



City of Douglas

MR COUNCILLOR S.R. CRELLIN, JP
MAYOR

City Hall,
Douglas,
9th October, 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, 14th OCTOBER 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

A handwritten signature in black ink, appearing to be 'A. B. D.' or similar, written in a cursive style.

For: Town Clerk & Chief Executive

Order of Agenda

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

II - Any statutory business.

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

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

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

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

- (i) The Executive Committee;
- (ii) The Housing and Property Committee;
- (iii) The Pensions Committee;
- (iv) The Standards Committee;
- (v) The Eastern District Civic Amenity Site Joint Committee;
- (vi) Any other Joint Committee;
- (vii) The Regeneration and Community Committee;
- (viii) The Environmental Services Committee;

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

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

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

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

AGENDA

III – Chief Executive to read minutes of the Council Meeting held on Wednesday, 12th August, 2026.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Wednesday, 23rd September, 2026.

Members Present: Mr Councillor D.R. Watson (Chair), the Mayor, Councillor Mrs N.A. Byron-Teare (from 10.30am), 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 (Mr I. Jackson), Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe) (Clauses A8, A9, and C15), Assistant Chief Officer (Income) (Mrs C. Pulman) (Clause A10), Head of Waste Services (Mr A. Crook) (Clauses A8 and C14), Democratic Services Officer (Mrs D. Atkinson) (Clauses A8, A9 and C15), Executive Officer (Mrs J.M. Keig) (taking minutes).

REPORT

PART A –

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

A1. Apologies for Absence

There were no apologies for absence.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes

The minutes of the meeting held on Thursday 23rd July 2026 were approved and signed.

A4. Matters Arising from Previous Minutes

Clause A11 – Local Economy Fund – Sea Defence Wall Artworks: confirmation of a time and date for Department of Infrastructure officers to meet with Council officers regarding the installation of a sea defence wall was awaited.

Clause C14 – Independent Person Report: the potential to share the Independent Persons had been raised with other local authorities as part of discussions relating to the Local Government (Amendment) Bill 2023.

A5. Referrals from the Environmental Services Committee

There were no referrals from the public minutes of the Environmental Services Committee meeting held on Monday 14th September 2026.

A6. Referrals from the Regeneration and Community Committee

There were no referrals from the Regeneration and Community Committee meeting held on Tuesday 15th September 2026.

A7. Referrals from the Housing and Property Committee

There were no referrals from the Housing and Property Committee meeting held on Wednesday 16th September 2026.

A8. Referral from the Eastern District Civic Amenity Site Joint Committee

The Committee considered the following referral from the Eastern District Civic Amenity Site Joint Committee meeting held on Tuesday 8th September 2026:

Clause B7 – Operational Manning Review: the Joint Committee had considered a report seeking approval to increase staffing levels at the Site. This followed a number of significant changes at the Site, and a range of revised staffing options had been considered accordingly.

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

- (ii) That the Eastern District Civic Amenity Site Joint Committee’s preferred option, for additional operative hours to cover statutory breaks at an increased cost of £20,530 per annum, be also noted; and
- (iii) That approval be given on behalf of the Council for the proportional increase amounting to £12,810.”

A9. Committee Membership 2026 – 2027

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

The casual vacancy had arisen as the result of a Member resigning from that Committee, and, under Standing Orders, the Executive Committee had a duty to fill the position.

As part of the discussion, a change to the Council’s Constitution was proposed. This being that it should be a requirement that all Members must sit on at least one Standing Committee.

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

- (ii) That in line with Standing Order 86, Mr Councillor R. Sloane be appointed to fill the casual vacancy on the Housing and Property Committee; and
- (iii) That the proposed amendment to the Council’s Constitution be included on Items for Future Report.”

A10. Treasury Management Outturn Report 2025 / 2026

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

The outturn report was a key aspect of delivering the Council’s Treasury Management Strategy. It summarised treasury management activities undertaken in respect of long-term loans and short-term investments; and outlined information in relation to the Prudential Indicators for 2025 / 2026 in respect of affordability.

The indicator for prudence was that net external borrowing would not exceed the capital financing requirement. All Prudential Indicators were within Plan for 2025 / 2026 and the Director of Finance confirmed that he was comfortable with the level of borrowing. It was noted that the indicator for treasury management - the CIPFA Treasury Management Code of Practice and Cross-Sectoral Guidance Notes - had been complied with and adhered to for all treasury management activities.

It was noted that the current HSBC Local Authority Borrowing Scheme had been extended until July 2027, and that a new scheme would need to be finalised by the Isle of Man Treasury within the next few months. It was queried whether there would be any merit in the Council setting up a shared scheme with other local authorities and the Assistant Chief Officer (Income) agreed to explore the possibility.

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

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

A11. Douglas City Council’s Carbon Footprint – Update Report 2025 / 2026

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

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

Also in July 2019, the Council had agreed to engage the services of the Carbon Trust to calculate its Carbon Footprint for the 2018 / 2019 financial year, which was to be the baseline year from which all carbon emissions would be measured against. Since that time, Members had received updates on the Council’s progress towards reducing its carbon footprint.

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

Under the Climate Change (Public Bodies Reporting Requirements) (Amendment) Regulations 2023, the Council had a legal duty to submit an annual report to the Isle of Man Government. Currently, only Scope 1 and Scope 2 emissions were required to be reported, but Scope 3 emissions would feature for the 2026 / 2027 reporting year. Members accordingly noted that the Council's Carbon Footprint for 2025 / 2026 was estimated as being a 24% reduction on the baseline year; and represented a 9% decrease on the result reported for 2024 / 2025.

Scope 3 emissions were based on expenditure and the Net Zero Officer Working Group had previously identified a risk in relation to the impact high inflation rises would have on the Council's carbon emission calculations. While the Council was not necessarily procuring any more services than it had previously, the cost of those services had risen and the higher prices would automatically lead to greater 'spend', resulting in a higher carbon emission calculation. This had been particularly prevalent for the 2025 / 2026 year and looked to be the case for 2026 / 2027, as the current conflict in the Middle East continued to affect fuel prices.

