City of Douglas

MR COUNCILLOR S.R. CRELLIN, JP
MAYOR

City Hall,
Douglas,
6th March, 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 MARCH 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, 11th February, 2026.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 26th February, 2026.

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

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe) (Clauses A9 and A10), 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**

Councillor Mrs N.A. Byron-Teare and Mr Councillor F. Horning both declared an interest in Clause A12.

A3. **Minutes**

The minutes of the meeting held on Thursday 15th January 2026 were approved and signed.

A4. **Minutes**

The minutes of the meeting held on Thursday 29th January 2026 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**

The Committee considered the following referral from the minutes of the Environmental Services Committee meeting held on Monday 16th February 2026:

<u>Clause B2 – Town and Country Planning (Permitted Development) Order 2026</u>: the Committee had considered a report by the Director of Environment and Regeneration seeking approval of a proposed response to a consultation issued by the Department of Environment, Food and Agriculture.

The Town and Country Planning (Permitted Development) Order 2026 referred to a set of rights that allowed homeowners and developers to make certain changes to buildings and land without the need to apply for planning permission. Specifically, the Department was seeking views on proposed amendments to Class 15 - which currently covered garden sheds, summer houses, and pergolas, that could be constructed under permitted development. The amendments aimed to give home-owners greater flexibility while ensuring that development remained proportionate and continued to protect residential amenity.

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

(ii) That the resolution of the Environmental Services Committee to approve the proposed response be endorsed, and that it be submitted accordingly as the Council's response to the consultation on The Town and Country Planning (Permitted Development) Order 2026."

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

The Committee considered the following referral from the minutes of the Regeneration and Community Committee meeting held on Tuesday 17th February 2026:

Clause B5 – City Centre Strategy Local Economy Fund Applications Phase 1: the Committee had considered a report by the Assistant Chief Officer (Regeneration) seeking approval of the first phase of applications to the Local Economy Fund in support of the City Centre Strategy -

The 'Do Douglas' Marketing Campaign – a large, moveable sculpture of the word 'DOUGLAS', which it was envisaged would create photo opportunities similar to other cities.

'Deacon' Cube Seating – moveable by Council staff, and intended only as resting points. Single seats with arm rests would be installed between shop fronts, in a similar manner to the location of litter bins.

Produce Markets – a series of regular monthly markets on Loch Promenade (subject to approval from the Department of Infrastructure) from April to September, with the intention of increasing footfall in the City Centre.

Officers had given an assurance that the proposals would only be progressed if full funding was approved in advance by the Department for Enterprise Local Economy Fund, and authority was accordingly sought from the Executive Committee to temporarily underwrite funding of up to £100,517 from Reserves until retrospective grant claims had been received.

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

(ii) That in relation to the 'Do Douglas' Marketing Campaign it be agreed –

(a) That Visit Isle of Man be consulted to establish if they were about to release any similar advertising slogans;

(b) That the colour of the 'do' within the 'DOUGLAS' sculpture be 'Douglas Council' blue; and

(c) That 'Douglas' in Manx ('Doolish') be incorporated into the sculpture;

(iii) That in relation to the 'Deacon' Cube Seating it be agreed –

(a) That various phrases (such as 'take rest') be included in Manx on the seating;

(b) That officers be authorised to seek costs from one UK supplier of 'Deacon Cube' seating (as the only provider of this style of seating) in accordance with Standing Order 146(a)(i); and

(c) That authority be given for local companies to be approached to seek costs to design the cubes, with a preference to source locally if possible;

(iv) That in relation to the Produce Markets, authority be given to appoint Event Management Solutions Limited for one year to deliver the events -

(a) in accordance with Standing Order 146(f), on the grounds that the company had established contacts with existing local produce traders (as demonstrated by the 'Mann Made Festival' held during TT 2025 at the Bottleneck Car Park), and

(b) in accordance with Standing Order 146(a)(iii), on the grounds that the company had an existing arrangement with the Council for the storage and installation of Council gazebos and other equipment that would be used for the event, as there would be additional costs involved in delivering this equipment to another supplier; and

(v) That funding of up to £100,517 for the three projects be approved from Reserves, on the basis that full grant funding be secured from the Department for Enterprise before any spend took place, and that there be no cost to the Council for the initiatives due to full replenishment of any use of Reserves through grant income."

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 18th February 2026:

Clause B10 – Framework for an Isle of Man Homelessness Prevention and Support Act: the Committee had considered a report by the Director of Housing and Property seeking approval of a proposed response to a consultation issued by the Isle of Man Government.

The consultation represented a significant step towards establishing a clearer statutory framework for homelessness services and the Council's proposed submission supported the Housing and Communities Board's definition of homelessness, reflecting local circumstances and strengthening early intervention and multi-agency collaboration.

A central theme within the Council's response was the current pressure arising from the limited supply of genuinely affordable housing. Increasing the provision of appropriate housing was essential to reducing reliance on emergency accommodation and enabling sustainable outcomes. The response highlighted opportunities for deeper integration between homelessness services and affordable housing providers (including local authorities) and improved co-ordinated support. The proposed framework was therefore welcomed as proportionate and aligned with best practice.

A Member of the Executive Committee suggested that there needed to be some form of assurance that the process would be managed and enforced in an ethical way in the future. A small typographical error was also identified on page 3, second paragraph '…….. ability to live in a home long time' ('time' should read 'term').

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

(ii) That the resolution of the Housing and Property Committee to approve the proposed response be endorsed, and that it be submitted accordingly (subject to the typographical error being corrected) as the Council's response to the consultation on the proposed Homelessness Prevention and Support Act."

