City of Douglas

MR COUNCILLOR S.R. CRELLIN, JP
MAYOR

City Hall,
Douglas,
6th February, 2026

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL of the CITY OF DOUGLAS to be held on WEDNESDAY, 11th FEBRUARY 2026, at 2.30 o'clock in the afternoon, in the COUNCIL CHAMBER within the CITY HALL, DOUGLAS for the transaction of the hereinafter mentioned business.

I am,
Yours faithfully

Town Clerk & Chief Executive

Order of Agenda

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

II - Any statutory business.

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

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

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

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

(i) The Executive Committee;

(ii) The Housing and Property Committee;

(iii) The Pensions Committee;

(iv) The Standards Committee;

(v) The Eastern District Civic Amenity Site Joint Committee;

(vi) Any other Joint Committee;

(vii) The Regeneration and Community Committee;

(viii) The Environmental Services Committee;

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

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

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

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

AGENDA

III – Chief Executive to read minutes of the Council Meeting held on Wednesday, 14th January, 2026, and the Special Council (Rate) Meeting held on Friday, 30th January, 2026.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 29th January, 2026.

Members Present: Mr Councillor D.R. Watson (Chair), the Mayor, Councillor Mrs N.A. Byron-Teare, Councillor Ms F.T.E. Logan (from 2.05pm), Mr Councillor F. Horning, Mr Councillor P.J. Washington.

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Director of Housing and Property (Mr D. Looney), Head of Digital and Information Services (Mr D. Yates) (Clause A5), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe) (Clauses A6 to A11), Assistant Chief Officer (Regeneration) (Mr C. Pycroft) (Clause C17), Democratic Services Officer (Mrs D. Atkinson) (Clause C17), Executive Officer (Mrs J.M. Keig) (taking minutes).

REPORT

PART A –

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

A1. **Apologies for Absence**

There were no apologies for absence.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes**

The minutes of the meeting held on Wednesday 17th December 2025 were approved and signed.

A4. **Matters Arising from Previous Minutes**

There were no matters arising from the previous minutes.

A5. **CCTV Performance Report**

The Committee considered a written report by the Head of Digital and Information Services setting out the six-monthly update in relation to CCTV usage, enhancements, and changes for the period 1st July 2025 to 31st December 2025.

Intelligence provided by CCTV was used for the prevention of crime and as evidence in cases. As the information contained within the report could be subject to court proceedings, it had to remain private; and, similarly, due to the confidential legal nature of the court procedure, it was not possible to report on the final outcome of cases.

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

(ii) That the progress report for 1st July 2025 to 31st December 2025 be accepted, and that the Council's on-going commitment to the use of CCTV be supported."

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

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 19th January 2026.

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 20th January 2026.

A8. **Referrals from the Housing and Property Committee**

The Committee considered the following referral from the minutes of the Housing and Property Committee meeting held on Wednesday 21st January 2026:

Clause B1 - Consultation Document, Shared Equity Purchase Assistance Schemes: the Committee had considered a report by the Director of Housing and Property on a consultation document issued by the Department of Infrastructure. The Shared Equity Purchase Schemes were an important part of the Island's wider housing offering, supporting people who could not access home ownership through the open market alone; and providing a more affordable 'stepping stone' for social housing tenants who would like to move to home ownership.

The proposals were intended to improve affordability, keep the Schemes relevant as market conditions changed, and widen access where appropriate. The Housing and Property Committee had considered a draft response and, subject to some amendments, had agreed it be submitted as the Council's response to the consultation. As the closing date for submissions was 15th January 2026, the response was before the Executive Committee for noting only.

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

(ii) That the response agreed by the Housing and Property Committee and submitted as the Council's response to the Consultation Document on Shared Equity Purchase Assistance Schemes be noted and endorsed."

A9. **Consultation Document – National Infrastructure Security Bill**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) in relation to a consultation document issued by the Department of Home Affairs.

The Department wished to introduce a National Infrastructure Security Bill to raise levels of security and resilience for the core services on the Isle of Man which relied heavily on digital services. For the purposes of this legislation, national infrastructure meant systems and assets (including physical, digital, and organisational) that were essential to the functioning of the Island and its economy.

