6. **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 46 vacant properties, noting that this equates to 1.9% of the Council's total social housing stock.

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

A7. **2025 – 2026 Quarter two performance monitoring**

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

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

Of note for quarter two:

- 100% of emergency repairs had been completed within the target time of twenty-four hours;

- 80% of urgent repairs were completed within the target period of 7 working days;
- 88.9% of standard voids were completed within the target time of five weeks and 76.9% of major voids were completed within the target time of twelve weeks.
- The number of tenant accounts in rent arrears has decreased by 107 since Quarter 1.
- 115 Customer Satisfaction Surveys were submitted by tenants, an increase of 85% from Quarter 1, including 98 relating to maintenance works. This represents a significant increase in survey returns and will support the Housing Team in improving services through the feedback received.

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 two 2025/26 be noted."

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 Friday, 12th December, 2025.

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

The meeting ended at 2.30pm.

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

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 26th November, 2025.

Members Present: Mr Councillor F. Horning (Chair), 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), Mr E.P. Pierce (Items A1 to A4), Democratic Services Officer (Mrs D. Atkinson). Mr J. Glasgow, Hymans Robertson (Items A1 to A8).

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. **Apologies**

Apologies for absence were submitted by the Worshipful the Mayor, Mr Councillor S.R. Crellin.

A2. **Declarations of Interest**

No declarations of interest were submitted.

A3. **Minutes – 22nd October, 2025**

The minutes of the meeting held Wednesday, 22nd October, 2025 were approved and signed.

A4. **Matters Arising**

There were no matters arising.

A5. **Review of Investment Managers' Performance**

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

The Scheme achieved a net return of 4.1% over the quarter, outperforming the benchmark by 0.7%. Returns over 5 years remain positive albeit just behind the overall benchmark. The largest relative outperformer was the Capital Absolute Return Fund, and the largest relative underperformers were the RLAM UK Equities and the BlackRock UK Property Fund. It was noted both funds have underperformed their respective benchmark across all time periods.

A market background was provided. 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."

A6. **Annual Review of Investment Managers**

The Committee considered a report submitted by Hymans Robertson to compare the performance of the Scheme's investment managers with their benchmarks and peer groups over the last 12 months and three years to 30th September 2025.

The report analysed each manager individually and the following key points noted.

- Capital International's Absolute Return Fund has significantly outperformed its benchmark over the past 12 months. The fund has also outperformed its benchmark over thee and five-year time periods. Performance relative to peer group has been above the median across both time periods covered. Hymans Robertson remained supportive of Capital for the Scheme's Absolute Return Fund.
- The BlackRock UK Property Fund (held via Canaccord) has underperformed its benchmark over all time periods to 30th September 2025. From a peer group perspective, the fund is below the median within its peer group of five similar property funds over the past year and over the three-year period. Hymans Robertson continue to support BlackRock as the manager of the Scheme's property fund however the continued underperformance is being monitored.
- It was noted that fees for this fund had not been reviewed since 2015. The Committee gave approval for Hymans Robertson to approach BlackRock to negotiate current fees.

- The Capital International ESG Fixed Income bond portfolio marginally underperformed its benchmark over the previous 12 months by -0.4%. This was attributed to the fund's underperformance in quarter two 2025 when the key driver of the fund's relative underperformance was due to its shorter duration relative to benchmark. The peer group analysis placed the fund slightly behind the third quartile over the one-year period and trailing the median over the three-year period to 30th September 2025. Hymans Robertson continue to support Capital International as the manager of the Scheme's corporate bond portfolio.

  The five index-tracking funds performed in line with their respective benchmarks and Hymans Robertson continue to support these funds, however it was noted that based on the strategy review planned following the valuation results, there may be a case to revisit some of the appointments in line with the required strategy going forwards.

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

A7. **Plan of Investment Activities for 2026**

The Committee considered a report submitted by the Assistant Chief Officer (Finance) to plan the investment matters to be considered by the Committee during 2026.

It was agreed to amend the attendance of the fund managers in 2026 to;

- February – Capital International
- May – BlackRock
- September – Capital International
- November – BlackRock and Canaccord.

Members discussed the attendance of Hymans Robertson and agreed that one in-person visit, and three virtual attendances is sufficient.

Resolved, "That particulars of the report be noted on the minutes and the 2026 plan of investment activities be approved."

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 and advised overall it had been a strong year for global equities in their base currencies. The presentation demonstrated since inception in 2015 the funds had a cumulative growth of 76.74%.