A9. **Consultation Document – Public Health (Functions and General Public Health Duty) Bill 2026**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) in relation to a consultation document issued by the Cabinet Office on behalf of Public Health Isle of Man.

The legal basis for the provision of public health services on the Island was provided by a number of Acts of Tynwald - the main ones being The Local Government Act 1985; The National Health Service Act 2001; and The Public Health Act 1990. This legislation did not however properly encompass the wide range of services and functions undertaken by Public Health, and nor did it allow flexibility for changes to these services in the future. Views were therefore being sought from interested parties on the draft Public Health (Functions and General Public Health Duty) Bill 2026.

Some discussion took place around landlord / tenant responsibility, it being noted that the reference to 'owner or occupier' referred to unoccupied property and which gave public health officers additional powers, on a legal basis, in being able to seek an owner to take action.

The consultation had opened on 22nd January 2026, with a closing date of 20th February 2026, although a short extension had been granted until 27th February 2026. A draft response (prepared by the Chief Officers' Management Team) 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."

A10. **Consultation Document – Proposal for Douglas Head to become a Conservation Area**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) in relation to a consultation document issued by the Cabinet Office.

Douglas Head represented a unique area in the Isle of Man and views were being sought from stakeholders and the public regarding a proposal for Douglas Head to become a conservation area under Section 18 of the Town and Country Planning Act 1999. Accordingly, Members noted the historical context, description of the proposed boundaries, the Isle of Man Planning Considerations, and identification of special character associated with the proposal, as detailed in Appendix 1 to the written report.

It was recalled that the Council had previously commented in August 2021 on a proposal to designate Douglas Head as a conservation area, and Members discussed the current proposal at some length. The importance of conserving the vista of the seascape and coastal views was acknowledged; and noted that buildings of architectural or historical significance in the proposed conservation area were already protected by way of registered building status. It was also noted that the creation of the conservation area would not prevent development, although any development would have to be in-keeping with the surrounding area.

While there was support for the designation of Douglas Head as a conservation area, Members suggested amendment of the proposed boundary line, with two alternatives being put forward.

The consultation had opened on 3rd February 2026, with a closing date of 3rd March 2026. A draft response (prepared by the Director of Environment and Regeneration) 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;

(ii) That the proposed draft boundary of the Douglas Head Conservation Area be amended by the removal of two small areas –

(a) from downhill of numbers 15 and 16 Fort Anne Road and South Quay from the roundabout at the bottom of Fort Anne Road to the roundabout at the Millennium Lifting Bridge, and

(b) a line behind Raven's Wharf on South Quay from the area below the offices of 'Dohle (Isle of Man)' at Fort Anne to the oil depot and storage tanks in the area of the RNLI Lifeboat Station;

[*on a vote being taken in respect of resolution (ii), Members voted 3 For; 2 Against. Councillor Mrs N.A. Byron-Teare and Councillor Ms F.T.E. Logan requested their vote against be recorded on the minutes*] and

(iii) That the proposed response, as appended to the written report and amended by way of the suggested change to the boundary of the conservation area, be approved as the Council's response, and submitted accordingly."

A11. **Monthly Financial Review – January 2026**

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.

The Director of Finance advised that, under the Audit Act 2006, the Tynwald Auditor General appointed auditors for local authorities and also determined the fee; and it was noted that the Tynwald Auditor General had agreed with audit firms that the audit contracts for local authorities could be extended for one further year - that was, for the 2025 / 2026 accounts.

Members were also advised that the Department of Infrastructure had written to the Director of Finance advising of the 2026 / 2027 Burial Rates for the Onchan and Braddan burial authorities. It was suggested by Members that the Director of Finance should make representations to the Department of Infrastructure in respect of changes to The Burials Act.

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

(i) The rates collection figure of 95.7% for the first ten months of the financial year, compared with the target figure of 98%;

(ii) The Tynwald Auditor General's decision to extend the Council's audit contract with Baker Tilly by one further year, and that the proposed fee by the firm of £61,000 for the audit of the Council's accounts for the year ended 31st March 2026 be approved accordingly; and

(iii) The 2026 / 2027 payments due to the Onchan and Braddan Burial Authorities totalling £94,742, which were in line with approved estimates for the year."

A12. **Mooir Vannin Generation Project – Information Requested by Examining Body**

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

The Committee considered a written report by the Director of Environment and Regeneration seeking approval of a response to the application made by Mooir Vannin Offshore Wind Farm Limited for an Order granting Marine Infrastructure Consent for the Mooir Vannin Generation Project.

The application for the Mooir Vannin Generation Project had been made in accordance with the Marine Infrastructure Management Act 2016. This was effectively the equivalent of a Planning Application which, due to its national significance, would be determined by the Council of Ministers. The Council of Ministers had formally referred the application to an Examining Body, and the Examining Body had subsequently written to the Council as a Principal Stakeholder to seek further information.

It was noted that the previous responses submitted by the Council to consultation documents and the public consultation responses received to date would all be taken into consideration by the Examining Body. This request for information was for specific additional information as set out in their request letter and Members accordingly reviewed the proposed response.

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

(ii) That the proposed response, as detailed in Appendix 2 of the written report, and as amended following discussion on the Douglas Head Conservation Area, be approved and submitted as the Council's response to the Examining Body in respect of the Mooir Vannin Generation Project."

A13. **Planning Application – Use of the TT / MGP Hospitality Facility for the Isle of Man Food and Drink Festival**

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 25/91202/B.