Isle of Man residents should have confidence that national infrastructure sectors - such as the Isle of Man electricity grid, the water supply, and the telecommunications systems - should be able to withstand and recover from hazards that might disrupt their functions. Hostile entities and criminals had recognised that dependency on digital services created an opportunity for what had become known as 'cyber attacks' and, in response to evolving cyber threats, governments in other jurisdictions had introduced legislation aimed at strengthening security for the core services they considered to form part of their national infrastructure. Similarly, the Department of Home Affairs was looking to introduce the National Infrastructure Security Bill to increase the Island's cyber resilience.

The consultation had opened on 1st December 2025, with a closing date of 9th January 2026. A draft response (prepared jointly by the Council's Head of Digital and Information Services, the Director of Environment and Regeneration, the Assistant Chief Officer (Environment), and the Assistant Chief Officer (Democratic Services)) had been agreed by the Consultation Working Group. An extension had been agreed to 12th January 2026 to allow the Working Group to consider the response, however, due to the tight legislative timeframe, this could not be extended to 29th January 2026 to allow the Committee to review the draft response. Therefore, the final submission was before the Committee for noting only.

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

(ii) That the response agreed by the Consultation Working Group and submitted as the Council's response to the Consultation Document on the National Infrastructure Security Bill be noted and endorsed."

A10. **Consultation Documents – Health and Safety Legislation**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) in relation to a number of consultation documents issued by the Department of Environment, Food and Agriculture (DEFA).

DEFA was reviewing and updating specific Isle of Man Health and Safety legislation to align with UK best practice. The legislation reform aimed to ensure health and safety standards would apply consistently to both onshore and offshore activities and, in the process, support the safe development of future offshore energy projects.

The consultations had opened in December 2025, with a closing date of 9th February 2026. The draft responses (prepared by the Council's Health and Safety Officer) had been reviewed by the Consultation Working Group and were before the Committee for further review.

It was noted that the responses in respect of Appendix 2A and Appendix 2B were for noting only, as the closing date for submissions had been prior to this meeting of the Committee.

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

(ii) That the proposed response in relation to the Acetylene Safety Regulations 2026, appended to the written report as Appendix 2A, be noted and endorsed;

(iii) That the proposed response in relation to the Confined Spaces Regulations 2025, appended to the written report as Appendix 2B, be noted and endorsed;

(iv) That the proposed response in relation to the Control of Artificial Optical Radiation at Work Regulations 2026, appended to the written report as Appendix 2C, be approved as the Council's response and submitted accordingly;

(v) That the proposed response in relation to the Electricity at Work Regulations 2026, appended to the written report as Appendix 2D, be approved as the Council's response and submitted accordingly;

(vi) That the proposed response in relation to the Health and Safety Display Screen Equipment Regulations 2025, appended to the written report as Appendix 2E, be approved as the Council's response and submitted accordingly;

(vii) That the proposed response in relation to the Control of Electromagnetic Fields at Work Regulations 2025, appended to the written report as Appendix 2F, be approved as the Council's response and submitted accordingly;

(viii) That the proposed response in relation to the Work at Heights Regulations 2025, appended to the written report as Appendix 2G, be approved as the Council's response and submitted accordingly;

(ix) That the proposed response in relation to the Health and Safety (Training for Employment) Regulations 2025, appended to the written report as Appendix 2H, be approved as the Council's response and submitted accordingly;

(x) That the proposed response in relation to the Pressure Systems Safety Regulations 2026, appended to the written report as Appendix 2I, be approved as the Council's response and submitted accordingly;

(xi) That the proposed response in relation to the Control of Substances Hazardous to Health Regulations 2025, appended to the written report as Appendix 2J, be approved as the Council's response and submitted accordingly;

(xii) That the proposed response in relation to the Health and Safety (First Aid) Regulations 2026, appended to the written report as Appendix 2K, be approved as the Council's response and submitted accordingly;

(xiii) That the proposed response in relation to the Lifting Operations and Lifting Equipment Regulations 2026, appended to the written report as Appendix 2L, be approved as the Council's response and submitted accordingly;

(xiv) That the proposed response in relation to the Health and Safety Inquiries (Procedure) Regulations 2025, appended to the written report as Appendix 2M, be approved as the Council's response and submitted accordingly; and

(xv) That the proposed response in relation to the Dangerous Substances and Explosive Atmosphere Regulations 2025, appended to the written report as Appendix 2N, be approved as the Council's response and submitted accordingly."

A11. **Urgent Business Procedure – Eastern Civic Amenity Site Joint Committee Contractors' Report (Plasterboard)**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) on the use of the Council's Urgent Business Procedure under Standing Order 125.