Graphs were presented to the Committee to demonstrate that the performance of the funds which are tracking the markets has been as expected, with the exception of the LGIM Future World Fund which since late 2023, had been impacted by unfavourable currency exchange rates. Mr Wilson finished with a market and investment outlook.

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

A9. **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. It was noted the items approved from the plan of activities will now be added to the schedule.

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

A10. **Date and Time of Next Meeting**

The Committee noted that the date and time of the next meeting is Wednesday, 25th February, 2025 at 10.00am.

The meeting ended at 3.03pm.

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, 18th November, 2025.

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

In Attendance: Mrs D. Eynon (Douglas), Mr R. Phillips (Onchan) (from 3.15pm), 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 – 16th September 2025**

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

A2. **Apologies**

No apologies were received.

A3. **Matters Arising**

A3.1 **Tetrapak Collection**

The Director of Environment and Regeneration requested at the last meeting 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.

It was agreed unanimously:

The Eastern Civic Amenity Site Joint Committee continue to provide Tetrapak collections at the site at a cost to the five Local Authorities.

A3.2 **Repair Shop Concept**

The Director of Environment and Regeneration reported that the pilot with Live at Home has had a low-key start prior to the formal launch, and a media release will go out to the public early in December 2025. Details of how the trial was going were contained in the Contractor's report later on the agenda; indications were it was working well so far. The Director of Environment and Regeneration advised the arrangement also enables upcycling of WEEE goods such as laptops, PC's and other electrical and electronic goods, at Northern Men in Sheds discretion.

A4. **Declarations of Interest**

None received.

A5. **Operational Contractors Report**

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

4.2 WEEE contract – Middle Park Recycling has advised the Contractor that an additional charge of £5 for washing machines will be introduced due to issues with the WEEE contractor's end distribution arrangements. The Committee currently charges the consumer £20 for disposal of washing machines, which contributes towards the cost of resourcing operations to strip these items since changes to the shipment of WEEE were implemented in January 2025. The civic amenity site Contractor does not anticipate any impact on civic amenity site costs for the partnering Authorities and no increase in prices to site users is planned.

It was noted that the monthly WEEE charges against expenditure has a modest surplus to the sum of £2,711.75. It was decided that once figures for one year are collected that the pricing structure be reviewed with the aim being that there is no surplus from WEEE charges.

A representative picked up an error on the reporting table which did not result in an incorrect running balance.

A representative requested clarity on what the Department of Infrastructure based their WEEE charges on. The Director of Environment and Regeneration advised that no scientific data was presented at the time sites were advised of the new charges. The administrator agreed to recirculate the December 2024 and January 2025 email correspondence.

4.3 The Contractor advised that he met with Middle Park Recycling in October, to discuss the potential of creating a Memorandum of Understanding, distinct from the contractual arrangement Middle Park Recycling has with Central Government. The purpose of the Memorandum of Understanding would be to formalise arrangements between the Eastern Civic Amenity Site Joint Committee and Middle Park Recycling, ensuring continuity of service and price certainty. Discussions are at a preliminary stage but supported by both parties in principle.

4.5 Bodycams – The Contractor advised that the rollout has been delayed slightly due to seeking further clarification from the manufacturer regarding switching users between team members and subsequent data retention.

4.6 Western Civic Amenity Site – The Contractor has continued to monitor the impact of the change in hours at the Western Civic Amenity Site and has observed that the change is now minimal, indicating that Western users have adjusted their visits in line with the new opening times.

4.7 Northern Civic Amenity Site WEEE Contract – The Contractor advised that he has clarified the position with WEEE collection with Ramsey Town Commissioners who are the current Contractor. The arrangements are as follows: -

- Hazardous WEEE e.g. Fridges, Freezers, TV's etc. collected by Middle Park Recycling, customers are charged at the rate agreed with the Department of Infrastructure;
- Small WEEE e.g. toasters, hairdryers, kettles etc. Collected by Middle Park Recycling at no charge to the customer;
- Medium Size WEEE e.g. microwaves, exercise equipment, gardening equipment is collected by Middle Park Recycling, the customer is charged £10 for disposal;
- Large WEEE e.g. single oven is collected by Northern Metals, the customer is charged £20 for disposal; and
- Extra Large WEEE e.g. dishwasher, washing machine, tumble dryer, large oven is collected by Northern Metals, the customer charged £40 for disposal.

The Contractor advised that the Northern site does not dismantle any of the larger items, they charge the customer more for disposal. In contrast, the Eastern site partially dismantles larger items, which enables the customer to be charged less and allow some income from scrap metal. Whether the arrangement in the North could work for the Eastern site, is debatable due to the proximity of Northern Metals to the site. Also, Northern Metals would insist on no dismantling as they cover their costs from the residual scrap metal and other valuable components e.g. motors. This is also a real time cost for the Northern Site who no longer yield income from the scrap metal.

