City of Douglas

City Hall,
Douglas,
14th October, 2026

At a MEETING of the COUNCIL of the CITY OF DOUGLAS, duly convened and holden at 2.30 p.m. on WEDNESDAY, the 14th day of OCTOBER, 2026, in the COUNCIL CHAMBER, within the CITY HALL, at which Meeting the following Members were present, that is to say: -

The Mayor
MR COUNCILLOR STEVEN CRELLIN, JP

Councillors

Mrs N.A. Byron-Teare	Mr D.C. Cretney
Mr A. Hall	Mr F. Horning
Ms C. Traynor	Mr R. Sloane
Mr D.R. Watson	Mr P.J. Washington

The Director of Housing and Property as acting Chief Executive, the Director of Finance and the Director of Environment and Regeneration were in attendance.

Apologies for absence were submitted by Councillor Miss S. Kewin, Councillor Ms F. Logan and the Chief Executive.

1. **Minutes – 12th August, 2026**

The minutes of the monthly Council meeting held on Wednesday, 12th August, 2026, were approved and signed.

2. **Standing Order 39 – Question – Mr Councillor R. Sloane**

Mr Councillor R. Sloane asked the Chair of the Environmental Services Committee:

a) *Whether the current statutory and enforcement powers available to Douglas City Wardens are sufficient to deal effectively with persistent low-level nuisance and anti-social behaviour affecting residents in the Borough, without unnecessarily relying on police resources.*

b) *Whether the Council has considered seeking additional legislative powers to enable Douglas City Wardens to issue Fixed Penalty Notices in respect of a wider range of nuisance, environmental and anti-social behaviour offences.*

c) *Whether the Council would support discussions with the Isle of Man Government regarding the potential extension of local authority enforcement powers, where appropriate, to enable suitable community-based enforcement matters to be dealt with by the Council rather than routinely requiring police intervention.*

Response by the Chair of the Environmental Services Committee:

a) *Generally, the powers available to the Council are adequate for dealing with the offences we have to deal with persistent low-level nuisance and anti-social behaviour affecting residents in the Borough. They are not perfect; they can be cumbersome but are generally adequate. The officers are unable to comment upon offences/powers where the Council do not have the delegated authority to deal with them.*

b) *The Council has considered seeking additional powers using Community Protection Notices to make it more efficient to deal with certain offences that we currently have the powers to deal with. This was discussed with the Isle of Man Constabulary some time ago and the idea of using community protection notices, which involve trying to alter the behaviour of someone prior to any prosecution. The Isle of Man Constabulary thought this was a great idea however at the time, had zero resource to pursue. The Community and Enforcement Manager will be raising Community Protection Notices at his next 1:1 meeting with the Isle of Man Constabulary. The Council have not sought any additional powers to deal with any wider range of undefined offences that we do not currently have the delegated authority to deal with.*

c) *Yes, but with the caveat that operational personnel are included in these discussions. Any proposal to expand local authority powers to cover additional offences or matters not currently enforceable by local authorities may have resource implications and this would need to be considered as part of any discussions.*

3. **Standing Order 39 – Question – Mr Councillor A. Hall**

Mr Councillor A. Hall asked the Chair of the Regeneration and Community Committee:

At its meeting on 15 July 2025, the Committee agreed that feedback from young people should inform the procurement brief for the proposed Pulrose Play Environment. Could the Chair please confirm:

(a) What progress has been made with the design, procurement, and development of the proposed play facilities for older children?

(b) What funding has been approved or allocated, and what is the latest estimated cost?

(c) When is construction expected to begin, and when are the facilities likely to open? What progress has been made with the proposed second phase for younger children, particularly given the potential future use of the existing playground site for housing?

(d) What consultation has taken place with residents since the original proposals were agreed, and what further consultation is planned?

Response by the Chair of the Regeneration and Community Committee:

An update on the Play Area Consultation and Play Area Improvement Programme is scheduled for the Regeneration and Community Committee at their meeting on 20th October 2026.