The application, submitted by the Department for Enterprise for a small development on Council-owned land, was to allow for the existing motorsport hospitality facility in Noble's Park to be used for the Isle of Man Food and Drink Festival in September each year. This year's event was due to take place on Saturday 19th and Sunday 20th September and, while the dates of the Festival may vary year-on-year depending on a number of factors, use of the site would not extend beyond the month of September, with the tented structure being taken down after the Food and Drink Festival had ended.

Council officers considered Noble's Park to be an excellent location to hold the Food and Drink Festival, with ample car parking and being able to make use of the infrastructure already in place in the Park. Previous Food and Drink Festivals had been supported by thousands of visitors, and it was specifically noted that the applicant had acknowledged the proximity of nearby dwellings and stated a finishing time of 21:00 hours to keep any noise disturbance to a minimum.

Subject to a Licence Agreement being entered into between the Council and the Department for Enterprise for the extended use of the grounds, it was recommended that the application be supported.

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 25/91202/B for the additional use and extension of time of the TT and MGP hospitality facility at Noble's Park for the Isle of Man Food and Drink Festival."

A14. **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."

A15. **Time and Date of Next Meeting**

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

PART C –

Matters subject to Council approval

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

The Committee considered the following referral from the minutes of the Regeneration and Community Committee meeting held on Tuesday 17th February 2026:

Clause B/C 6 – Review of the Play Policy: the Committee had considered a report by the Head of Parks seeking approval of the updated Play Policy following a three-year review. The Play Policy (adopted by the Council in 2022) had been updated to reflect current legislation, best practice, and expectations for play provision. It also provided a clear, robust, and future-focused framework to guide the planning, design, and management of play provision across Douglas.

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

(ii) That the resolution of the Regeneration and Community Committee be endorsed and that the updated Play Policy, following completion of a triennial review, be approved and recommended to Council for adoption."

The Committee rose at 1.05pm.

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, 18th February, 2026.

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

In Attendance: 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. **Apologies**

Apologies for absence were submitted by the Director of Housing and Property.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 21st January, 2026**

The minutes of the meeting held on Wednesday, 21st January, 2026 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.

During quarter three, the total number of vacant properties had reduced by seven. The Housing and Property Operations Manager further advised that by the financial year-end, it is anticipated that 74.5% of voids received over the last 12 months will have been completed.

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

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

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

Appended to the report was the quarterly performance figures for quarter three, the statistical trend analysis data for rent arrears for the quarter was unavailable at the time of writing the report due to the changeover in financial systems.

Of note for quarter three:

- 100% of emergency repairs had been completed within the target time of twenty-four hours.
- 85.7% of standard voids were completed within the target time of five weeks and 83.3% of major voids were completed within the target time of twelve weeks.
- The total number of new housing allocations had risen significantly due to the allocation of flats at the James Brown Apartments in Willaston. It was further noted that this figure was still to be deducted from the housing waiting list which would reduce that number in the next quarter.

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 three 2025/26 be noted."

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 March, 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 – Framework for an Isle of Man Homelessness Prevention and Support Act**

The Committee considered a report submitted by the Director of Housing and Property in relation to a consultation document issued by the Isle of Man Government on the proposed Homelessness Prevention and Support Act.

The consultation represents a significant step towards establishing a clearer statutory framework for homelessness services, aligned with the Island's Homelessness Strategy 2023–2028.

The proposed submission supports the Housing and Communities Board's broader, ETHOS-aligned definition of homelessness, which more accurately reflects local circumstances and strengthens early intervention, multi-agency collaboration, and consistent data collection.

The Council does not support adopting the UK approach to intentional homelessness. Instead, it emphasises that while intentionality may inform the level of duty owed, it must not prevent an assessment from being undertaken nor restrict access to emergency accommodation.

It was further noted that emergency housing provision should be short-term and time-limited, focused on safeguarding, stabilisation, and proper assessment. Such provision must not become an informal pathway into permanent local authority housing, and existing allocation frameworks must remain robust and transparent.

A central theme within the Council's response is the current pressure arising from the limited supply of genuinely affordable housing. Increasing the provision of appropriate housing is essential to reducing reliance on emergency accommodation and enabling sustainable outcomes. The response highlights opportunities for deeper integration between homelessness services and affordable housing providers, including local authorities, to reduce crisis "churn" and improve coordinated support. The proposed framework is therefore welcomed as proportionate and aligned with best practice.

During consideration of the Council's draft response, it was noted that Question 10 had been omitted. The Housing and Property Operations Manager read the question to the Committee:

"Do you agree that there should be discretion to waive the residency criteria in cases of 'grave need'?"

It was agreed that the Council's response should be recorded as Yes, with clarification that flexibility should be afforded in exceptional circumstances, provided that such discretion operates in accordance with the principles and guidelines of the Social Care Act.

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

(i) That the Council's draft response, as set out in Appendix 1, be approved subject to the inclusion of a response to Question 10; and

(ii) That the proposed consultation response be referred to the Executive Committee for consideration."

The meeting ended at 11.20am.

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

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 25th February, 2026.

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

In Attendance: Director of Finance (Mr A.J.T Boyd), Democratic Services Officer (Mrs D. Atkinson). Mr J. Glasgow, Hymans Robertson (virtual attendance). Mr D. Long, Mr J. Penn and Mr M. Seaward, Capital (Item A12).

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. **Apologies**

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

A2. **Declarations of Interest**

No declarations of interest were submitted.

A3. **Minutes – 26th November 2026**

The minutes of the meeting held Wednesday, 26th November, 2026 were approved and signed.

