



City of Douglas

**COUNCILLOR MRS NATALIE BYRON-TEARE, JP
MAYOR**

City Hall,
Douglas,
6th June, 2024

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, 12th JUNE, 2024, 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 read 'Katherine'.

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 Annual Council Meeting held on Wednesday, 8th May, 2024.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 23rd May, 2024.

Members Present: Councillor Mrs C L Wells (Chair), the Mayor, Mr Councillor A J Bentley, Mr Councillor D R Watson, Mr Councillor F Horning.

In Attendance: Chief Executive (Miss K J Rice), Director of Finance (Mr A J T Boyd), Director of Environment and Regeneration (Mrs D Eynon), Assistant Chief Officer (Housing and Property) (Mr V Zivave), Assistant Chief Officer (Income) (Mrs C Pulman) (for Clauses C18 & C19), Democratic Services Officer (Mrs D Atkinson) (for Clauses A1 to A8), 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

Apologies for absence were submitted on behalf of Mr Councillor I J G Clague; and the Director of Housing and Property (Mr D Looney).

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes

The minutes of the meeting held on Thursday 28th March 2024 were approved and signed.

A4. Matters Arising From Previous Minutes

There were no matters arising from the previous public minutes.

A5. Referrals from the Environmental Services Committee

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 13th May 2024.

A6. Referrals from the Regeneration and Community Committee

There were no referrals from the minutes of the rescheduled Regeneration and Community Committee meeting held on Wednesday 15th May 2024.

A7. Referrals from the Housing and Property Committee

There were no referrals from the minutes of the Housing and Property Committee meeting held on Wednesday 15th May 2024.

A8. Members' Attendances and Allowances 2023 / 2024

The Committee considered a written report by the Member Services Officer on the number of meetings of the Council and its Committees that had been held during the 2023 / 2024 municipal year, including details of the attendance of Members at those meetings and the total allowances paid to Members.

The Council was required under Schedule 2 of the Local Government Act 1985 to publish this information annually; with an obligation to send a copy of the report to the Department of Infrastructure with a certificate issued by the Council's auditors.

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

- (ii) That the schedule setting out Members' attendances at meetings and the allowances paid during the year ended 31st March 2024 be noted;

- (iii) That approval be given for the submission of the schedule to the Council's auditors, and thence to the Department of Infrastructure; and
- (iv) That the schedule be made available to the public through the Council's website and at the City Hall Reception desk."

A9. Monthly Financial Review – 2023 / 2024 (Year-End)

The Committee considered a written report by the Director of Finance setting out the year-end position in respect of the various financial items and key performance indicators for Finance that had been received during the 2023 / 2024 financial year.

The report was required to monitor progress against the Finance Department's Service Plan actions, and to meet the objectives set out in the Corporate Plan 2022 – 2026. It also provided the Committee with key income collection performance data.

Resolved, "(i) That particulars of the report be noted on the minutes, including specifically:-

- The rates collection figure of 99.4%, compared with the target figure of 98.3% for the financial year;
 - The sundry debtors collection figure of 99.6%, compared with the target figure of 99%; and
 - The total gross Housing rent arrears position of £172,209, compared with the figure of £189,863 for March 2023; and
- (ii) That the Director of Finance in consultation with the Assistant Chief Officer (Income) undertake a review of how the information relating to the collection of cash and non-cash receipts could more usefully be provided."

A10. Monthly Financial Review – April 2024

The Committee considered a written report by the Director of Finance setting out details of progress made against Key Performance Indicators for Finance and other related key financial monitoring information.

The monthly report was required to monitor progress against the Finance Department's Service Plan actions and to meet objectives set out in the 2022 – 2026 Corporate Plan.

It was noted that insurance premiums for the new 2024 / 2025 financial year had increased significantly, generating a budget shortfall of around £20,000. This was largely due to a 30% increase in motor insurance; but property and other insurance costs had also increased significantly.

Resolved, "That particulars of the report be noted on the minutes, including specifically:-

- The rates collection figure of 14.7%, compared with the target figure of 11.7% for the month of April 2024; and
- The budget shortfall of £20,000, as a result of increased insurance premiums for the 2024 / 2025 financial year."

A11. Capital Out-turn Report 2023 / 2024

The Committee considered a written report by the Assistant Chief Officer (Finance) in relation to the financial year-end out-turn position on the Capital Programme.

Members noted the values spent on all Capital schemes in 2023 / 2024, and the variances to the revised estimates. In respect of the amounts recommended to be carried forward, formal approval of this expenditure was sought where schemes had progressed more quickly than budgeted for.