4. **Standing Order 39 – Question – Mr Councillor A. Hall**

Mr Councillor A. Hall asked the Chair of the Regeneration and Community Committee:

In August 2025, Douglas City Council and the Isle of Man Constabulary issued a joint warning concerning cycling in the pedestrianised shopping areas, including Strand Street. Could the Chair please confirm:

(a) What enforcement action has been taken since that warning, including any warnings, fixed penalties, or prosecutions known to the Council?

(b) What arrangements exist between the Council and the Constabulary for monitoring and enforcing the relevant restrictions?

(c) Whether the Council has reviewed the effectiveness of existing signage and considered additional enforcement measures?

(d) Whether complaints about cycling in the pedestrianised areas are formally recorded and monitored?

(e) What further action is planned to improve pedestrian safety, particularly for elderly, disabled, and visually impaired people?

Response by Chair of the Regeneration and Community Committee:

(a) There have been thirteen reports/complaints. Three of these reports gave exact dates/ times/ locations leading to tracing via CCTV, of which one was not identifiable, one was traced and issued a warning/education, and one received a Fixed Penalty Notice – all under the Byelaws.

(b) The Isle of Man Constabulary can enforce byelaws.

(c) Officers are currently considering options for signage.

(d) Yes, see above.

(e) Officers are currently considering options for signage in relation to cycling and have asked to meet with the Isle of Man Constabulary and the Department of Infrastructure (who are responsible for signage) to improve the situation.

5. **Standing Order 39 – Question – Mr Councillor A. Hall**

Mr Councillor A. Hall asked the Chair of the Environmental Services Committee:

Following concerns I previously raised about the difficulty of identifying an employee after a complaint at the Eastern Civic Amenity Site, could the Chair please confirm:

(a) Whether the Council currently requires public-facing operational employees to display names or unique identification numbers?

(b) Whether consideration has been given to introducing numbered identification badges for amenity-site staff, refuse collectors, grounds maintenance employees, and other public-facing operational staff?

(c) Whether any report has been requested or prepared examining the feasibility, costs, staff safety, privacy, and operational implications of such a scheme?

(d) What arrangements currently exist to identify employees retrospectively when complaints are received some time after an incident?

(e) If no formal review is under way whether the matter will be brought before the appropriate Committee or Committees, including the Eastern Civic Amenity Site Joint Committee where necessary?

Response by the Chair of the Environmental Services Committee:

(a) Currently, Eastern Civic Amenity staff do not wear identification badges. Operational staff in the Council are not required to wear name badges except for Sheltered Housing staff and City Hall cleaning team.

(b) As above.

(c) No.

(d) Through normal investigation procedures, supported by the complaint itself with all relevant details, recorded staff rotas, site supervision, incident logbook, CCTV and body worn cameras, where applicable.

(e) I will ask for this to be considered.

6. **Standing Order 39 – Question – Mr Councillor A. Hall**

Mr Councillor A. Hall asked the Chair of the Housing and Property Committee

At its meeting on 21 January 2026, the Committee was advised that 46 Council properties were vacant, representing approximately 1.9% of the housing stock. The Voids Capital Programme was also reported to be 96% complete, with 71 properties expected to be refurbished under the programme.

Given the concerns residents continue to raise about vacant Council housing, could the Chair please confirm:

(a) How many Council properties are currently vacant, broken down by vacancy or repair category?

(b) How many have remained vacant for more than three, six, and twelve months?

(c) How many properties have been refurbished and re-let under the Voids Capital Programme, and what work remains outstanding?

(d) What is the current average time between a property becoming vacant and being re-let?

(e) What is the estimated rental income lost through vacancies over the past twelve months?

(f) What measures are being taken to reduce refurbishment delays and return vacant properties to use more quickly?