A4. **Matters Arising**

There were no matters arising.

A5. **Training – Divestment**

The Committee received a training presentation from Hymans Robertson on divestment within a pension scheme. The presentation covered the role of Hymans Robertson in investment decisions, the different types of divestment, the potential impact of divestment, the issue of stranded assets, and divestment in passive and active funds.

The presentation concluded that divestment should be considered as a last resort, and engagement should be prioritised as a more effective approach. It was highlighted that divestment can be counterproductive depending on the purchaser of the sold shares.

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

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

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

The Scheme's fund value had increased to £111.4m during the period, increasing by £6.4m during the quarter. A net return of 4% had been achieved, outperforming the benchmark by 0.4%. Returns over 5 years remain positive albeit slightly 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. It was noted 82% of the outstanding redemptions had now been repaid.

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

A7. **Funding Strategy Statement**

The Committee considered a report submitted by the Director of Finance presenting the final Funding Strategy Statement (FSS) as required by the Local Government Superannuation Scheme Regulations.

The FSS is a summary of the Scheme's approach to funding liabilities. Members were reminded the initial draft was approved by the Committee for formal consultation with other Scheme employers. The FSS was sent to all Scheme Employers. No objections were raised. Five responses were received, three authorities indicated support and two simply noted the document. The responses were appended to the report.

Resolved, "That particulars of the report be noted on the minutes and the final Funding Strategy Statement be approved for publication on the Council's website, alongside the final 2025 Valuation Report."

A8. **The Isle of Man Local Government Superannuation Scheme Pension Fund Annual Report for the Year Ending 31st March 2024**

The Committee considered a report submitted by the Director of Finance to seek approval of the 2023/2024 pension scheme accounts.

Members were reminded of the background behind the delay in finalising the accounts. It was noted that in order to streamline the audit completion process, the final Pensions Committee meeting under the previous administration approved the 2023/24 accounts subject to audit. The audit commenced in July 2025 and had just received partner clearance from the auditor. The Annual Report document has been updated since it was approved by the previous administration, although the changes were not significant.

Although the accounts had technically been approved by the previous administration, officers considered it good governance to present the accounts for re-approval.

In response to question, the Director of Finance assured Members that deficiencies in internal controls raised during this audit, and previous audits, are being addressed by Capita.

It was agreed that the auditor be invited to attend the Administration meeting of the Committee, together with Capita, in March 2026.

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

(i) The significant delays in submission to audit the Isle of Man Local Government Superannuation Scheme Annual Report for the year ending 31st March 2024 be noted;

(ii) The Isle of Man Local Government Superannuation Scheme Annual Report for the year ending 31st March 2024 be approved;

(iii) The Chair of the Committee be authorised to sign the Letter of Representation for issue to the Council's external auditor;

(iv) The valuable contribution towards good governance of the Scheme by the external auditor, Baker Tilly (Isle of Man) Ltd, throughout its audit work since 2020, be placed on record together with full thanks extended to the audit team."

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.

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 March, 2026 at 10.00am.

A11. **Adjournment and Resumption**

The Committee adjourned at 12.20pm and reconvened at 12.30pm at Capital's offices.

A12. **Manager Reporting: Capital**

Mr D. Long, Mr J. Penn and Mr M. Seaward presented the Capital absolute return and corporate bonds funds.

Mr Penn commenced the presentation with the absolute return fund performance. He advised that the portfolio had a good quarter, producing an absolute positive return of 3.37% outperforming the benchmark by 1.72%. Mr J. Penn provided the strategy comments for the quarter, the strategy outlook, asset allocation and attribution and finished with the top and bottom contributors and activity during the quarter.

Mr Penn moved onto the bond portfolio performance which rose 2.3%, underperforming the benchmark by 0.48%. He finished with strategy and outlook comments.

In addition to the quarterly update presentations, Mr M. Seaward delivered a presentation on the technology and energy sectors of the markets.

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

The meeting concluded with a tour of the Capital offices.

The meeting ended at 2.10pm.

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, 17th February, 2026.

Members Present: 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 J. Roberts (Braddan), Mr A. Crook (Contractor, Item A5 only), Mrs L. Radcliffe (Committee Administrator, Douglas, taking notes).

REPORT

PART A –

Matters dealt with under delegated authority

The Vice Chair took the Chair of the meeting due to the recent resignation of Mr T. Kenyon (Garff Representative), he went on to thank Mr T. Kenyon for his contribution to the Eastern Civic Amenity Site Committee over the last few years and wished him the very best for the future. Mr T. Keynon will be replaced by Mr J Smith.

A1. **Minutes – 18th November 2025**

The minutes of the meeting held on Tuesday, 18th November, 2025 were approved and signed.

The minutes of the Private meeting held on Tuesday, 18th November, 2025 were approved and signed.

A2. **Apologies**

Mr R. Phillips (Onchan), Mrs M. Kermeen (Braddan), Mr J. Smith (Garff) and Mr M. Quayle, (Assistant Chief Officer, (Finance) (Douglas).

A3. **Matters Arising**

A3.1 **New Arrangements for Handling Plasterboard**

The Committee Administrator following a request at the last meeting that Committee consider at their respective Boards approval for the purchase of a skip suitable for plasterboard collection, advised all Boards had approved this via email.

A3.2 **Draft Revenue Budget 2025/26**

The Committee Administrator advised that all respective Boards have approved by email the draft Revenue Budget as presented at the November 2025 meeting.

A4. **Declarations of Interest**

Mr J. Roberts declared an interest as the Clerk of Southern Civic Amenity Site Board, and a report will be forthcoming to the next meeting for consideration.