The Leader of the Council and the Chair of the Environmental Services Committee had considered a recommendation by Council officers that a covered skip be provided at the Eastern Civic Amenity Site for 'clean and dry' plasterboard. It had been noted that the Department of Infrastructure's Waste Management Unit was introducing changes (which had come into effect from 1st January 2026) for the disposal of plasterboard, with the aim of reducing the amount of contaminated plasterboard being disposed of at the landfill site. While the change was currently considered to be an interim measure due to the limited remaining capacity available prior to relocation to a new landfill site, there was no commitment as to how long it would be in place or, indeed, if it would be removed.

Plasterboard would continue to be disposed of at the landfill site in more limited quantities, while a viable off-Island disposal route had been sourced for clean plasterboard of a specific type for recycling. Additionally, advice had already been issued to the construction / demolition sector by the Department of Infrastructure that disposal routes were available for the contaminants (wood, metal, tiles) and that these should be pursued wherever possible.

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 proposed arrangements for dealing with plasterboard and the early acquisition of a proprietary plasterboard skip (in the sum of £7,800 split between the five constituent authorities, including shipping to the Island) - be noted and endorsed."

A12. **Monthly Financial Review – December 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.

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

- the rates collection figure of 93.2% for the first nine months of the financial year, compared with the target figure of 95.7%."

A13. **Fleet Services – Disposal of Equipment**

The Committee considered a written report by the Head of Fleet Services and Stores detailing a number of used items of plant and equipment that had been sold in the third quarter of the 2025 / 2026 financial year in accordance with Standing Order 161, 'Disposal of Surplus Property, Materials, etc'.

The items sold on behalf of the Council had been included in three separate auctions on 4th October, 29th November, and 6th December 2025.

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

(ii) That the Schedule of Vehicles, Plant and other Equipment sold, and the income achieved at auction in the sum of £32,565.00 excluding VAT and less auctioneer's commission in the sum of £1,628.25, giving net income from the three auctions of £30,936.75, also be noted."

A14. **Planning Application – Footpaths at Noble's Park**

The Committee considered a written report by the Dilapidations Enforcement Officer seeking approval of a response to the Planning Authority in relation to planning application PA 25/90984/B.

The application had been submitted by the Motorsport Team on behalf of the Department for Enterprise. The small development on Council-owned land south-west of the main Grandstand building was for the installation of approximately 105 metres of 'CellPave HD' to form a permanent footpath (with associated French drains) adjacent to the TT Hospitality Unit.

It was noted that a similar application had been approved in 2020 for approximately 400 metres of 'grasscrete' to provide a permanent roadway and footpath, primarily to serve the TT and Manx Grand Prix events. That permission had since expired, and the Motorsport Team had submitted this revised proposal. The key distinction between the current and the previous schemes was the choice of surfacing material. The proposed 'CellPave HD' was manufactured from 100% recycled plastic and was designed to allow grass to establish and grow through the cellular structure, thereby retaining a grassed appearance while providing a durable and hard-wearing surface that offered a more environmentally sustainable solution than the previously approved materials.

Temporary footpaths were currently installed during the TT, Manx Grand Prix, and Classic TT events. The replacement with a permanent surface would prevent the repeated disturbance and degradation of the grassed area caused by the annual installation and removal of the temporary footpath. It would also provide a permanent accessible route through the Park, in line with planning policies that promoted accessibility and inclusive design.

Members were advised that the improvement works would be carried out by the applicant at no cost to the Council.

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

(ii) That the Planning Authority be advised that the Council supported planning application PA 25/90984/B for the installation of 'CellPave HD' to form footpaths adjacent to the TT Hospitality Unit at Noble's Park."

A15. **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."

A16. **Time and Date of Next Meeting**

The time and date of the next meeting were confirmed as 10:00am on Thursday 26th February 2026.

PART C –

Matters subject to Council approval

C17. **Corporate Plan 2026 - 2030**

The Committee considered a joint written report by the Assistant Chief Officer (Regeneration) and the Democratic Services Officer seeking approval of the draft Douglas City Council Corporate Plan 2026 to 2030.

The Corporate Plan set out the Council's mission, aims, and long-term objectives, and formed a key part of good governance. It provided direction, guided decision-making, and communicated to the public how the Council intended to address local needs. The Corporate Plan was considered every four years - the current Corporate Plan was due to expire in March 2026, and the 2026 – 2030 Plan would be the fourth such Plan the Council had published.