4.8 Additional tree planting to provide wind screening on the site – The Contractor advised that the Assistant Head of Parks (Douglas), has carried out further inspections of the site to carry out soil analysis and to order the whips for planting. No schedule has yet been set for the actual planting operation.

4.9 Joint Operational Meeting – The Contractor advised that an operational meeting of the four civic amenity sites has been scheduled for the 24th November. The meeting has been organised by the Department of Infrastructures, Waste Management Unit which has a new management team. The last meeting was in March 2025.

4.10 Incidents – The Contractor reported that one complaint was received by one of the Local Authorities' representatives on behalf of a Member whereby traffic flow was halted for a prolonged period whilst the excavator (skip compactor), which had broken down was being recovered. The representative suggested that vehicles could have been temporarily diverted to maintain traffic flow. The Contractor agreed that a temporary arrangement could have been put in place but had not anticipated the recovery operation taking as long as it did.

4.11 Material Weights – The Contractor reported that a discrepancy has been identified with regards to Clothing and Large WEEE tonnages, whereby the figures contained errors. On investigation the discrepancy has come from weighbridge tickets, which show the correct gross vehicle and tare weights, but has given an incorrect payload. The weighbridge has received its annual calibration, and the fault has now been addressed.

The Contractor advised for noting at this point that Isle of Man Government has advised that from 1st January 2026 clean, dry plaster board will no longer be landfilled, instead it will be shipped to the UK. A full analysis of the impact of this change will be undertaken by the Contractor and circulated to Committee for approval. It was not yet known if this would result in additional costs to the Committee.

A6. **Date and Time of Next Meeting**

Tuesday 17th February 2026 at 2.30pm.

The meeting ended at 3.30pm.

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, 18th November, 2025.

Members Present: Councillor Mrs N.A. Byron-Teare, J.P. (Chair), Councillor Ms. C. Traynor, Councillor D.C. Cretney.

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

REPORT

PART A -

Matters delegated to the Committee

A1. **Apologies**

Councillor Ms. S Kewin and the Mayor submitted apologies for the meeting.

A2. **Declarations of Interest**

There were no declarations of interest submitted.

A3. **Minutes – Tuesday, 14th October, 2025**

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

A4. **Matters Arising**

City Day and Civic Sunday

Following a discussion at the November Council Meeting regarding the future of Civic Sunday, it was agreed that the budget for Civic Sunday be transferred to the Mayor's Budget, giving the Mayor of that year autonomy to determine whether the event should take place.

Resolved, "That that budget allocated for Civic Sunday in SP100 Public Events be moved to SP140 (Mayor's Budget) in future years."

A5. **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 second quarter of 2025/26. A red, amber, green and black status had been applied to each measure.

Members discussed the schedules in detail. 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, two out of 14 measures were behind target, all other measures were either completed 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 two of 2025/26 be noted on the minutes."

A6. **Items for Future Report**

The Committee considered a report submitted by the Democratic Services Officer regarding reports for future consideration by the Committee. A report on the feasibility of amending the Burial Act was added to the schedule.

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

A7. **Date and Time of Next Meeting**

The next scheduled meeting was due to take place on Thursday, 11th December, 2025.

The meeting ended at 12.03pm.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 17th November, 2025.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Mr Councillor A. Hall, Mr Councillor D.C. Cretney, 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 (Finance) (Mr M. Quayle), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Dilapidation Enforcement Officer (Mr S. Salter) (Items A7 and A8), 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 – 13th October, 2025**

The minutes of the meeting held on Monday, 13th October 2025 were approved and signed.

A4. **Matters Arising from the Minutes**

Item A5 – Attendance at Keep Britain Tidy Conference. The Director of Environment and Regeneration advised that, following guidance from Keep Britain Tidy, the Council would not be pursuing an award as it was considered that the criteria were not met. It was further noted that attendance at the 2026 conference would be undertaken under officer delegation as agreed at the October 2025 Committee meeting.

A5. **Replacement pay machine at Bottleneck Car Park – use of cash**

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) on a proposal to install card only ticket machines in the Bottleneck Car Park.

Members were advised that, further to the approval in December 2024 of a one-off growth bid of £27,000 to fund the purchase and installation of two replacement pay station machines, the proposal is to procure two Fusion Compact Pay stations that only accept card and contactless payments for the new shelter in the Bottleneck Car Park.