Response by the Chair of the Housing and Property Committee:

(a)

Standard	*4*
Major	*6*
Refurb	*22*
Total Active Voids	*32*
Decant	*20*
Long Term Voids	*82**
Total	***134****

**Long Term Voids include Lord Street Flats and Marathon Drive/Falcon Cliff Terrace Properties which there has been an agreed resolution through Council for these properties to be sold.*

(b) Both Long-Term Voids and Decant properties have been vacant for longer than 12 months. Active Voids are as below:

0-3 Months	*14*
3-6 Months	*6*
6-12 Months	*10*
12+ Months	*2*
Total	***32***

(c) This relates to a specific project for which the Council secured dedicated funding. Under the Voids Capital Programme, 71 properties were refurbished and all 71 were successfully re-let. So no work remains outstanding.

(d) See below table:

	Average Time
Standard	*9 Weeks*
Major	*15 Weeks*
Refurb	*32 Weeks*

(e) Using the end of the financial Quarter 1 - 2025 to Quarter 1 2026, Active Voids a total rent loss of £336,016.73 and for Decant Voids a total rent loss of £249,698.14. For context, the Council collected £13,801.454.41 of rent in the same period.

(f) During the 2025/26 financial year, a £700,000 Void Capital Scheme was undertaken separately from the Council's Revenue Maintenance Programme to assist with bringing vacant properties back into use. During the current financial year, an alternative revenue funding stream has been utilised to support additional void refurbishment works. This has contributed to a reduction in the number of vacant properties from 51 in July 2026 to 32 as of 12th October 2026. We have a dedicated Voids Officer who manages the voids and associated contracts to ensure turnaround times are kept to a minimum, holding the voids contractor to agreed contract KPIs.

In addition, the Council has recently allocated 13 properties previously being held for decant purposes due to delays with the Willaston Refurbishment Project. This decision was taken to reduce the number of vacant properties within the Willaston area and return as many properties as possible to general housing use.

7. **Standing Order 39 – Question – Mr Councillor A. Hall**

Mr Councillor A. Hall asked the Chair of the Regeneration and Community Committee:

In December 2025, the Council announced that the allotments at Johnny Watterson's Lane would need to be relocated, provisionally in 2028, to accommodate the future expansion of Douglas Lawn Cemetery. Could the Chair please confirm:

(a) What progress has been made in identifying and securing a suitable replacement site, and whether any preferred location has been identified?

(b) Whether the replacement site will provide sufficient plots, comparable plot sizes, suitable facilities, and long-term security for existing holders?

(c) What consultation has taken place with allotment holders, and what further opportunities will they have to influence the proposals?

(d) What financial assistance, reimbursement, or compensation is being considered for existing holders, particularly regarding sheds, greenhouses, established planting, and other investments that may be lost or require relocation?

(e) Whether the Council intends to have the replacement site ready for use before existing allotments must be surrendered?

(f) When a final decision and detailed relocation timetable are expected?

Response by the Chair of the Regeneration and Community Committee:

A further report is scheduled to be presented to the Regeneration and Community Committee on 17th November 2026.

8. **Standing Order 39 – Question – Mr Councillor A. Hall**

Mr Councillor A. Hall asked the Chair of the Environmental Services Committee

In its Freedom of Information response dated 20 July 2026 (reference 5575381), the Department of Infrastructure confirmed that the right-hand footway on Fort Anne Road, travelling uphill towards Douglas Head, forms part of the adopted highway but was omitted from routine inspections and maintenance because of a mapping error.

The Department acknowledged this failure and confirmed that Douglas City Council is responsible for routine cleaning and vegetation trimming.Could the Chair please confirm:

(a) What action the Council has taken to inspect, clear, and maintain this footway?

(b) Whether the Council has established its responsibilities and those of any adjoining landowners?

(c) Whether the Council has contacted the Department to co-ordinate vegetation clearance and any necessary repairs to the footway surface?

(d) What timetable is proposed for restoring safe pedestrian access and ensuring regular maintenance thereafter?

(e) Whether the recent designation of Douglas Head as a Conservation Area will be taken into account when addressing the condition and future upkeep of this footway?