A5. **Operational Contractors Report**

Mr Crook joined the meeting to present the February 2026 operational contractor’s report.

5.1 Oversize items charges - There had been one item listed as oversize since the last meeting. The item was a helium gas cylinder of the type used to inflate party balloons. This item was queried and the DOI refused to waiver their charge. The Council does not intend to pay this charge based on previous legal advice. Helium is a non-flammable and non-explosive gas, so poses no risk within the incineration process. The accepted disposal method is to crush the container and place in the metal skip.

5.2 WEEE contract - The Contractor notified that further to the report in November 2025 advising that Middle Park Recycling would be imposing a charge of £5 for washing machines, this has since been expanded to include all large WEEE items.

The application of this charge has been backdated until the start of the contract which has resulted in a small impact on the overall cost of processing the WEEE items. Committee Representatives queried the backdating to April 2025 and requested that the Contractor push back on the decision as it appears that it has only been the Eastern Civic Amenity Site that are being requested to pay backdated costs.

The manpower required to dismantle the WEEE has also been subject to a Council employee pay rise that has been backdated to April 2025.

The number of hours needed to process the WEEE for dispatch has been significantly reduced and has offset much of the labour cost increases. A detailed check of the hours utilised to date has been carried out and the overall hours have been reduced from the previous estimate.

These latest charges and arrangements, once investigated and ratified, will form the basis of a formal memorandum of understanding (MoU) with the Governments's appointed Contractor, Middle Park Recycling, which it is hoped will be formalised for the new financial year.

It was noted that the monthly WEEE charges against expenditure has a modest surplus to the sum of £2,859. 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.

It was requested that the Committee Administrator request the sharing of site data across the four civic amenity sites with regard the first year of collecting hazardous and non-hazardous WEEE.

5.3 Repair shop concept – Collaboration with Northern Men in Sheds (NMS) is now up and running and a small number of items have been taken away for repair. There was an initial communication problem, due to Council issued phones not supporting a WhatsApp group, but this has been resolved by sharing information via e-mail. The only other issue noted is where members of the public have observed the items stored separately, whilst awaiting inspection by NMS members. (Despite the items originally destined for a skip). It has been agreed that items will be held for one week from the time NMS are notified and if not collected they will be made available to the public for re-use.

5.4 Plasterboard – Following an interim report to Committee in December 2025 regarding new arrangements for the handling of plasterboard, Committee agreed to the report recommendation for the acquisition of a proprietary plasterboard skip in the sum of £7,800 including shipping to the Island. The skip is currently on order with an anticipated delivery in late March 2026.

In the interim period clean plasterboard is being stored in one of the covered skips, ordinarily used for cardboard, ensuring it remains dry and free of contaminants in compliance with the new directive. In addition, a public notice was posted on social media regarding the new plasterboard acceptable criteria. The changes were ratified following attendance at a meeting of the Manx Construction Forum's Waste Group on 28th November and a subsequent meeting with the Department for Infrastructure's Waste Management Unit on 3rd December 2025. The primary reason for the changes is due to a reducing landfill capacity at Wright's Pit North and no clear timeline for the opening of a new landfill site.

It was requested that the Contractor consider placing temporary signage on the rubble skip to encourage the placing of clean recyclable plasterboard in the temporary plasterboard skip. The Contractor was also asked to consider siting the proprietary plasterboard skip next to the rubble skip when it arrives, to make disposal easier for site users.

5.5 Bodycams – These have been in use on site for approximately six weeks with no issues reported. The cameras have been a talking point with site users, where many have expressed their surprise at the need for them, with support for their usage being overall very positive. There has been no need to escalate footage from the cameras since their introduction, which would indicate that their presence is proving to be an effective deterrent.

5.6 Western CA site – It has been recently reported that the Western Site is planning to re-open its re-use facility. However, the site will remain closed on a Wednesday afternoon. For noting.

5.7 EFW Gate fee 2026/27 – The Department of Infrastructure advised on 29th January 2026, that they are still unable to set the gate fee for the coming year, due to a delay by the UK Government of publishing official figures. All local authorities were advised by e-mail sent from the Waste Management Unit in November 2025, to apply a 2.89% increase in the absence of official notification. In practical terms this means the domestic disposal charge would be £122.35 and the commercial charge of £243.57 from 1st April 2026.

5.8 Tree Planting – The planting operation was carried out in late January 2026 with approximately 1300 tree whips and bushes being planted.

5.9 Joint operational meeting – An operational meeting of the four civic amenity sites is currently being organised to be held week commencing 23rd February 2026.

5.10 Incidents - A complaint was received regarding a member of staff compacting skips while a member of the public was able to access the gantry. The site staff have received retraining on the site risk assessments and have been informed that the gantries need to be closed off, using the installed chains whenever compacting operations are occurring adjacent to a gantry.

It was agreed: That the report and statistics at appendix 5C and 5D be noted.

Following a question the Contractor confirmed that the trend for collection of materials is higher or on a par with previous years.

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

Tuesday 20th May 2026 at 2.30pm.

The meeting ended at 3.45pm.

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, 17th February, 2026.

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

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Director of Finance (Mr A.J.T. Boyd), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Democratic Services (Mrs L. Radcliffe), Head of Parks (Mrs S. Parkinson), Democratic Services Officer (Mrs D. Atkinson). Mr F. and Mrs S. Fitzpatrick (Make Space) item A5 only.

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

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

A2. **Declarations of Interest**

There were no declarations of interest submitted.