Members were advised that the Bottleneck car park is currently serviced by one FusionX and one smaller Fusion Compact machine that only accepts card and contactless payments. Over the last couple of years, the proportion of payments made by cash at the Bottleneck car park had decreased significantly, with 38.7% of overall machine revenue from cash in 2012/22 as opposed to only 5.5% in 2024/25.

In view of the relatively low percentage of payments that are made using cash, the report recommended that two of the smaller Fusion Compact machines are installed in the Bottleneck car park which would reduce the cost of purchase from £20,092 to £14,460 and would eliminate the need for the City Wardens to undertake regular cash collections from the machines and the cost of processing and banking the cash.

During consideration of the proposal, Members acknowledged the decline in cash payments but noted that some individuals continued to rely on cash. Members therefore agreed that, in the interests of inclusivity, it was not yet appropriate to move to a cashless approach.

On a vote being taken of the recommendation to "replace the existing payment machines in the Bottleneck car park with two new Fusion Compact machines that only accept card and contactless payments instead of one FusionX machine that accepts card, contactless and cash payments and one compact machine that only accepted card and contactless payment." 1 Member voted in favour of the recommendation, and 3 Members voted against.

Resolved, "That particulars of the report and discussion be noted on the minutes and that one FusionX and one Fusion Compact machine be purchased to replace the existing payment machines in the Bottleneck Car Park."

3 For. 1 Against.

Mr Councillor F. Horning asked that his name be recorded as voting against the resolution.

A6. **Quarter two 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 two 2025/26. A red, amber, green and black status had been applied to each measure.

Members noted that for quarter two:

- Within Building Control, all targets are being met or exceeded;
- Within Electrical Services, three measures out of 22 measures are behind due to recruitment issues, two measures are completed, and all other measures are on target;
- In Fleet Services, one out of nine measures is slightly behind target, all other measures are on target;
- Within Community and Enforcement, three measures out of 18 will not be met due to factors outside of the Council's control. Two measures have been completed, and 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, one measure is slightly behind, three measures are complete, and 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 two 2025/26 be noted."

A7. **Planning Application**

The Committee considered an appraisal of planning application 25/90902/B for the erection of a food retail store unit (Class 1.1) together with access, car parking, servicing, landscaping and associated works at land off Estate Road, Spring Valley Trading Estate, Cooil Road, Braddan.

The application is for the construction of a new retail unit on the Spring Valley Trading Estate; the site is made up of four light industrial units which the applicant cites have come to the end of their useful lifespan. The existing units are currently being demolished.

Members were advised that the application site is located on land designated for industrial use rather than retail. While there are existing retail units in the area, this should not establish a precedent that overrides current planning policy. The presence of non-conforming uses nearby should not be relied upon to justify further erosion of the industrial land supply.

Business Policy 5 expressly stipulates that retail development on land designated for industrial use will not be permitted except in exceptional circumstances. The underlying intent of these planning policies are to:

- Protect and prioritise industrial land for employment-generating industrial and logistics activities; and
- Safeguard the vitality and viability of town centres by directing retail development to appropriately zoned, town-centre locations.

The current proposal is therefore in conflict with the established zoning designation and the objectives of the Strategic Plan. Approval of this application could weaken the integrity of the zoning framework and encourage a continued relaxation of standards for future out-of-centre retail development.

While the potential economic and social benefits of an Iceland store are acknowledged, they do not outweigh the significant conflict with many of the core planning policy objectives.

Resolved, "That particulars of the report and discussion be noted on the minutes and that and objection be raised against the development for the following the reasons:

(i) The proposals are contrary to the TAPE land zoning for the Spring Valley Industrial Estate which is zoned for industrial use whereas this application is for a retail development.

(ii) The proposals may also be contrary to Business Policy 5. On land zoned for industrial use, permission will be given only for industrial development or for storage and distribution; retailing will not be permitted except where either:

(a) the items to be sold could not reasonably be sold from a town centre location because of their size or nature; or

(b) the items to be sold are produced on the site and their sale could not reasonably be severed from the overall business; and, in respect of (a) or (b), where it can be demonstrated that the sales would not detract from the vitality and viability of the appropriate town centre shopping area.

(iii) Business Policy 10: Retail development will be permitted only in established town and village centres, with the exceptions of neighbourhood shops in large residential areas and those instances identified in Business Policy 5."

A8. **Schedule of Dilapidated, Ruinous or Dangerous Properties**

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

A9. **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 that a report be forthcoming in relation to parking at Anagh Coar car park.

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

A10. **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, 15th December 2025.

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

The meeting ended at 11.50am.