As in previous years, an inflation adjustment had been applied to the procurement figures to normalise this spend, which should help ensure future years' calculations were not significantly distorted. However, it was considered prudent for this adjustment to be validated by a Climate Change specialist to ensure no calculation errors had occurred which could impact the Council reporting on its Net Zero journey.

Members were advised that a provision had been built into the 2023 / 2024 budget for the carbon footprint calculation to be undertaken externally. Following the tendering process, a supplier had been chosen and over the course of 2025 / 2026, the Council's data had been validated.

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

The Council had been proactive in providing relatively detailed training for Members and officers, and a suitable one-hour introductory course had now also been identified for front-line staff. This was due to be rolled out during the 2026 / 2027 year, with consideration being given to it also being included within inductions for all new employees.

Members expressed their thanks for the amount and quality of work that had gone into producing the report and queried whether it was possible to calculate the actual cost benefit of the reductions within the three Scope categories, as this would show the real achievements being made by the Council.

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

- (ii) That the Council's Carbon Footprint for 2025 / 2026 and the approximate 24% decrease in the Council's Carbon Footprint from the baseline year of 2018 / 2019 (as detailed in Appendix 1) be noted;
- (iii) That approval be given for the statutory submission to the Isle of Man Government of the Council's carbon emissions for 2025 / 2026 (as detailed in Appendix 2);
- (iv) That the forecast provided by the Carbon Budget Tool and the Carbon Reduction Trajectory (as detailed in Appendices 3, 4, and 5) be noted;
- (v) That the latest update to Action Plan Two (as detailed in Appendix 6) also be noted; and
- (vi) That officers be requested to explore the possibility of calculating the actual cost benefit of the reductions within the three Scope categories, in order that the financial savings could be shown in future updates."

A12. Items for Future Report

The Committee considered a written report by the Chief Executive identifying those issues on which further reports had been requested or which were outstanding, so that Members and officers were aware of them and could monitor progress.

Resolved, "That particulars of the report be noted on the minutes and that it be considered and monitored at each meeting of the Executive Committee."

A13. Time and Date of Next Meeting

The time and date of the next meeting were noted as 10:00am on Thursday 29th October 2026.

PART C –

Matters subject to Council approval

C14. Motion – General Household Waste Collections and Public Consultation with Residents

The Committee considered a written report by the Head of Waste Services in relation to a Motion submitted by a Member to the June 2026 Meeting of Council as follows:

‘That the policy on the frequency of general household waste collections and the current policy of fortnightly general household waste collections be reviewed; and to conduct a public consultation with residents as to whether they support a return to weekly general household waste collections, on the understanding that recycling will continue and that weekly collections may involve additional costs.’

Annexed to the Motion, its stated purpose was:

‘To provide a transparent, cost-effective means of gauging Douglas residents’ views on whether to retain fortnightly general household waste collections or return to weekly collections, and to assist the Executive Committee in reviewing and making recommendations regarding future household waste collection policy.

It is not the purpose of the motion to decide whether weekly collections must definitely return, but rather to gauge public opinion and better understand the impact that the fortnightly collections have had since they were implemented. The outcome of the consultation will not be binding on the Council but will enable the Council to make a more informed and democratic decision’.

Members were advised that in 2018 a Motion had been brought before the Council ‘to investigate options to substantially increase kerbside recycling collections as a percentage of the monthly domestic waste arising.’ Following a review, fortnightly refuse collections had been introduced in 2022, the principal objectives being to -

- Increase kerbside recycling capture
- Establish a garden waste collection service
- Reduce residual waste
- Reduce the Council’s Carbon Footprint
- Support households unable to manage reduced capacity
- Reduce disposal costs and increase revenue streams

The yearly data for each of the above objectives was noted. In summary, kerbside recycling capture had increased significantly; a successful garden waste collection service had been established and expanded; residual waste had reduced substantially; and measurable carbon savings had been achieved through greater diversion from the Energy from Waste plant. Appropriate support arrangements had been maintained for households requiring additional capacity; while reduced disposal costs and increased recycling performance had delivered tangible financial benefits.

The available evidence therefore demonstrated that the introduction of fortnightly refuse collections had achieved each of the principal objectives established by the Council in 2018.

Members then went on to consider the impact of returning to weekly collections, which had been assessed in terms of the following:

- Environmental and climate implications
- Social and public health implications
- Operational requirements
- Financial considerations
- Political and strategic considerations

It was noted that fortnightly residual waste collections were now widely adopted by local authorities across the British Isles as part of efforts to increase recycling performance and manage disposal costs. The Council had already invested significantly in a recycling infrastructure, and in education and public engagement; and offered a level of recycling provision that exceeded that available in many parts of the Isle of Man.

Members discussed the matter at length. It was recognised that while a return to weekly collections could demonstrate responsiveness to community preferences, some stakeholders may view it as a departure from established sector practice and perceive it as a reversal of an evidence-led policy decision. Members agreed that the Council had an obligation to lead, but that there would need to be a balance between community preference and the wider strategic, environmental, and financial benefits demonstrated by the current service model.

It was understood that the Isle of Man Government's Waste Strategy 2025 – 2035 would be presented to Tynwald in the coming months. The outcome (specifically, whether Tynwald adopted the Strategy's proposals) could have a material bearing on the Council's waste management services. It was therefore suggested that it would be prudent for the Council to await the outcome of this document before implementing changes that may be contrary to the emerging Government Strategy.

In the Annex to the Motion, it had been proposed that the public be consulted on whether they supported a return to weekly general household waste collections. Members also discussed this aspect at length. It was agreed that any information obtained from a survey would be useful, but that remedial action was needed in the meantime to make it easier for households to recycle - one suggestion being the introduction of 'bring banks' in areas of high density population.

