



Borough of Douglas

Town Hall,
Douglas,
8th July, 2015

At a MEETING of the COUNCIL of the BOROUGH OF DOUGLAS, duly convened and holden at 2.30 p.m. on WEDNESDAY, the 8th day of JULY, 2015, in the COUNCIL CHAMBER, within the TOWN HALL, at which Meeting the following Members were present, that is to say: -

The Mayor

COUNCILLOR MRS SARA DAWN ANDREA HACKMAN, JP

Councillor

Mrs C.A. Corlett	Mr G.J. Faragher
Mr S.R. Pitts	Miss D.A.M. Pitts
Mrs R. Chatel	Mr R.H. McNicholl
Mr J. Joughin	Mr J.E. Skinner
Mrs C.E. Malarkey	Mr S.C. Cain, JP
Mr C.L.H. Cain	Mrs E.C. Quirk

Apologies for absence were submitted on behalf of Mr Councillor D.J. Ashford (away on Council business), Mr Councillor D.W. Christian, MBE, JP, Mr Councillor E.A. Joyce and Councillor Ms K. Angela.

The Chief Executive, Assistant Chief Officer (Finance), and Assistant Chief Officer (Housing and Property) were in attendance.

1. **Minutes – 10th June, 2015**

The minutes of the monthly Council meeting held on Wednesday, 10th June, 2015 were approved and signed.

2. **Standing Order 39 – Question Mr Councillor S.R. Pitts**

The following question addressed by Mr Councillor S.R. Pitts to the Vice-Chair of the Housing Committee, and the Vice-Chair's reply, were noted on the minutes:-

Question:

- a) What was the cost in May of sending 924 rent arrears letters to tenants;
- b) Which estates had letters sent to them;
- c) What has been the response from the tenants;
- d) Who authorised so many letters to be sent;
- e) What was the total outstanding rent of 924 tenants;
- f) How many of the 924 tenants are still in arrears;
- g) What is the total rent now outstanding from the 924 tenants?

Reply:

- a) The number of normal routine rent arrears letters sent out in May 2105 was 324, which incurred £136.00 in postage costs. In addition, 300 one-off letters were sent to tenants in May 2105 requesting that they comply with the terms of their tenancy by providing a week's rent in advance, which incurred a further £126.00 in postage. The remaining 300 letters were further information notices only.
- b) Letters were sent to all estates, as rent arrears letters are sent to all tenants in arrears irrespective of their address.
- c) Generally tenants accepted the fact that they have historically been paying their rent in arrears and have brought their accounts back into credit in accordance with their tenancy agreements. Of the 300 one-off letters sent, the Housing Department received numerous queries but only six verbal complaints were received together with one complaint in writing. 148 tenants have not responded to date.
- d) All letters sent to tenants are checked and approved by Senior Management in the Housing Department prior to issue.
- e) The actual amount of arrears for the 300 one-off letters sent in May 2015 would require further significant resources to investigate and calculate. However, based on averages, a conservative estimate would be approximately £24,258.
- f) 148 of the 300 tenants who received the one-off letter in relation to advance rent have not responded to arrange a payment plan. Across the entire housing stock, 424 tenants were in arrears in May 2015 compared to 298 at present.
- g) The actual amount of rent outstanding for the 300 one-off letters sent in May 2015 would require significant resources to investigate and calculate. However the total amount of rent arrears across the whole housing stock (including the 324 routine letters sent in May 2015), was £56,210 and is presently £45,257.

Supplementary Question:

Why does the Members' Bulletin state 924 letters?

Reply:

The total of 924 letters sent out was not sufficiently broken down in the Members' Bulletin. Members now have that detailed breakdown.

3. **Executive Committee – 26th June, 2015 and Clause A2 of Private Minutes**

Motion moved by Mr Councillor R.H. McNicholl, seconded by Mr Councillor J. Joughin, “That the minutes of proceedings of the Executive Committee, as contained in report of meeting held Friday, 26th June, 2015, be received by the Council.”

Amendment moved by Mr Councillor S.R. Pitts, seconded by Mr Councillor R.H. McNicholl, “That Clause A2 of the private report of meeting held Friday, 26th June, 2015, be considered in public with the remaining Clauses of the report.”

Question put on Amendment and there voted **For:** Councillor Mrs C.A. Corlett, Mr Councillor S.R. Pitts, Mr Councillor J. Joughin, Councillor Mrs C.E. Malarkey, Mr Councillor C.L.H. Cain, Councillor Miss D.A.M. Pitts, Mr Councillor R.H. McNicholl, Mr Councillor J.E. Skinner, Mr Councillor S.C. Cain, the Mayor – **10**

Against: Councillor Mrs R. Chatel, Mr Councillor G.J. Faragher, Councillor Mrs E.C. Quirk – **3**

Amendment carried.