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

- (ii) That the 2023 / 2024 Capital spend of £4,730,000 - made up of public sector housing spend of £3,880,000 and General Rate Funded spend of £850,000 (representing 26.5% of the Original Estimate) - be noted;
- (iii) That approval be given to carry forward £2,430,000 of all unspent balances to 2024 / 2025 on projects where work was on-going or where retentions were payable; and
- (iv) That early expenditure of £486,000 also be approved."

A12. Fleet Services – Disposal of Equipment

The Committee considered a written report by the Head of Fleet Services and Stores detailing items that had been sold in the fourth quarter of the 2023 / 2024 financial year in accordance with Standing Order 161, 'Disposal of Surplus Property, Materials, etc'.

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

- (ii) That the Schedule of Vehicles and Plant sold and the income achieved at auction in the sum of £1,044 excluding VAT and less auctioneer commission in the sum of £43.50, giving net income on the day of £991.80, also be noted.”

A13. Urgent Business Procedure – Planning Application for Food Market, St Ninian’s Church Grounds

The Committee considered a written report by the Director of Environment and Regeneration on the use of the Council’s Urgent Business Procedure under Standing Order 125.

The Leader of the Council and the Chair of the Environmental Services Committee had considered a planning application for the additional use of St Ninian’s Church grounds for a food festival with associated facilities and craft market for the period 27th May to 8th June 2024. It was noted that the Planning Application had been advertised whilst the Council was in recess and, as it related to the 2024 TT event, there had been no likelihood of an extension being permitted.

An appraisal of the application had therefore been considered under the Urgent Business Procedure, and it had been agreed that the Council should submit an ‘objection’ response to the Planning Authority.

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

- (ii) That the resolution under the Urgent Business Procedure – to object to the use of the St Ninian’s Church grounds for a food festival with associated facilities and craft market for the period 27th May to 8th June 2024 - be noted and endorsed accordingly.”

A14. Marine Gardens Flood Protection Scheme

The Committee considered a written report by the Head of Electrical Services and Projects seeking approval of a proposed design for the Marine Gardens flood protection scheme.

As part of the wider regeneration scheme on Douglas Promenade, the Committee had already approved flood protection for Loch Promenade and had asked officers to bring forward costings and recommendations for the introduction of modern, aesthetically-pleasing, more-effective measures to replace the current wooden storm boards.

A number of options had been proposed by the appointed consultant. These had been appraised and, of the options considered, the preferred design was high-strength structural glass panels with slot-in aluminium barriers. These would be fully designed by the consultant, who would work with the manufacturer of the glass panels to produce the final design for tender. The installation of the flood protection would then be undertaken by local contractors.

If the proposed option was approved by the Committee, Council officers would seek to discuss a funding contribution for the works with the Department of Infrastructure.

It was also noted that when the Department of Infrastructure undertake the proposed walkway resurfacing works, the walkway height at the cut-throughs would be lifted by approximately 200mm. This would mean that the foundations for the glass panel and slot-in barrier flood protection would require lifting to match that new level. It was understood that this would be a fairly straightforward process - the Department had verbally confirmed that this work would be undertaken by them at their expense, and Council officers were seeking a written guarantee accordingly.

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

- (ii) That the proposed Marine Gardens Flood Protection design of high-strength structural glass panels with slot-in aluminium barriers be approved.”

A15. Invitation to Visit Headquarters of Play Equipment Manufacturer

The Committee considered a written report by the Director of Environment and Regeneration advising on an invitation extended for two Council officers to visit the headquarters of a play equipment manufacturer based in Germany.

In March 2024, the Committee had approved the purchase of specialist play equipment for the Promenade play area from Timberplay, the UK agents for Richter Spielgeräte (a German play equipment provider based in Frasdorf, Germany).

At the first meeting of the design team, an invitation had been extended for two officers from the Council to join other clients and design professionals on a training visit to the headquarters of Richter Spielgeräte on 15th to 17th July 2024. Timberplay organised two such educational visits every year, at which delegates learned about the philosophy and principles of play. The visit would include a tour of the workshop and offices, presentations on play value, play innovation and landscaping, and case studies on a variety of projects. Delegates would also tour play sites in the area and visit the Richter Spielgeräte test playground sited next to the factory.

It was noted that the appointed designers and lead consultant for the Council's project, ERZ Studio, routinely sent their staff to such events and had strongly recommended the visit as a way of developing clients' and designers' understanding of the world of play.

Timberplay would meet the cost of flights, accommodation, meals, and transport, with the only cost falling to the Council being return flights to Manchester, plus any required accommodation in the UK due to flight times.