In September 2025, the Leader of the Council had shared Members' views on proposed aims and objectives for the new Corporate Plan. The working group that had been formed to develop the Plan (made up of Assistant Chief Officers and Democratic Services) had reviewed the Leader's proposals and compared them with the existing Corporate Plan to ensure all key Council activities were included. These aims and objectives were then developed into the draft Corporate Plan now before the Committee for consideration.

It was hoped the new Corporate Plan would be a practical document that Members and officers could refer to, to guide day-to-day work. The service level objectives captured during the process would help inform individual Service Plans, which would be monitored by the appropriate Committee in the usual way. The priority at this stage was to agree the aims and objectives for officers to finalise the Plan, with the design, foreword, and introduction being developed at a later stage.

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

(ii) That the Douglas City Council Corporate Plan 2026 to 2030 be approved-subject to the inclusion of the below amendments agreed by Members during review of the document:

Corporate Aim 1.0

- Sub-paragraph 1.1 - to read "Invest in parks and open spaces, recreation, and community facilities;
- Sub-paragraph 1.5 to be added – "Explore mechanisms whereby the Council can expand its commercial portfolio with a view to improving social infrastructure;

Corporate Aim 2.0

- Sub-paragraph 2.6 – to read "Maintain community facilities and all Council assets so they are clean, safe, and accessible for people to use;
- Sub-paragraph 2.7 – to read "Foster partnerships with the Isle of Man Constabulary, Central Government, local businesses and residents to keep everyone in Douglas safe, and safe from crime;
- Sub-paragraph 2.10 to be added – "Lobby the Government to introduce measures to reduce the number of long-term vacant or zero-rated properties in the City;

Corporate Aim 3.0

- Sub-paragraph 3.5 – to read "Represent our ratepayers by having an active voice in the development of planning and housing policy, to help the Island to tackle the national housing crisis;

Corporate Aim 4.0

- Sub-paragraph 4.2 – to read "Deliver a modern, effective, and affordable portfolio of Council assets through improved asset management systems and processes;

Corporate Aim 5.0

- Sub-paragraph 5.1 – to read "Develop an effective recruitment, retention, staff development and succession strategy to ensure the Council has the right people in the right roles;
- Sub-paragraph 5.5 to be added – "Administration of the Isle of Man Local Government Superannuation Scheme for the benefit of all local authority employees;

Corporate Aim 6.0

- Sub-paragraph 6.7 to read – "Ensure the Council, its assets, its heritage, and its resources are protected and managed in the best interests of Douglas ratepayers."

The Committee rose at 4.45pm.

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, 21st January, 2026.

Members Present: Mr Councillor P.J. Washington (Chair), the Mayor, Mr Councillor D.C. Cretney, Councillor Ms J. Thommeny.

In Attendance: Director of Housing and Property (Mr D. Looney), 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. **Apologies**

Apologies for absence were submitted by Mr Councillor K. Ver Elst.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 12th December, 2025**

The minutes of the meeting held on Friday, 12th December, 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 46 vacant properties, noting that this equates to 1.9% of the Council's total social housing stock.

The Housing and Property Operations Manager further advised that 96% of the Voids Capital Programme was complete with an anticipated total of 71 properties to be completed under this scheme.

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. **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.

It was noted that a Consultation document on homelessness would be forthcoming in February 2026.

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

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

Members were advised that the next monthly meeting was scheduled to take place at 10.00am on Wednesday, 18th February, 2026.

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

PART B –

Matters requiring Executive Committee approval

B8. **Consultation – Shared Equity Purchase Assistance Schemes**

The Committee considered a report submitted by the Director of Housing and Property in relation to a consultation document issued by the Housing Agency Board.

The Department of Infrastructure (the Department) is consulting on proposed changes to the Shared Equity Home Purchase Assistance Schemes. These schemes are an important part of the Island's wider housing offering, supporting people who cannot access home ownership through the open market alone and they provide a more affordable 'stepping stone' for social housing tenants who would like to move to home ownership.

The proposals are intended to improve affordability, keep the schemes relevant as market conditions change and widen access where appropriate. They include revisions to income thresholds and purchase price limits based on updated earnings and construction cost data, with future indexation to maintain affordability over time. Other proposals focus on extending interest-free periods, increasing levels of equity loan assistance under the Choice Scheme, and reducing residency requirements to improve access for people who have recently settled on the Island and are committed to remaining here.