The Committee expressed recognition of the considerable work that had gone into providing all the information contained in the report; and also extended thanks to the Waste Services Team.

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

- (ii) That it be recommended to Council that a public consultation be not conducted on a return to weekly general household waste collections at this time because of the significant estimated costs and also the timing, while the Council awaited the release of the 2025 – 2035 Waste Strategy by the Isle of Man Government;
- (iii) That further to resolution (ii) above, the situation be reviewed in six months' time; and
- (iv) That in the meantime officers be required to come back with a report on available options for the provision potentially of both refuse and recycling 'bring banks' if required in problem areas."

C15. Committee Structure and Membership

The Committee considered a written report by the Democratic Services Officer seeking approval for the constitutional changes required to implement the agreed Committee structure change, including the merger of the Environmental Services Committee and the Regeneration and Community Committee into a new 'Environment and Regeneration Committee'.

At the May 2026 meeting of the Executive Committee and the June 2026 Council Meeting, it had been unanimously resolved to merge the Environmental Services and the Regeneration and Community Committees in a bid to assist Members with commitments to Committees and to prevent quoracy issues that had been previously experienced. The merger of the Committees would also align more closely with the Council's internal structure, as operational matters within the Department of Environment and Regeneration would be considered by one Committee.

It was proposed that the Environment and Regeneration Committee and the Housing and Property Committee should each have five Members (with a quorum of three); that Environment and Regeneration Committee meetings should take place at 10:00am on the first Monday following the Council Meeting; and Housing and Property Committee meetings should take place at 10:00am on the first Tuesday following the Council Meeting.

Members also gave consideration to the following proposals:-

Executive Committee:

Although the May 2026 report had recommended increasing Committee membership to five Members per Committee, it was now, on reflection, recommended that the Executive Committee be reduced to four Members (the Leader, two Chairs, and one Member from the floor).

Members expressed concern with this proposal due to the potential implication of the Leader having the casting vote on an equal membership committee. The matter was discussed at length and alternative suggestions were put forward, including the potential of all Members rotating a fifth seat on the Committee, or appointing a further Member from the floor. It was agreed that a further report would be brought forward to explore the options.

Portfolio Holders:

To ease the pressure on the Chair and to give Members responsibility in certain areas, portfolios were suggested for each of the Committees, with Portfolio Holders having a consultative role in their specialised areas.

It was proposed that Portfolio Holders be appointed by Committee Chairs at their first meeting, with the portfolio term running in line with the Chair and Vice-Chair terms. (The exception to this was the Environment and Waste Management position, which would be elected by Council by default as the Eastern District Civic Amenity Site Joint Committee representative.) The Chair would manage the Portfolio Holder appointments and would have the ability to change holders at their discretion.

Committee Remits:

It was proposed that the Promenade Redevelopment and Twinning and Friendship Agreements be moved to the Executive Committee.

All other Environmental Services Committee and Regeneration and Community Committee responsibilities were proposed to be transferred to the new Environment and Regeneration Committee.

Consultation Working Group:

The Consultation Working Group currently consisted of the Committee Vice-Chairs. It was proposed that this remain unchanged, but with the Deputy Leader taking the role of consultation lead.

As part of the Constitutional changes, it was recommended that if a Committee Vice-Chair was unable to attend a Working Group meeting, that the respective Committee be able to delegate attendance to another Committee Member (excluding the Committee Chair) as, while there was no formal quorum for the Working Group, it was important that it continued to receive a rounded view from all three Standing Committee perspectives.

Vice-Chair Standing Order:

It was proposed that the Vice-Chair Standing Order be amended to explicitly state that a Member could not be Vice-Chair of both the Environment and Regeneration Committee and the Housing and Property Committee. This would assist with membership of the Consultation Working Group and attendance at the Executive Committee in the absence of the Chair.

Eastern District Civic Amenity Site Joint Committee:

To assist with the workload of the Environment and Regeneration Committee Chair, it was proposed that the Council appointed ECASJC representative also hold the Environment and Waste Management portfolio within the Environment and Regeneration Committee.

The Committee expressed thanks to the Democratic Services Team in recognition of the considerable amount of work that had gone into providing all the information contained in the report.

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

(ii) That it be recommended to Council -

- (a) That the Constitutional changes appended to the Report be approved in relation to the merger of the Environmental Services Committee and the Regeneration and Community Committee into a new Committee named the ‘Environment and Regeneration Committee’;
- (b) That the Council introduces Portfolio Holders on each Committee to support the Chair and relevant officers; and
- (c) That the Executive Committee continue to consist of five Members (the Leader, two Chairs, one Member from the floor and one other) – officers were requested to bring a further report on the membership of the Executive Committee;
- (d) That the proposed changes be introduced for the 2027 – 2029 term, with all vacant positions being appointed to at the Special Selection Council Meeting in May 2027.”

The Committee rose at 1.45pm.

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, 16th September, 2026.

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

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

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

There were no apologies for absence.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 15th July, 2026

The minutes of the meeting held on Wednesday, 15th July, 2026 were approved and signed.

A4. Matters Arising

No matters were raised as arising from the previous minutes.

A5. Quarter one performance monitoring 2026/27

The Committee considered a report submitted by the Housing and Property Operations Manager to update on the quarter one performance indicators for 2026/27.

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

Of note for quarter one:

- 100% of emergency repairs had been completed within the target time of twenty-four hours, it was noted that this a fourth quarter that this target has been met;
- 80.8% of urgent repairs were completed within the target period of 7 working days;
- 87.5% of standard voids were completed within the target time of five weeks and 71.4% of major voids were completed within the target time of twelve weeks.
- The number of tenant accounts in arrears had reduced by 15 from quarter four 2025/26.
- 107 Customer Satisfaction surveys were submitted by tenants, with an average satisfied percentage of 97.2%

Resolved, “That particulars of the report and discussion be noted on the minutes and that the progress made against the performance indicators in the Service Plans for quarter one 2026/27 be noted.”

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.

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, 21st October, 2026.