A3. **Minutes – Tuesday, 14th January, 2026**

The minutes of the meeting held on Tuesday, 14th January, 2026 were approved and signed.

A4. **Matters Arising**

There were no matters arising from the minutes.

A5. **Noble's Park 10-year Masterplan**

The Committee considered a report submitted by the Head of Parks, and a presentation by Landscape Architects, Make Space, on work completed to date in relation to the Noble's Park Masterplan.

It was noted the Committee had previously agreed to appoint a landscape architect to develop a long-term strategic vision and improvement framework for the park.

Make Space Consultants attended the meeting to present their site analysis and observations on all aspects of the park including green areas, recreational areas, fencing, pathways, entrances and signage. Public consultation findings were also shared.

The consultants also presented case studies of comparable parks considered during their analysis. Two site strategies were proposed, a shorter-term strategy and a longer-term strategy requiring significant investment. At this stage the ideas were presented to Committee for initial consideration before preparation of a full report with timescales and costings.

The Committee thanked the consultants for the work they had undertaken, noting the proposal was an aspiring plan which was unanimously supported.

Resolved, "That particulars of the report and discussion be noted on the minutes and a further report on the Noble's Park masterplan, incorporating the strategy suggested by Make Space Consultants, be brought back to Committee."

A6. **North Quay Pedestrianisation Update**

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to update on progress in relation to the pedestrianisation of North Quay including details in relation to the proposed Traffic Regulation Orders (TRO) and ongoing opposition to the proposals by the Parochial Church Council of St Matthew's Church.

Members were advised that in February 2025, the Committee had agreed to support the pedestrianisation of North Quay between its junctions with Ridgeway Street and Market Hill. To progress a TRO public engagement was required, which was undertaken over the summer of 2025, with results showing positive public support.

These findings were presented to the Department of Infrastructure (DOI) in order to progress to the next step of the TRO, which was for the Department to lead a formal consultation prior to making the TRO. It was suggested by the DOI that the TRO be implemented on a temporary basis in April 2026 so that the impacts can be assessed over the summer of 2026 prior to formal consultation and the making of the TRO.

The report explained that the Council agreed to complete the public engagement phase of the project by seeking feedback on specific TROs from those likely to be affected by them. Specific TROs had been developed to support a local business and a Church in the vicinity by increasing the number of disabled spaces, general customer parking and drop off points. All businesses accepted the proposed TROs, but a letter from the Parochial Church Council of St Matthew's objecting to the proposal was received. The organisation had previously raised concerns with the proposals with regard to disabled parking and parking for drop-offs and pick-ups for the church hall, however the most recent objection was based on the reduction in immediate parking availability for all church users (parking at Shaw's Brow was available and was within a five minute walk radius) irrespective of their mobility, and a general objection to the principle of pedestrianisation. Officers sought guidance from the Committee on how to proceed.

In response to queries about the need for pedestrianisation during the winter months, the Assistant Chief Officer (Regeneration) explained that a permanent closure was necessary to allow businesses and the Council to invest in the area and access grant funding. Limiting closures to spring/summer would restrict such opportunities. Officers undertook to continue to explore opportunities that might permit some limited parking within the area at certain times.

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

(i) The approach to the permanent pedestrianisation proposed by the Department of Infrastructure including the proposed Traffic Regulation Orders be noted;

(ii) The letter of objection on behalf of St Matthew's Church along with officer comments be noted;

(iii) The Council proceed as sponsor in respect of the proposed Traffic Regulation Orders."

For: 2 Against: 1

Mr Councillor D.C. Cretney requested that his name be recorded as voting against the resolution.

A7. **Funeral Director and Memorial Mason Rules and Procedures**

The Committee considered a report submitted by the Head of Parks seeking approval to update the Funeral Director and Memorial Mason Rules and Procedures following a five-year review.

Members were advised that minor amendments and clarifications had been incorporated to ensure alignment with current practices, legislation, and industry standards, including changes made in response to feedback.

Resolved, "That particulars of the report be noted on the minutes and the updated Funeral Director and Memorial Mason Rules and Procedures be approved."

A8. **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 third quarter of 2025/26. A red, amber, green and black status had been applied to each measure.

It was noted that in Parks Services two out of 22 measures were behind schedule and awaiting input from others, four measures had been completed, and all other measures were on target. In City Centre Management, two out of 14 measures were behind target and will not be achieved. The report explained the initial target was unachievable in the timescale and will be reduced for future service plans. All other measures were either completed or on target.

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 three of 2025/26 be noted on the minutes."

A9. **Items for Future Report**

The Committee considered a report submitted by the Democratic Services Officer regarding reports for future consideration by the Committee. The Committee requested that two additional reports be added to the schedule: one concerning a proposed wind phone and the other relating to the regeneration of the Westmoreland Road Play Area.

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

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

The next scheduled meeting was due to take place on Tuesday, 17th March, 2026.

PART B –

Matters requiring Executive Committee approval

B11. **City Centre Strategy Local Economy Fund Applications Phase 1**

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to seek approval in relation to the first phase of applications to the Local Economy Fund in support of the City Centre Strategy.

In October 2025, the Committee approved the City Centre Strategy. Officers have considered several projects arising from the strategy and presented the proposals to progress grant funding from the Local Economy Fund, which, for the current financial year has a deadline of end of February.

There were three proposals presented to the Committee, the 'Do Douglas' campaign, City Centre Seating and produce markets.