Question put on amended Motion and there voted **For:** Councillor Mrs C.A. Corlett, Mr Councillor J. Joughin, Councillor Mrs C.E. Malarkey, Mr Councillor C.L.H. Cain, Councillor Miss D.A.M. Pitts, Mr Councillor R.H. McNicholl, Mr Councillor J.E. Skinner, Mr Councillor S.C. Cain, Councillor Mrs E.C. Quirk, the Mayor – **10**

Against: Mr Councillor S.R. Pitts, Councillor Mrs R. Chatel, Mr Councillor G.J. Faragher – **3**

Amended Motion carried.

4. **Pensions Committee – 26th June, 2015**

Motion moved by Mr Councillor J. Joughin, seconded by Mr Councillor R.H. McNicholl, “That the minutes of proceedings of the Pensions Committee, as contained in report of special meeting held Wednesday, 26th June, 2015, be received, approved and adopted by the Council.”

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

Under the provisions of the Local Government Act 1985, Councillor Mrs R. Chatel declared an interest in the item and retired whilst it was considered.

5. **Housing Committee – 17th June, 2015**

Motion moved by Councillor Mrs C.E. Malarkey, seconded by Councillor Miss D.A.M. Pitts, “That the minutes of proceedings of the Housing Committee, as contained in report of meeting held Wednesday, 17th June, 2015, be received by the Council.”

Question put on Motion and there voted **For:** Councillor Mrs C.A. Corlett, Councillor Mrs R. Chatel, Mr Councillor J. Joughin, Councillor Mrs C.E. Malarkey, Mr Councillor C.L.H. Cain, Mr Councillor G.J. Faragher, Councillor Miss D.A.M. Pitts, Mr Councillor R.H. McNicholl, Mr Councillor J.E. Skinner, Mr Councillor S.C. Cain, Councillor Mrs E.C. Quirk, the Mayor – **12**

Against: Mr Councillor S.R. Pitts – **1**

Motion carried.

6. **Regeneration and Community Committee – 16th June, 2015**

Motion moved by Mr Councillor J.E. Skinner, seconded by Mr Councillor G.J. Faragher, “That the minutes of proceedings of the Regeneration and Community Committee, as contained in report of meeting held Tuesday, 16th June, 2015, be received by the Council.”

Question put on Motion and there voted **For:** Mr Councillor S.R. Pitts, Mr Councillor C.L.H. Cain, Mr Councillor G.J. Faragher, Councillor Miss D.A.M. Pitts, Mr Councillor R.H. McNicholl, Mr Councillor J.E. Skinner, the Mayor – **7**

Against: Councillor Mrs C.A. Corlett, Councillor Mrs R. Chatel, Mr Councillor J. Joughin, Councillor Mrs C.E. Malarkey, Mr Councillor S.C. Cain, Councillor Mrs E.C. Quirk – **6**

Motion carried.

7. **Environmental Services Committee – Monday, 15th June, 2015, Clauses A1 – B8**

Motion moved by Mr Councillor R.H. McNicholl, seconded by Councillor Mrs E.C. Quirk, “That the minutes of proceedings of the Environmental Services Committee, as contained in Clauses A1 to B8 inclusive of report of meeting held Monday, 15th June, 2015, be received by the Council.”

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

8. **Environmental Services Committee – Monday, 15th June, 2015, Clause C9**

Motion moved by Mr Councillor R.H. McNicholl, seconded by Councillor Mrs C.A. Corlett, “That the minutes of proceedings of the Environmental Services Committee, as contained in Clause C9 only of report of meeting held Monday, 15th June, 2015, be received, approved and adopted by the Council.”

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

9. **Adjournment and Resumption**

The meeting adjourned at 4.30pm and resumed at 4.45pm with the following Members present: Councillor Mrs C.A. Corlett, Mr Councillor S.R. Pitts, Councillor Mrs R. Chatel, Mr Councillor J. Joughin, Councillor Mrs C.E. Malarkey, Mr Councillor C.L.H. Cain, Mr Councillor G.J. Faragher, Councillor Miss D.A.M. Pitts, Mr Councillor R.H. McNicholl, Mr Councillor J.E. Skinner, Mr Councillor S.C. Cain, the Mayor.

Councillor Mrs E.C. Quirk gave her apologies for the remainder of the meeting.

The Chief Executive and Town Clerk, the Assistant Chief Officer (Finance) and the Assistant Chief Officer (Housing and Property) remained in attendance.

IN PRIVATE

10. **Executive Committee – 26th June, 2015**

Motion moved by Mr Councillor R.H. McNicholl, seconded by Mr Councillor J. Joughin, “That the minutes of proceedings of the Executive Committee, as contained in private report of meeting held Friday, 26th June, 2015, be received by the Council.”

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

11. **Regeneration and Community Committee – 16th June, 2015**

Motion moved by Mr Councillor J.E. Skinner, seconded by Mr Councillor G.J. Faragher, “That the minutes of proceedings of the Regeneration and Community Committee, as contained in private report of meeting held Tuesday, 16th June, 2015, be received by the Council.”

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

The Council rose at 4.50pm.

Town Clerk & Chief Executive