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14th October
2026

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

The meeting ended at 10.33am.

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

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 9th September, 2026.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Councillor Mrs N.A. Byron-Teare, Mr Councillor A. Hall (Items A6 onwards), Ms A Christian (Independent Member).

In Attendance: Director of Finance (Mr A.J.T. Boyd), Assistant Chief Officer (Finance) Mr E.P. Pierce, Democratic Services Officer (Mrs D. Atkinson). Mr J. Glasgow, Hymans Robertson (Items A1 to A10). Mr J. Penn and Mr M. Seaward (Capital) (Item A10).

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. Apologies

There were no apologies for absence submitted.

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Election of Vice-Chair for the remainder of the 26/27 year

Councillor Mrs N.A. Byron-Teare was unanimously elected Vice-Chair to the Pensions Committee for the remainder of the 26/27 year.

A4. Minutes – 27th May 2026

The minutes of the meeting held Wednesday, 27th May, 2026 were approved and signed.

A5. Matters Arising

There were no matters arising raised.

A6. Training: Risk and Reward

The Committee received a training presentation by Hymans Robertson on the balance and correlation between risk and reward in investing.

Resolved, “That the training presentation be noted on the minutes.”

A7. Review of Investment Managers' Performance

The Committee considered a report submitted by Hymans Robertson to review the investment managers' performance during the second quarter of 2026.

The Scheme achieved a net return of 6.8% over the quarter, outperforming the benchmark by 1.6%. Returns over 5 years remain positive albeit just behind the overall benchmark. The largest relative outperformer was the Capital Absolute Return Fund achieving 5.9% above benchmark. The largest underperformer was Canaccord BlackRock Property. It was noted the latter had underperformed the benchmark across all time periods as the fund continues to navigate through the repositioning and redemption requests experienced in 2022.

Mr Glasgow touched on the rebalancing ranges. It was noted that, following a review of the Scheme's investment strategy, it had been resolved to reduce growth assets by 10% and increase protection assets by the same amount. The new strategy was implemented after the quarter end so there were no rebalancing transactions over the April-July quarter. The rebalancing ranges will require review following implementation and will be reported to the Committee in due course.

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

A8. Real Estate Investment Trusts (REITs)

The Committee received a presentation by Hymans Robertson on REITs. The Committee had previously resolved to consider REITs as an additional investment as part of the property allocation review in order to diversify and reduce reliance on a sole property investment fund.

The report provided a background into the Scheme's current property investment. The current strategic allocation to property had been set at 12%, however, the current property weighting was 10.3%, an underweight of 1.7% (as of June 2026). The Committee previously resolved to explore alternative

investment options such as an additional fund through a specialist real estate investment manager that predominantly invests in REITs, rather than topping up the existing mandate.

Hymans Robertson undertook a review and recommended the introduction of a REITs manager as a suitable portfolio diversifier. The Committee were provided with the advantages and disadvantages of a listed REITs manager, followed by consideration of whether the fund should be actively or passively managed. The report recommended an actively managed fund that can select opportunities applying their own investment process, whereas passive strategies mostly hold an index weighted position by market capitalisation and are therefore restricted on where capital can be invested. Passively managed funds also generally required much higher minimum investment fees. The Chair did however raise concern at the high expected return levels for actively managed funds to outperform current benchmark levels.

The report finished with an overview on global versus UK investment. All of the BlackRock Property Fund is allocated to UK property. The report recommended investment in global market REITs to provide diversification benefits as they invest across different countries, sectors and are exposed to different economic cycles.

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

- (i) The Committee explore actively managed REIT funds;

For: 3 Against: 1

Mr Councillor A. Hall voted against the resolution.

- (ii) The Committee explore global REIT funds;

For: 3 Against: 1

Mr Councillor A. Hall voted against the resolution.

- (iii) Hymans Robertson identify a universe of suitable managers that are willing to work with Canaccord in creating a wrapper for an allocation to global REITs;

- (iv) A manager selection exercise involving three managers be reviewed by Hymans Robertson and reported back to the Committee for consideration."

A9. Annual Review of Responsible Investment Policy

The Committee considered a report submitted by Hymans Robertson to undertake the annual review of the Scheme's Responsible Investment Policy.

The Policy, which was initially agreed in 2025, set out the underlying objectives and actions that will be taken to achieve the objectives, the Committee beliefs on behalf of the Scheme, and the expectations of the Committee. It was agreed the policy would be reviewed on an annual basis.

It was noted there were no recommended changes to Policy.

Resolved, "That particulars of the report be noted on the minutes and there be no changes made to the Responsible Investment Policy."

A10. Manager Reporting: Capital International

Mr J. Penn and Mr Seaward joined the meeting to present the Capital absolute returns and ESG Fixed income corporate bonds funds.

It was noted that both funds outperformed their respective benchmarks during the quarter. Mr Penn provided a market background during the quarter together with a strategy outlook. Mr Penn presented the allocation and attribution for both funds. Mr Penn particularly highlighted the change to bond purchases with green credentials.

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

A11. Items for Future Report

The Committee considered a report submitted by the Democratic Services Officer setting out items that are to be considered at future meetings and to review any future training requirements.

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

A12. Date and Time of Next Meeting

The Committee noted that the date and time of the next meeting is Wednesday, 28th October, 2026 at 10.00am.

The meeting ended at 12.58pm.

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, 8th September, 2026.

Members Present: Mr Councillor F. Horning (Douglas) (Chair), Mr A. Gibson (Onchan), Mr A. Jessopp (Braddan), Mr R. Taylor (Garff).

In Attendance: Mr I. Jackson (Douglas), Mr J. Roberts (Braddan), Mr R. Phillips (Onchan), Mr A. Crook (Contractor, Item A5 and A6 only), Mr M. Quayle, (Finance Manager) (Douglas), Mrs L. Radcliffe (Committee Administrator, Douglas, taking notes).