The Department has advised that it is anticipated amended legislation will be drafted with a view to implementation from 1st April 2026. This consultation therefore represents an important opportunity to influence the final shape of the scheme before they are taken forward in legislation.

Appended to the officer's report and reviewed by the Committee was the Council's draft response. The Council's response is intended to be constructive, supporting the overall direction of change whilst highlighting the practical considerations necessary to ensure the revised schemes operate as intended.

It was agreed that the consultation response be amended to include further reference to income thresholds with examples and seeking clarity on what the Department bases their figures on. It was further agreed that the amended response be sent to Members of the Housing and Property for information.

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

(i) That the Council's draft response as set out at appendix one be approved, subject to amendment; and

(ii) That as the date for the consultation response has passed, the amended response be referred to the Executive Committee for noting."

The meeting ended at 12.10pm.

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, 20th January, 2026.

Members Present: Councillor Mrs N.A. Byron-Teare, J.P. (Chair), the Mayor, Councillor Ms. 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 (Income) (Mrs C. Pulman), Head of Parks (Mrs S. Parkinson), Democratic Services Officer (Mrs D. Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

There were no apologies submitted.

A2. **Declarations of Interest**

There were no declarations of interest submitted.

A3. **Minutes – Thursday, 11th December, 2025**

The minutes of the meeting held on Thursday, 11th December, 2025, were approved and signed.

A4. **Matters Arising**

There were no matters arising from the minutes.

A5. **Douglas City Library Service Plan Monitoring – Quarter Three 2025/26**

The Committee considered a report submitted by the City Librarian to update on the performance against measures outlined in the Library Service Plan.

Appended to the report were the actions as outlined in the Library's Service Plan, together with an update on performance as at the third quarter of 2025/26. A red, amber, green, or black status had been applied to each measure. All measures had been applied green (not yet due to start, in progress or on target to complete).

Members also received the user statistics during the quarter which had increased in comparison to the same quarter in 2024.

It was noted that a Library user had contacted Members of the Committee regarding toilet facilities at the Library, requesting consideration of providing gender specific facilities and increased cleaning. The City Librarian confirmed she was aware of the request and reminded Members that the matter had previously been considered by the Committee. Due to the layout of the building, it is not feasible to provide additional toilet facilties. Officers are undertaking a review of the current cleaning regime and the City Librarian agreed to update the signage in the Library to direct users to nearby facilities during busy periods. Members also asked that an exercise be undertaken to create a plan of public toilet facilities in the City Centre for distribution on social media.

The City Librarian updated the Committee on several community initiatives taking place in the Library.

Resolved, "That particulars of the service plan and user statistics be noted."

A6. **Officer Attendance at the Association of Town and City Centre Management (ATCM) Conference**

The Committee considered a report submitted by the City Centre Manager seeking approval to attend the ATCM Place Management Conference in February 2026.

In line with the Constitution, Officers are required to seek permission to attend off-island conferences. The report explained that the conference topic for 2026 is 'The Power of a Multi-Agency Approach' and covers creating and sustaining successful town and city centres, and the importance of industry partnerships to bring together a broad range of skills and strengths to resolve City Centre problems.

Members supported the officer attendance and suggested that the City Centre Manager identify and reach out to the potential partners ahead of conference, as well as share material with them on return.

Resolved, “That particulars of the report and discussion be noted on the minutes and the City Centre Manager be approved to attend the ATCM Place Management Conference in February 2026.”

A7. **Event Dates 2026**

The Committee considered a report submitted by the Democratic Services Officer seeking approval of the proposed civic and public event dates for 2026.

It was noted that, due to 2026 tidal times, the Douglas Beach Day will clash with another large Island event, the Tower of Refuge Walk will be unable to take place, and the annual firework display will be fired from a barge.

During discussion, the Chair asked that consideration be given to retaining certain festive lighting, such as the curtain lighting in the City Centre, through January and February each year. It was suggested that any Christmas themed lights be removed, and winter themed lighting remain in place. Officers explained this decision is within the remit of the Environmental Services Committee and will be referred accordingly.

Members were updated on the progress for the 2026 drone show, which had been previously approved by the Committee to take place on Friday, 20th March, 2026.