Response by the Chair of the Environmental Services Committee:

(a) The footway has been inspected, on numerous occasions and our findings were passed on to the DOI. The footpath is in a poor condition, with the tarmac surface breaking up in numerous locations, resulting in an uneven and potentially unsafe walking surface. The condition has progressively worsened over time and is unlikely to improve without significant investment. The situation is compounded by vegetation encroaching from the adjacent private land, which is not being adequately maintained by the landowner. This overgrowth reduces the usable width of the footpath and further detracts from its condition and appearance. In addition, the private land beyond the boundary consists of a steeply sloping grass field. Surface water runoff and groundwater seepage pass across the pavement. In most areas there is no defined boundary wall, which may reduce run off, this is contributing to the ongoing deterioration of the pavement structure. As an aside, and I suspect the DOI's position, the footpath does not provide access to any dwellings, apart from at the top, where the Tarmac has been reinstated. A suitable and well-maintained footway is available on the opposite side of the road, providing a safe alternative route for pedestrians.

This can't be swept in this current state:



Where pavement has been resurfaced.

(b) It is cleansing team's responsibility to clean, seep and remove weeds from the pavement, not to maintain vegetation encroachment from adjacent land (bylaws), install a drainage management system or reinstate the surface.

(c) Yes, but with no success.

(d) The Council do not have any jurisdiction over highway maintenance.

(e) If it is the Department of Infrastructure's wish to reinstate the pavement including drainage, then cleansing will maintain the pathway.

9. **Executive Committee – 23rd September, 2026 – Clauses A1 to A13 inclusive**

Motion moved by Mr Councillor D.R. Watson, seconded by Councillor Mrs N.A. Bryon-Teare, "That the minutes of proceedings of the Executive Committee, as contained in Clauses A1 to A13 inclusive of report of meeting held on Wednesday, 23rd September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

10. **Executive Committee – 23rd September, 2026 – Clause C14**

Motion moved by Mr Councillor D.R. Watson, seconded by Councillor Mrs N.A. Byron-Teare, "That the minutes of proceedings of the Executive Committee, as contained in Clause C14 of report of meeting held on Wednesday, 23rd September, 2026, be received, approved and adopted by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

11. **Executive Committee – 23rd September, 2026 – Clause C15**

Motion moved by Mr Councillor D.R. Watson, seconded by Councillor Mrs N.A. Byron-Teare, "That the minutes of proceedings of the Executive Committee, as contained in Clause C15 of report of meeting held on Wednesday, 23rd September, 2026, be received, approved and adopted by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

12. **Housing and Property Committee – 16th September, 2026**

Motion moved by Mr Councillor P.J. Washington, seconded by Mr Councillor D.C. Cretney, "That the minutes of proceedings of the Housing and Property Committee, as contained in report of meeting held on Wednesday, 16th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

13. **Pensions Committee – 9th September, 2026**

Motion moved by Mr Councillor F. Horning, seconded by Councillor Mrs N.A. Byron-Teare, "That the minutes of proceedings of the Pensions Committee, as contained in report of meeting held on Wednesday, 9th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and there voted **For** the Motion, Councillors: Ms C. Traynor, Mrs N.A. Byron-Teare, Mr D.R. Watson, Mr D. C. Cretney, Mr F. Horning, Mr R. Sloane, Mr P.J. Washington, the Mayor – **8**

Against – Mr Councillor A. Hall – **1**

Motion carried.

14. **Eastern District Civic Amenity Site Joint Committee – 8th September, 2026**

Motion moved by Mr Councillor F. Horning, seconded by Mr Councillor D.C. Cretney, "That the minutes of proceedings of the Eastern District Civic Amenity Site Joint Committee, as contained in report of meeting held on Tuesday, 8th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

15. **Regeneration and Community Committee – 15th September, 2026**

Motion moved by Councillor Mrs N.A. Byron-Teare, seconded by Councillor Ms C. Traynor, "That the minutes of proceedings of the Regeneration and Community Committee, as contained in report of meeting held on Tuesday, 15th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and there voted **For** the Motion, Councillors: Ms C. Traynor, Mrs N.A. Byron-Teare, Mr D.R. Watson, Mr D. C. Cretney, Mr F. Horning, Mr R. Sloane, Mr P.J. Washington, the Mayor – **8**

Against – Mr Councillor A. Hall – **1**

Motion carried.