REPORT

PART A –

Matters dealt with under delegated authority

The Vice Chair welcomed Mr R. Taylor (Garff) as a new representative to the meeting followed by introductions of those present.

A1. Minutes – 19th May 2026

The minutes of the meeting held on Tuesday, 19th May, 2026 were approved unanimously and signed.

A2. Apologies

Mrs A. Davidson (Santon).

A3. Matters Arising – Declarations of Interest Form

Declaration of Interest Register forms had been sent to representatives to complete for the standing Declaration of Interest Register as agreed at the last meeting.

Matters Arising – WEEE Contract

The Chair thanked the Braddan representative for preparing a draft letter to be sent to the Waste Management Unit on behalf of the Committee which was agreed to be sent. Onchan Clerk confirmed that this item and costs to Local Authorities was discussed at the last Clerk's Meeting. The Garff representative agreed to follow up with the previous representative if the item was raised at the Isle of Man Municipal Association.

A4. Declarations of Interest

There were no declarations of interest submitted.

A5. Operational Contractors Report

Mr Crook joined the meeting at 2.35p.m. to present the September 2026 operational contractor's report and provide further explanation of the matters contained in his report.

5.1 Oversize items. No oversize items have been reported since the last meeting.

5.2 WEEE contract. The Contractor reported at the May meeting, that the Department of Infrastructure's Waste Management Unit (WMU) had assumed responsibility for all invoicing, previously Middle Park Recycling (MPR) invoiced for large domestic appliances (LDA's) e.g. washing machines, cookers, tumble dryers and the WMU invoiced for hazardous WEEE e.g. fridges, freezers, TV's and for all other WEEE covered under the contract. Questions still remained about where the £5 per item charge came from and it was confirmed by the WMU that LDA'S were not included in the original Government tender and therefore the economic rationale for charging was one for their contractor MPR. The WMU had subsequently accepted Middle Parks position and the £5 for LDA's has effectively been incorporated within the overall WEEE contract, therefore this charge should be levied on all sites, and the Contractor has sought further clarification, but to date has not received a response.

A representative raised their concerns in relation to fly tipping at the last meeting and the need for the full policy of WEEE to be reviewed by Government.

5.3 Repair shop. Live at Home (the Northern Men in Sheds parents' company) indicated their intention to open a Women in Sheds branch. The Northern Men in Sheds have temporarily stopped receiving items from the Eastern site due to capacity issues and are actively searching for a new premises.

5.4 Plasterboard to Northern Metals. No issues to report.

5.5 Insulation to the EFW for baling. The operation was paused for two weeks from 22nd June to 7th July; there have been no further issues encountered.

5.6 Garden Waste. The composting facility at Middle Park Recycling has notified the Contractor in writing of a gate fee increase from £51 to £75, an increase of 47%. The Contractor advised that he has received a subsequent update verbally and the cost is forecast to go up to £90 due to fuel increases and alternative suppliers are being sought.

It was agreed:

- (i) That, the potential impact on the budget in relation to composting gate fees be established.
- (ii) That a letter of complaint be submitted to the Waste Management Unit.

5.7 Site Rules, Garden Waste. Due to the large quantities of garden waste received at the site during July and August, a decision to limit households to two totebags per week was implemented. The decision complied with existing site rules in relation to DIY projects. Concerns were raised by ratepayers and as a result the maximum number of totebags was increased to four per week which appeared to alleviate most concerns. It was noted that the garden waste skips were at full capacity mid-way through the day with no spare capacity, and the policy was implemented to ensure fairness to all ratepayers.

It was agreed unanimously:

- (i) That, Committee support the limitation of four tote bags per week during the growing season, to ensure there is capacity for everyone, particularly when the composting facility is closed.

5.8 Joint Operational Meeting. The Waste Management Unit hosted a joint civic amenity site meeting in early September, the contractor reported that only three of the four sites were represented.

5.9 Skips. The site had recently purchased a replacement skip, however due to its cost a second skip was unable to be purchased within the existing budget as agreed. Repairs and modifications have been carried out to an existing skip to enable its use for a further 12-month period. It was requested by a representative to increase capacity for next year by an additional green disposal skip.

5.11 Contract Labour. The current Contract with G4S has been extended by 12 months.

5.12 Textile Banks (Salvation Army). The Contractor has been advised by its textile collection partner that, due to a prolonged and continuing downturn in the used textiles market, it can no longer sustain the current profit-share payment arrangements. Consequently, payments linked to textile collections will cease from 1 October, with a final payment being made in October for textiles collected during September. The company advised that it had absorbed market pressures for as long as possible and had carefully considered alternative options before reaching this decision. Whilst collections will continue, they will no longer generate an income for the Council. The company has indicated that it would be willing to reinstate payments should market conditions improve sufficiently in the future. The Chair requested that the textile prices be observed and if there is an opportunity in the future to request a contribution.

5.13 Incidents. The Contractor reported there had been two incidents since the last meeting both relating to staffing matters.

A6. Date and Time of Next Meeting

Tuesday 17th November 2026 at 2.30pm.

PART B –

Matters requiring Executive Committee approval

B7. Matters Arising – Operational Manning Review

The Committee considered a report submitted by the Contractor seeking approval to increase Site staffing levels following a complaint by Douglas Members after a recent visit to the site.

Members expressed concern regarding what they believed to be insufficient level of staffing on site, which they considered to be below the contractually agreed staffing requirement. Concerns were also raised regarding staff welfare, specifically that staff had reportedly advised that they were not consistently able to take their required breaks.

The Contractor confirmed that this was an isolated occurrence and that, under normal circumstances, such situations would ordinarily be covered by a scheduled relief operative from the Council's Cleansing Team.

The Contractor further advised that the matter had highlighted a wider issue, namely that some Committee Members appeared to be under the expectation that four operatives should be present on site at all times.