It was recommended that the Assistant Chief Officer (Regeneration) and the Assistant Head of Parks (Services) be authorised to attend the training, to improve their operational knowledge and skills for the benefit of the Council in relation to the development of the design of the current Promenade play area scheme, as well as for any future projects. It would also provide a useful insight into the use and maintenance of timber play equipment in a coastal environment.

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

(ii) That the invitation for two officers to visit the headquarters of the play equipment manufacturer, Richter Spielgeräte, be accepted."

A16. Isle of Man Municipal Association

The Committee had been circulated with a number of documents received from the Isle of Man Municipal Association.

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

A17. 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."

PART C –

Matters subject to Council approval

C18. Rescinding of Rates Allowance Policy

The Committee considered a written report by the Assistant Chief Officer (Income) seeking to rescind the Rates Allowance Policy that had been agreed by Committee in September 2023.

Legal advice had been received that the Policy may not be supported by legislation, as it was based on a Treasury Rates and Valuation Office process that potentially was not in accordance with the Rating and Valuation Act 1953. At a recent Rent and Rates Tribunal hearing, it was noted that the Rating and Valuation Office of the Isle of Man Government had not provided any evidence that it had authority to give ad-hoc allowances for dilapidated properties. These ad-hoc allowances had been referred to by the Tribunal as a 'Good Faith Agreement' and there was no obligation on the Council to comply with them, as there was no statutory backing.

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

(ii) That it be recommended to Council that the Rates Allowance Policy (as agreed in September 2023) be rescinded."

C19. Rating Policy

The Committee considered a written report by the Assistant Chief Officer (Income) seeking approval of a Rating Policy, designed to incentivise the more-timely renovation of properties across Douglas, thus improving the overall appearance of the City.

As noted in the above Clause, following approval of the Rates Allowance Policy at the September 2023 meeting of the Committee, it had since been deemed that the Policy may not comply with the Rating and Valuation Act 1953 legislation.

At a recent Rent and Rates Tribunal, the judgment had read that the correct procedure for the Isle of Man Treasury's Rating and Valuation Office to reduce a property's rateable value was by way of amendment to the Valuation List (at the request of the ratepayer) to a temporary revaluation of the rates, to zero or minimally rated.

It was noted that this would, however, lead to a reduction in the Rateable Value of the Local Authority, with the burden of the rates being funded by remaining properties. Rates were a charge on the property – not a payment for services – and, as the valuation was provided by the Rating and Valuation Office, it

was difficult to understand how that valuation could be amended downwards once it had been arrived at.

The Rating and Valuation Office of the Isle of Man Government had not provided any legislation which allowed properties to have ad-hoc allowances whilst being renovated; and the Council had received legal advice which stated that these ad-hoc allowances were potentially unlawful. The Rent and Rates Tribunal had called them a ‘Good Faith Agreement’ - which was entirely voluntary - and therefore there was no obligation on local authorities to comply with them.

It was therefore suggested that it would be prudent for the Council to have a published policy, which made clear the criterion to allow any properties to be zero (or minimally) rated. It was also proposed, if the Rating and Valuation Office attempted to zero-rate (or minimally rate) a property that did not fit the criteria of the recommendations of the Policy, then the Council could object under Section 24 of the Rating and Valuation Act 1953.

It was noted that, while there may be attempts to damage the reputation of the Council by property owners who believed they should not be paying rates, the Council would be complying with legislation, and the introduction of this Policy would mean that properties were paying the rates that were due.

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

(ii) That it be recommended to Council -

- That a property be accepted to be zero-rated when it was demolished with planning approval;
- That the Council formally objects under Section 24 of the Rating and Valuation Act 1953 to items included on the Valuation List if it was deemed any properties did not fit with the zero-rating criterion set out above; and
- That this Policy, once formally approved, be published in Isle of Man Newspapers and on the Council’s website.”

The Committee rose at 3.15pm.

(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, 15th May, 2024.

Members Present: Mr Councillor D.R. Watson (Chair), the Mayor, Mr Councillor S.R. Crellin, Councillor Ms J. Thommeny, Mr Councillor P.J. Washington.

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

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies for Absence

No apologies for absence were received.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 22nd March 2024

The minutes of the meeting held on Friday, 22nd March 2024 were approved and signed.

A4. Matters Arising

No matters were raised as arising from the previous minutes.

A5. Vacant Property Update

The Committee considered the monthly report submitted by the Assistant Housing Manager (Maintenance) to update on the number of vacant social housing properties.

Members were presented with the void properties schedule which showed that as at the end of April 2024, there were forty-four vacant properties receiving attention, noting that this equates to 1.80% of the Council's total social housing stock.