16. **Environmental Services Committee – 14th September, 2026**

Motion moved by Mr Councillor F. Horning, seconded by Mr Councillor D.C. Cretney, "That the minutes of proceedings of the Environmental Services Committee, as contained in report of meeting held on Monday, 14th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and there voted **For** the Motion, Councillors: Ms C. Traynor, Mrs N.A. Byron-Teare, Mr D.R. Watson, Mr D.C. Cretney, Mr F. Horning, Mr R. Sloane, Mr P.J. Washington, the Mayor – **8**

Against – Mr Councillor A. Hall – **1**

Motion carried.

17. **Standing Order 30 – Notice of Motion – Mr Councillor D.R. Watson**

Mr Councillor D.R. Watson moved the following Motion, notice of which had been given:

That the Council establishes an allotment expansion scheme utilising suitable existing Council-owned 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.

Councillor Ms C. Traynor seconded the motion.

Under the provisions of Standing Order 30, the matter was referred to the Executive Committee for consideration and report to the Council by January, 2027.

18. **Standing Order 30 – Notice of Motion – Mr Councillor D.R. Watson**

Mr Councillor D.R. Watson moved the following Motion, notice of which had been given:

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.

Councillor Mrs N.A. Byron-Teare seconded the motion.

Under the provisions of Standing Order 30, the matter was referred to the Executive Committee for consideration and report to the Council by January, 2027.

19. **Standing Order 30 – Notice of Motion – Councillor Mrs N.A. Byron-Teare**

Councillor Mrs N.A. Byron-Teare moved the following Motion, notice of which had been given:

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.

Councillor Ms C. Traynor seconded the motion.

Under the provisions of Standing Order 30, the matter was referred to the Executive Committee for consideration and report to the Council by January, 2027.

20. **Appointment of a Member to the Pensions Committee**

Motion moved by Mr Councillor F. Horning, seconded by Mr Councillor D.R. Watson, "That Mr Councillor R. Sloane be elected to serve as a member on the Pensions Committee for the remainder of the municipal term 2025 to 2027."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

21. **Adjournment and Resumption**

The meeting adjourned at 4.05pm and resumed at 4.28pm with the same Members and officers present.

IN PRIVATE

22. **Executive Committee – 23rd September, 2026**

Motion moved by Mr Councillor D.R. Watson, seconded by Councillor Mrs N.A. Byron-Teare, "That the minutes of proceedings of the Executive Committee, as contained in private report of meeting held on Wednesday, 23rd September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

23. **Housing and Property Committee – 16th September, 2026**

Motion moved by Mr Councillor P.J. Washington, seconded by Mr Councillor D.C. Cretney, "That the minutes of proceedings of the Housing and Property Committee, as contained in private report of meeting held on Wednesday, 16th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

24. **Pensions Committee – 9th September, 2026**

Motion moved by Mr Councillor F. Horning, seconded by Councillor Mrs N.A. Byron-Teare, "That the minutes of proceedings of the Pensions Committee, as contained in private report of meeting held on Wednesday, 9th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

25. **Regeneration and Community Committee and Housing and Property Committee – 1st October, 2026**

Motion moved by Councillor Mrs N.A. Byron-Teare, seconded by Councillor Ms C. Traynor, "That the minutes of proceedings of the joint Regeneration and Community Committee and Housing and Property Committee, as contained in private report of special joint meeting held on Thursday, 1st October, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

26. **Environmental Services Committee – 14th September, 2026**

Motion moved by Mr Councillor F. Horning, seconded by Mr Councillor D.C. Cretney, "That the minutes of proceedings of the Environmental Services Committee, as contained in private report of meeting held on Monday, 14th September, 2026, be received by the Council."

Question put on Motion, a vote was taken electronically, and the Motion was carried unanimously.

The Council rose at 5.00pm



For: Town Clerk & Chief Executive