Members were reminded that the initial tender submitted by Douglas City Council offered to provide four operatives at any one time in the winter, with an additional fifth driver during the summer months on skip movement days. However, this was considered excessive by the Committee and resulted in a further tender exercise to provide three operatives at all times plus one driver during skip movement days. The revised tender was accepted by the Committee and implemented by the Contractor.

It was noted that a number of significant changes had occurred since the contract was awarded and that these changes should be reflected in the staffing requirements, namely, plasterboard handling, insulation and small WEEE.

A range of revised staffing options were presented to ensure that employees can take their statutory rest breaks without compromising site operations, customer service standards, or regulatory compliance.

Following discussion of the different options, Committee discounted Option E - Reduced Opening Hours; Option D - Site Closure During Lunch Breaks; Option C - Maximum Operational Coverage; and Option A - Enhanced Original Tender Model.

Committee selected Option B Enhanced Service Resilience, this option maintains three operatives on site at all times, with staffing adjusted to ensure statutory breaks are accommodated without compromising safety levels. This equated to 100 hours additional resource during the summer months, and 54.5 hours during winter months. The total cost increase would be £20,530 per annum, which equated to the following cost per authority;

	Garff	Santon	Onchan	Braddan	Douglas
%	5.42	1.69	17.67	12.86	62.36
£20,530	1,110	350	3,620	2,640	12,810

It was agreed: "That, particulars of the report and discussion be noted on the minutes;

- (i) That, Committee approves in principle Option B, additional operative hours to cover statutory breaks, for the increased cost of £20,530 per annum.
- (ii) That, all Local Authorities seek the approval of their respective Boards for the proportion of the increase."

The meeting ended at 4.10pm.

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, 15th September, 2026.

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

In Attendance: Director of Environment and Regeneration (Mr I. Jackson), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Head of Parks (Mrs S. Parkinson), City Librarian (Mrs J. Macartney) (Items A5 and A6 only), Deputy City Librarian (Mrs S. Goodwin) (Items A5 and A6 only), Democratic Services Officer (Mrs D. Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Councillor Miss S. Kewin submitted apologies for the meeting.

A2. Declarations of Interest

There were no declarations of interest submitted.

A3. Minutes – 22nd July 2026

The minutes of the meeting held on Wednesday, 22nd July, 2026 were approved and signed.

A4. Matters Arising

There were no matters arising from the minutes.

A5. Quarterly Service Monitoring – City Library

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 quarter one of 2026/27. It was noted that all actions had been completed and were marked green on the table, with the exception of resolving the water ingress issues currently being experienced. The City Librarian advised that the Property Section was attempting to progress the matter with the owner of a neighbouring building. As a result, the planned decoration works, scheduled to be undertaken in line with lease requirements, had been delayed.

Members received the user statistics during the quarter in comparison to the previous year, noting particularly the increase in library app usage and the decline in PC use. These changes had been anticipated following the launch of the popular Wi-Fi printing service and trends changing in use of personal phones and iPads.

Resolved, "That particulars of the Douglas City Library Service Plan and user statistics for quarter one of 2026/27 be noted."

A6. Douglas City Library Non-User Survey

The Committee considered a report submitted by the City Librarian to inform of the results of the library non-user survey recently undertaken.

Members were reminded the Library had committed to undertake the survey as part of the previous service plan to ascertain why people do not use, or have stopped using the library. The survey was undertaken on social media, and 173 responses were received. Members were presented with the results. The responses highlighted the need for further publicity to highlight key messages such as the library being an all-island free facility, and to further promote the breadth of online offerings available to the public. Refresher customer service training was also suggested in the report to ensure the Library provides a consistently welcoming environment. The Committee congratulated the Library Team on their efforts to continuously improve the space.

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

- (i) The Council’s public relations team be approached to establish a new marketing campaign;
- (ii) Customer care refresher training be undertaken for all Library staff, training guides be reviewed and the Library continue to focus on proactive engagement.”

A7. Splashpark Opening Hours

The Committee considered a report submitted by the Head of Parks to annually review the splashpark opening hours. Members recalled in 2025, due to warmer conditions in May, there had been comments raised about the splashpark opening earlier. A report was submitted to the Committee with the additional costs and resources required to operate the additional hours. It was resolved at the time to continue with the existing hours and review annually. This report was the first annual review of the times.

The report reminded of the financial and resource implications of opening earlier. The splashpark is currently scheduled to operate from 23rd May to 1st October from 10am to 7pm. Requests were received in 2025 to open at the beginning of May, as May that year had experienced warmer weather conditions. The conditions in May this year were not as favourable, and no requests to open earlier had been received. The report advised that the current schedule remains the most practical and cost-effective approach, ensuring a safe, compliant and efficient start to the summer season.

Resolved, “That particulars of the report be noted on the minutes and the current opening hours from 23rd May to 1st October from 10.00am to 7pm be retained, due to the operational constraints, the financial impact and the limited benefit of an early opening given seasonal weather patterns.”

A8. Wind Telephone

The Committee considered a report submitted by the Head of Parks, in response to a Member request, to consider the installation of a wind telephone in Douglas.

A wind telephone is a concept that provides individuals with a dedicated space to express thoughts, memories and emotions to loved ones who have passed away. The initial Member request was to explore the installation of a wind telephone on Douglas Head. Following review of several potential locations within Douglas, Summerhill Glen was identified as the most suitable place.

The Council was already in possession of a vintage telephone box however refurbishment works costing in the region of £5,500 + VAT were required to ensure the durability, safety and long-term suitability to the outdoor environment and to create suitable access to the structure. In response to question, officers confirmed enquiries had already been submitted to Manx Telecom and there were no telephone boxes in a better condition currently available.

Members agreed with the proposed location but did not support the refurbishment costs of the telephone box. Other potential lower-cost options such as a telephone on a plinth were discussed.

Resolved, “That particulars of the report and discussion be noted on the minutes and the matter be deferred pending other lower-cost options being explored.”

A9. Noble’s Park Bowling Club Proposed Clubhouse and Community Hub

The Committee considered a report submitted by the Head of Parks to consider a proposal to construct a new bowling clubhouse and community hub between bowling greens 1 and 2 at Noble’s Park.