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

(i) the following dates be approved for the 2026 events;

a) Douglas Beach Day – Saturday, 25th July;

b) Noble’s Park Fun Day – Saturday 1st August, with a contingency of Sunday, 2nd August in the event of inclement weather;

c) Douglas Firework Display – Thursday, 5th November;

d) Remembrance Sunday, Sunday 8th November;

e) Christmas City Lights – Thursday, 26th November;

(ii) Officers continue to seek sponsorship and a media partner where appropriate for events.”

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, 17th February, 2026.

The meeting ended at 11.16am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 19th January, 2026.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Mr Councillor A. Hall (from 10.07am), 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 (Democratic Services) (Mrs L. Radcliffe), Dilapidation Enforcement Officer (Mr S. Salter) (Items A1 to A6), 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 – 15th December, 2025**

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

A4. **Matters Arising from the Minutes**

No matters were raised as arising from the previous minutes.

A5. **Planning Application 25/90516/B - Lord Street**

The Committee considered an appraisal of planning application 25/90516/B for erection of up to 12 storey of mixed use development including a multiscreen cinema (Class 4.4); office space (Class 2.1); 12 commercial units (Classes 1.1 to 2.1); bus information centre; public toilets; bus driver welfare area; 5 bus stands on Lord Street with associated waiting areas; site development and landscaping works; back of house area, plant facilities and circulation space; green roof terrace; 85 residential apartments (Class 3.4); and private parking facilities (94 car spaces).

Members were reminded that several planning applications have been submitted for this site over the years, with the most recent being considered by the Committee in July 2025. At that meeting, the Committee resolved to support the application, subject to the applicant addressing all outstanding highway matters.

Planning application 25/90516/B has been significantly revised. One of the key changes is a reduction in the height of the main apartment block from 14 storeys to 12 storeys. Members were advised that, following feedback on the previous application, the amended proposal is considered to have satisfactorily addressed highway matters and flood risk.

The applicant has submitted viability information which they consider justifies deferring any Section 13 agreements for affordable housing or public open space until the development is completed. The applicant has proposed that any commuted sums be secured through an open-book review at completion. If the developer achieves a return greater than 20% on investment, an undisclosed contribution towards affordable housing may be made. Should a further surplus remain, a contribution towards public open space may also be considered.

If the application were approved without defined contributions for affordable housing and public open space, there is a risk that no commuted sums would ultimately be secured. In addition, further information is required in relation to commercial/office bin and recycling storage. At present, the Council's Waste Services Team does not have sufficient detail to confirm compliance with Council requirements; however, this could be addressed by condition should permission be granted.

Whilst Council officers support the principle of redeveloping this brownfield site, the proposal fails to meet key planning policy requirements. Is it recommended that the Council objects to the application on the following grounds:

1. Failure to comply with Housing Policy 5
2. Failure to comply with Recreation Policy 4
3. Failure to comply with General Policy 2 (j)

On a vote being taken of the recommendation to object to the application. 1 Member voted in favour. 3 Members voted against.

Members noted the concerns raised in relation to the absence of secured commuted sums. However, it was acknowledged that redevelopment of this site would bring significant regeneration benefits and address a long-standing vacant brownfield site in a prominent City Centre location.

[Mr Councillor F. Horning, Mr Councillor D.C. Cretney and Councillor Ms J. Thommeny asked that their names be recorded as voting against the recommendation.]

Motion moved by Councillor Ms J. Thommeny, seconded by Mr Councillor F. Horning "that planning application 25/90516/B be supported, subject to the following being conditional upon any approval granted:

(i) Storage of residual waste and recycling, the size of each storage area must be of sufficient size for the correct number of storage receptacles to meet the needs of both the residential and commercial retail elements of the development and that this must be agreed with Douglas City Council's waste management team; and

(ii) The Committee also considered the viability of the development and accepts the proposal put forward by the applicant in relation to commuted sums for Public Open Space. The Committee is prepared to accept a commuted sum payment in lieu of the provision of Public Open Space by way of entering into a Section 13 Agreement upon completion of the development after an "open book review" has been undertaken as proposed by the applicant."

3 For. 1 Against.

[Mr Councillor A. Hall asked that his name be recorded as voting against the resolution.]

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

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

A7. **Items for Future Report**

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

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

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

Members were reminded that the next scheduled meeting of the Environmental Services Committee was due to take place at 10.00am on Monday, 16th February, 2026.

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

The meeting ended at 11.32am.