The Do Douglas Campaign

Following on from the approval of the free weekend parking initiative, the report proposed a creative marketing campaign for Douglas that included both a series of promotional videos that document a variety of experiences in the City utilising the free parking, and the creation of a large moveable 'Douglas' sculpture similar to other cities such as the iconic Amsterdam landmark. The latter creating photo opportunities and featuring in the promotional videos. Members had in front of them an example sculpture with the 'Do' in Douglas marked red to read 'Do Douglas'.

City Centre Seating

Members were reminded that recommendation 9 of the strategy agreed to explore temporary seating to be placed in front of vacant units. The report explained that the main shopping streets are too narrow to support benches as it would obstruct emergency access, however an alternative option was proposed to install single seats with arm rests which can be located between shop fronts in a similar manner to the location of litter bins. The report recommended purchasing from Deacon Blue seating as no other suitable products have been identified that satisfy all the requirements. The Committee suggested that the provider be approached for a price to provide 20 seats, and that local companies be asked to provide a cost for a similar design with a preference to sourcing locally.

Produce Markets

Recommendation 8 of the Council's City Centre Strategy is to explore market operators to trial local produce markets in the centre. The report proposed trialling a series of markets located on Loch Promenade subject to Department of Infrastructure approval. It was proposed that the market operation be awarded to Event Management Solutions (EMS). EMS have a previous track record of organising local produce events and manage the Council's stock of gazebos that would be used for the initiative. A quote had been submitted by EMS to cover all aspects of each market at an estimated cost per event of £5,819.50 plus VAT. The markets are proposed for the third weekend of every month, with the intention to increase footfall in the centre. It was not proposed to charge market stalls during the trial, and to review this arrangement as the initiative progresses.

The report required referral to the Executive Committee to temporarily underwrite the funding of up to £100,517 from Reserves until retrospective grant claims have been received. Officers assured the proposals would only be progressed if full funding was approved in advance from the Department for Enterprise Local Economy Fund.

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

(i) The Do Douglas marketing campaign, proposed cube seating for placement in Strand Street, Castle Street and Marina Road, and a trial of six produce markets on Loch Promenade be supported for submission to the Local Economy Fund;

(ii) The cost of the three projects be referred to the Executive Committee for temporary funding of up to £100,517 from reserves on the basis that grant funding is secured before any spend takes place and there be no cost to the Council for the initiatives due to full replenishment of any use of reserves through grant income;

(iii) The purchase of Deacon Cube seating be referred to the Executive Committee in accordance with Standing Order 146(a)(i) to permit officers to seek costs from one UK supplier as the only provider of this style of seating, and to approach local companies to seek costs to design the cubes with a preference to source locally if possible;

(iv) The proposed appointment of Event Management Solutions Limited to one year to deliver produce markets be referred to the Executive Committee in accordance with Standing Order 146(f) on the grounds that the company has established contacts with existing local produce traders as demonstrated by the Mann Made Festival held during TT 2025 at the Bottleneck Car Park, and in accordance with Standing Order 146(a)(iii) on the grounds that the company has an existing arrangement with the Council for the storage and installation of Council gazebos and other equipment that will be used for the event and, as a consequence there would be additional costs involved in delivering this equipment to another supplier;

(v) That the progression of any of the proposals is predicated upon confirmation of full grant funding from the Department of Enterprise in advance of any expenditure being incurred by the Council."

PART C –

Matters requiring Executive and Council approval

B/C12. **Review of Play Policy**

The Committee considered a report submitted by the Head of Parks to review the play policy following a three-year review.

Members were advised the Council had adopted a play policy in 2022. The policy was due for triennial review, and had been updated to reflect current legislation, best practice and expectations for play provision while maintaining the original principles and intent of the Council's approach.

Members had in front of them the revised policy for consideration.

Resolved, "That particulars of the report be noted on the minutes and the updated play policy, following completion of a triennial review, be endorsed and approved and referred to the Executive Committee and Council for approval."

The meeting ended at 12.27pm.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 16th February, 2026.

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), Director of Finance (Mr A.J.T. Boyd) (Items A1 to A7), 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 A8 and A9), Assistant Democratic Services Officer (Mrs C. Maddocks).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

No apologies for absence were received.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 19th January, 2026**

The minutes of the meeting held on Monday, 19th January, 2026 were approved and signed.

A4. **Matters Arising from the Minutes**

No matters were raised as arising from the previous minutes.

A5. **Quarter Three 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 three 2025/26. A red, amber, green and black status had been applied to each measure.

Members noted that for quarter three:

- Within Building Control, all bar one target is being met or exceeded, with one target missed due to reduced resource levels within the team;
- Within Electrical Services, three measures out of 22 measures are behind due to recruitment issues, however, these will now be progressed with all vacancies filled. Four measures are completed and all other measures are on target;
- In Fleet Services, two out of nine measures are slightly behind target, all other measures are on target;
- Within Community & Enforcement, three measures out of 18 will not be met due to factors outside of the Council's control, one measure is behind target awaiting others outside of the Council, 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 three 2025/26 be noted."

A6. **Isle of Man Youth Tour Cycling Event and Use of Bottleneck Car Park**

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) seeking agreement for the use of 27 spaces in the Bottleneck Car Park to be used in conjunction with the Isle of Man Youth Tour cycle event on Loch Promenade on Friday 1st May 2026 and, on the same basis, in future years.

Members were advised that in recent years several different configurations have been used, and the most acceptable solution has been found to be the reservation of a number of spaces at the northern end of the car park for the whole day. This approach was used in 2022, 2023 and 2025 and worked without problem. The area is mainly used for scrutineering and pre-race preparations. Racing is between 1730hrs and 2100hrs, but the spaces would be taped off for the whole day to ensure they remain available. The one-way system through the car park will be retained. Since 2023 advanced signs have been displayed in the car park in the run up to the event to make customers aware that some of the spaces would be unavailable that day. This arrangement appears to work well and will be repeated.