Members were advised that the Noble’s Park Bowling Club had approached the Council with a proposal to fund and develop a new clubhouse and community hub between the existing two bowling greens at Noble’s Park. The proposed facility would replace the current clubhouse which is over 100 years old and has significant limitations.

The Club intends to fund the construction through grants, sponsorship and donations; however, the proposal may have future financial implications for the Council.

The report explained that the future of the existing clubhouse will be considered separately as part of the Council’s wider asset management and property review in line with the Noble’s Park Masterplan. In response to question, the Head of Parks confirmed the proposed new build fits in with the proposed plan.

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

- (i) The proposed new bowling clubhouse be supported in principle;
- (ii) The Club be authorised to submit a planning application;
- (iii) Officers be authorised to enter into dialogue with the applicant regarding Heads of Terms for agreement by the Housing and Property Committee following receipt of planning consent.”

A10. Specialist Priority Tree Management

The Committee considered a report submitted by the Head of Parks seeking support to fund and authorise a suitably qualified specialist tree arboricultural contractor to complete urgent priority tree works at Harcroft Meadow and Douglas Golf Course.

Members were advised that a backlog of inspections and remedial work has built up due to previous difficulties recruiting and retaining qualified arborists, although staffing levels have recently improved. However, the remaining priority works are complex, requiring specialist equipment, traffic management and work at height, making them unsuitable for the newly established in-house team at this time.

The recommended approach is therefore to appoint a specialist arboricultural contractor to complete the priority works urgently, reducing risk to the public, ensuring legal compliance, addressing overdue recommendations from professional surveys, and allowing Parks staff to focus on tackling the wider tree management backlog through a structured programme of future inspections and maintenance.

In response to question, it was confirmed that tree management is an operational matter however, the report was requesting permission to vire savings from the vacancies to fund the cost of a specialist arboricultural contractor at a cost of £17,175.

Resolved, “That particulars of the report be noted on the minutes and a Virement of £17,175 from Open Spaces Employment Costs to Open Spaces Contractors be approved to fund the appointment of a specialist external arboricultural contractor to complete the authorised priority tree works at Harcroft Meadow and Douglas Golf Course.”

A11. Environment and Regeneration Quarterly Service Plan Monitoring

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

Appended to the report were the measures as outlined for the Parks Service, and Douglas City Centre Management as at the first quarter of 2026/27. A red, amber, green and black status had been applied to each measure.

It was noted that, in Parks Services, four out of 27 measures were behind schedule and awaiting input from others, all other measures were on track.

In City Centre Management, three out of 18 measures were behind schedule, of which two were due to staff shortages. The Committee expressed their support of the proposed growth bid for a part-time staff member in City Centre Management and asked that this be progressed as part of the next budget round. An update on the local economy funding application was provided.

Resolved, “That particulars of the report and the progress made against performance indicators in the Environment and Regeneration Department Service Plans as relevant to the Regeneration and Community Committee for quarter one of 2026/27 be noted on the minutes.”

A12. Items for Future Report

The Committee considered a report submitted by the Democratic Services Officer regarding reports for future consideration by the Committee. The Chair requested that more details on delayed reports be provided where relevant.

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

A13. Date and Time of Next Meeting

It was noted that the next scheduled meeting of the Committee was Tuesday, 20th October at 10.00am.

PART B –

Matters Referred to Housing and Property Committee

B14. Snake Pit Updated Proposal

The Committee considered a report submitted by the Head of Parks seeking approval of an updated proposal in relation to the development of the ‘Snake Pit’ open space in Douglas City Centre to create a sauna and wellness facility.

The report provided the background into the proposal, explaining the initial concept presented and approved by the Council was to utilise the existing building and approximately two-thirds of the sunken garden area as a sauna and wellness area, with the remaining area retained for public space. Since approval of concept, the tenant developed a revised layout proposal to utilise a larger proportion of the sunken gardens. A plan was appended to the report.

It was noted that an element of public space will be retained within the Snake Pit site, including seating to the west of the main entrance and the existing Council benches along the hedge line. The proposal has now received planning permission, and the tenant is seeking other necessary approvals, including building control, in order to commence the works on site.

The Committee was in support of the revised layout on the proviso that public seating is retained in the area.

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

- (i) The Tenant be authorised to use the whole of the sunken garden area of the Snake Pit for a sauna and wellness facility, incorporating public seating as defined in the plan;
- (ii) The new sauna and wellness facility at the Snake Pit, as provided in the appended drawings, be approved; and
- (iii) The minute be referred to the Housing and Property Committee for consideration in relation to the proposed lease of the site.”

The meeting ended at 11.30am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 14th September, 2026.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Mr Councillor A. Hall (from 10.05am), Mr Councillor D.C. Cretney, Mr Councillor R. Sloane.

In Attendance: Director of Environment and Regeneration (Mr I. Jackson), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Finance Manager (Mr M. Quayle) (Items A1 to A5), Dilapidations Enforcement Officer, (Mr S. Salter) (Items A6 to A8), Assistant Democratic Services Officer (Mrs C. Maddocks).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

No apologies for absence were received.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 13th July, 2026

The minutes of the meeting held on Monday, 13th July, 2026 were approved and signed.

A4. Matters Arising from the Minutes

No matters were raised as arising from the previous minutes.

A5. Quarter One Service Plan Performance Monitoring 2026/27

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

Appended to the officer's report were the measures as outlined in each Service Plan together with an update on the performance as at the end of quarter one 2026/27. A red, amber, green and black status had been applied to each measure.

Members noted that for quarter one:

- Within Building control, one of the six measures is slightly behind, due to staff shortages in quarter one.
- Within Electrical Services, four of the twelve measures are slightly behind in quarter one but remain on track for the year.
- Within Fleet Services, one of the eight measures is slightly behind due to a Hako sweeper diagnosis and supply of parts. All other measures remain on track.
- Within Community and Enforcement, one of the twenty-eight measures is slightly behind due to staff recruitment with the remaining measures on track.
- Within Waste Services, two of the nineteen measures are slightly behind but remain on track for the year.

Resolved, "That particulars of the report be noted on the minutes and that the progress made against performance indicators in Service Plans for quarter one 2026/27 be noted."

A6. Planning Application – PA 26/00410/A – 26 to 36 Finch Road, Douglas

The Committee considered an appraisal of planning application 26/00410/A for approval in principle for demolition of the existing office buildings and the construction of a 5-storey apartment building containing 28 units and 30 parking spaces at 26-36 Finch Road, Douglas.

Members were advised that having considered the proposal and balancing the potential impacts against the identified planning benefits, Council officers consider that the development is consistent with the objectives of promoting appropriate land use regeneration and efficient reuse of previously developed land and buildings. It is therefore recommended that the application be supported.

Members discussed the visual appearance of the proposed building, particularly in relation to the proposed scale, height and contemporary design of the development, two Members raised concerns that it was not in keeping with buildings in the surrounding area. The Assistant Chief Officer (Regeneration) advised that Finch Road was not a conservation area and whilst some buildings in the area are registered, the ones included in the proposals are not.

Resolved, "That particulars of the report and discussion be noted on the minutes and that planning application 26/00410/A be supported."

On a vote being taken, two Members voted in favour of the recommendation and two Members voted against. The Chair exercised the Chair's casting vote in favour of the recommendation.

Mr Councillor A. Hall and Mr Councillor D.C. Cretney asked that their names be recorded as voting against the resolution.

A7. Planning Application – PA 26/00460/C – 24 Christian Road, Douglas

The Committee considered an appraisal of planning application PA 26/00460/C for the change of use from existing ground floor office / staff accommodation and first, second and third floor tourist flats to eight apartments (class 3.4) at 24 Christian Road, Douglas.

Members were advised that Council officers considered that the proposal accorded with most of the aims and objectives of the Isle of Man Strategic Plan 2016, in particular that the development supported the sustainable use of land, addressed identified housing needs and supported economic growth. The proposed conversion represents an efficient reuse of an existing vacant building with minimal impact on existing infrastructure.

As the proposals show the bin store to be outside the curtilage of the property, it is recommended that any approval be subject to a condition requiring the waste and recycling storage area to be located within the curtilage of the property.

Noted within the report were concerns regarding the outlook from the principal window of apartment no. 2, which would be a matter for the Planning Authority to determine. Although the application does not comply with Housing Policy 5, it was considered that there may be justification to support relaxation of this policy; however, this would be a matter for the Planning Authority and the Department of Infrastructure's Public Estates and Housing Officer.

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

- (i) That support be given to planning application 26/00460/C for change of use from existing ground floor office / staff accommodation and first, second and third floor tourist flats to eight apartments (class 3.4) at 24 Christian Road, Douglas; and
- (ii) That the application be subject to a condition relating to the position of the waste and recycling storage area. The plans currently show the waste and recycling bins stored outside of the curtilage of the property in the rear lane. This is not acceptable and provision must be made for these to be stored within the curtilage of the property inside the rear yard and to the satisfaction of the Local Authority."

A8. Schedule of Dilapidated, Ruinous or Dangerous Properties

The Committee considered a schedule of properties in a state of dilapidation or disrepair. Members noted that three properties had been added to the schedule since the last meeting; five properties had been removed; and a total of 40 properties remained on the list.

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

A9. Items for future report

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

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

A10. Date and time of next meeting

Members were reminded that the next scheduled meeting of the Environmental Services Committee was due to take place at 10.00am on Monday, 19th October, 2026.

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

The meeting ended at 11.40am.

IX – Motions, of which Notice has been given by Members of the Council pursuant to Standing Order 26:

MOTIONS

1. Mr Councillor D.R. Watson to move:

That the Council establishes an allotment expansion scheme utilising suitable existing Council-owned land, and where agreed, public land to provide affordable growing plots and adopted community gardens or habitat areas. The scheme shall minimise costs, aim to be financially sustainable through rents, grants, sponsorship and maintenance savings, and operate under a fair and accessible management framework. Site selection shall protect existing public benefits and include appropriate consultation and suitability assessments.

Upon being moved and seconded, the Motion shall stand referred to the Executive Committee for consideration and report to the Council by January, 2027.

2. Mr Councillor D.R. Watson to move:

That this Council undertakes an independent review of Council Governance, Organisational Effectiveness, and Accountability, to examine organisational capacity, management structures, elected and managerial leadership and the relationship between central management and operational services. Identifying opportunities to strengthen governance, accountability, strategic planning, and project delivery. This would help the Council identify organisational strengths and weaknesses, give support to staff and Members, and identify any service improvements and value for money for residents.

Upon being moved and seconded, the Motion shall stand referred to the Executive Committee for consideration and report to the Council by January, 2027.

3. Councillor Mrs N.A. Byron-Teare to move:

That the Council considers establishing a Community Petition Process to enable residents, community groups and local businesses to bring forward proposals for community initiatives, events and projects, and to seek appropriate technical and/or financial support from the Council. The process shall include eligibility criteria requiring evidence of local support, including consideration of a minimum number of assenters and demonstrable community benefit.

Consideration shall also be given to establishing a dedicated Community-Driven Events Fund, subject to statutory powers, approval arrangements, financial limits and budget provision. Any scheme shall complement, and not duplicate, existing funding and support available through other public bodies.

Upon being moved and seconded, the Motion shall stand referred to the Executive Committee for consideration and report to the Council by January, 2027.

X – MISCELLANEOUS BUSINESS, of which Notice has been given as follows:

MISCELLANEOUS BUSINESS

1. Election of a Member to the Pensions Committee for the remainder of the two-year term until April 2027.

The vacancy has arisen through the resignation of Mr Councillor K. Ver Elst from the Committee.