Recommendation (iii) seeks authority for officers to approve the use of the car park for this event in future years now the arrangement of spaces has become settled. The fee each year would be set based on the tariff for that year. Should there be any significant changes to the format of the event a report would be forthcoming to the Committee for consideration.

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

(i) That 27 spaces in the Bottleneck Car Park be reserved for use by the organisers of the Isle of Man Youth Tour on Friday 1st May 2026;

(ii) A fee of £258.66 plus VAT be charged to cover the loss of car parking revenue; and

(iii) The Committee authorises officers to accept the use of the car park for the Youth Tour in future years on the same basis as this year with the fee being based on the lost car parking revenue in the year concerned."

A7. **Use of Bottleneck Car Park for the Drone Show**

The Committee considered a report submitted by the Democratic Services Officer seeking permission to reserve 12 spaces at the Bottleneck Car Park on Friday, 20th March from 8am until 10pm to create a setup zone for the drone show, and to close the car park in its entirety from 6pm to 7.45pm on the same date to implement the safety zone required for the drone show.

Members were advised that the Council, in collaboration with Culture Vannin, is organising a drone show to mark City Day and the Year of the Manx Language. The 2025 provider, Star Symphony Drones, has been appointed, and the same safety requirements as applied in 2025 will apply to the 2026 event.

In 2025, officers worked with the provider, the Department of Infrastructure, and other relevant authorities to identify a suitable launch location. The drone show requires a daytime setup area measuring 15m x 10m, together with a significantly larger safety exclusion zone during launch and throughout the display. Bottleneck Car Park was determined to be the most appropriate site. The launchpad and setup area will be required for the full day, resulting in the temporary loss of 12 parking spaces. The estimated loss of income to the Council is approximately £112.

Immediately prior to launch, a wider area must be cleared of vehicles and pedestrians. To ensure the car park is largely vacant by 7:30pm, it is proposed that the car park be closed to incoming vehicles from 6:00pm. Vehicles already parked will be permitted to exit until the launch time of 7:30pm. From that point, the car park and surrounding safety area will be designated as a no-pedestrian zone.

The estimated loss of income arising from the evening closure is no more than £80, based on an anticipated 40% occupancy rate. The total estimated cost to the Council for both requests is approximately £192 which will be covered by the events budget.

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

(i) That the request to reserve 12 spaces at the Bottleneck Car Park on Friday, 20th March from 8am until 10pm to create a setup zone for the drone show, and to close the car park in its entirety from 6pm to 7.45pm on the same date to implement the safety zone required for the drone show be approved; and

(ii) That the Committee support the use of the Bottleneck Car Park on a similar basis for future drone shows."

A8. **Planning Application 25/91190/B – 13 Peel Road**

The Committee considered an appraisal of planning application 25/91190/B for the conversion of a former commercial office block into a House in Multiple Occupation (HMO), with ten individual units at 13 Peel Road, Douglas.

Members were advised that based on the relevant planning policies considered within the appraisal it is recommended that support be given to the application. The proposed aesthetic changes to both the front and rear elevations are considered minor and would not adversely affect the overall appearance of the building.

The Dilapidation Enforcement officer advised that amended plans have been submitted by the applicant showing provision for a greater number of bins to accommodate residual and recyclable waste.

Resolved, "That particulars of the report be noted on the minutes and that support be given to planning application 25/91190/B based on the amended plans submitted by the applicant and on the condition that the bin, recycling and bicycle storage be in place prior to the HMO becoming operational."

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

The Committee considered a schedule of properties in a state of dilapidation or disrepair. Members noted that five 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-six properties remained on the list. This equates to 0.24% of the total number of properties in Douglas.

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

A10. **Items for Future Report**

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

It was agreed that a report be forthcoming following a suggestion from the Regeneration and Community Committee in relation to festive decorative lighting during the months of January and February.

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

A11. **Date and Time of Next Meeting**

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

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

PART B –

Matters requiring Executive Committee approval

B12. **Consultation – Town and Country Planning (Permitted Development)**

The Committee considered a report submitted by the Director of Environment and Regeneration to consider the Council's proposed response to a consultation issued by the Department of Environment, Food and Agriculture (the Department) on the Town and Country Planning (Permitted Development) (Amendment) Order 2026.

Permitted Development refers to a set of rights that allow homeowners and developers to make certain changes to buildings and land without needing to apply for planning permission.

The Department is consulting on the draft Order which seeks views on the proposed amendments to Class 15, which currently covers garden sheds, summer houses and pergolas that can be constructed under permitted development.

Feedback from a review of permitted development rights undertaken in 2024 by the Department, highlighted growing demand for larger and more versatile garden buildings often used for storage, as hobby spaces or for homeworking. It was also recognised that any changes to permitted development rights around garden buildings would require careful consideration and public input.

The changes being proposed include updated height and size limits, the addition of 'garden rooms' to the types of permitted garden buildings, and clearer guidance on the appropriate siting and use of both garden buildings and pergolas. The amendments aim to give homeowners greater flexibility while ensuring that development remains proportionate and continues to protect residential amenity.

Appended to the officer's report and reviewed by the Committee was the Council's proposed response.

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

(i) That the draft response as set out in appendix 3 of the report be approved;

(i) That the item be referred to the Executive Committee."

The meeting ended at 10.57am.