Appended to the officer's report was a summary chart showing the number of properties returned in each month, details of the category repair type for each property, together with the number of void properties in each estate.

The Assistant Chief Officer (Housing and Property) advised that as of 15th May 2024, there were forty-two vacant properties receiving attention, thirty-seven of which had been assigned to contractors to undertake the voids works.

The Assistant Chief Officer (Housing and Property) further advised that eight properties would be ready for allocation in the forthcoming two weeks and that ten properties had been allocated during the last allocations meeting.

Members were advised that during April 2024, twelve properties had been returned by tenants.

Resolved, "That particulars of the discussion and the number of void properties be noted on the minutes."

A6. Quarter four performance monitoring 2023/24

The Committee considered a report submitted by the Housing and Property Operations Manager to update on the progress made against the performance indicators for quarter four 2023/24.

Appended to the officer's report were the quarterly performance figures for all four quarters of the 2023/24 financial year and statistical trend analysis data for rent arrears.

Of particular note for quarter four:

- 95.3% of emergency repairs had been completed within the target time of twenty-four hours;
- 68.3% of urgent repairs were completed within the target period of 7 working days;
- 58.4% of routine repairs were completed within the target period of 28 days; and
- 75% of standard voids were completed within the target time of five weeks and 100% of major voids were completed within the target time of twelve weeks.

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 four 2023/24 be noted.”

A7. 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.”

A8. Date and Time of Next Meeting

Members were advised that the next monthly meeting was scheduled to take place at 10.00am on Wednesday, 19th June 2024.

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

The meeting ended at 11.08am

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

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 22nd May, 2024.

Members Present: Mr Councillor J.E. Skinner (Chair), Mr Councillor I.J.G. Clague, Mr Councillor F. Horning, Mr A. Thomas (Independent Member).

In Attendance: Director of Finance (Mr A.J.T Boyd), Assistant Chief Officer (Finance) (Mr M. Quayle), Assistant Chief Officer (Project) (Mr. E.P. Pierce) (Item A5 only), Democratic Services Officer (Mrs D. Atkinson). Mr J. Glasgow, Mr J. Lee (Hymans Robertson, via video-link). Mr D. Long and Mr J. Penn (Item A7 only).

REPORT

Part A –

Matters within the scope of the Committee's delegated authority

A1. Apologies

The Mayor and Mr Councillor S.R. Crellin submitted apologies for the meeting.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 27th March, 2024

The minutes of the meeting held Wednesday, 27th March 2024 were approved and signed.

A4. Matters Arising

Clause A4 – Matters Arising – In response to question, the Assistant Chief Officer (Finance) confirmed that the rebalancing of assets exercise was progressing. The sale of the overbalanced assets had been completed, and it was hoped that the purchase of the additional funds in the UK Property Fund could be concluded shortly, incorporating a 10% discount on the BlackRock Property investment.

Clause A5 – Scheme Reform – In response to a letter requested by the Committee to the Department of Infrastructure in relation to the legislative drafting of the Scheme reform proposal, the Director of Finance confirmed that an acknowledgement had been received. Several local authorities contacted the Director after receiving the same letter to express their concern about the delay, indicating that they would also be contacting the Department to indicate the same.

A5. Scheme Reform: Investment Regulations

The Committee considered a report submitted by the Assistant Chief Officer (Project) to obtain agreement to the approach to be taken in relation to investment regulations for the reformed scheme.

Members were reminded of a previous decision to base the regulations for the reformed scheme on those for the Government Unified Scheme (GUS). However, the GUS is an unfunded scheme and therefore does not have investment regulations. The current Isle of Man Local Government Superannuation Scheme regulations are based on the England & Wales Local Government Pension Scheme (LGPS). Hymans Robertson were requested to advise on the investment regulations that need to be included in the GUS-based reformed scheme considering the LGPS investment regulations.

Based on the advice provided by Hymans Robertson, which was appended to the report, it was recommended that the Attorney General's Chamber be asked to base the drafting instructions for the investment element of the reformed scheme on the English regulations. Hymans Robertson drew attention to particular matters for considerations:

1. Diversification – Hymans recommended to enable diversification and reduce concentration risk, that Committee consider inclusion of the current 35% limit on investments in open-ended investment companies where the collective investment schemes constituted by the companies are managed by one body.
2. Appointing Investment Managers – The current regulations stipulate the IOMLGSS can appoint managers who are authorised by the Isle of Man Financial Services Authority to undertake investment business under the Financial Service Act 2008. Hymans Robertson recommended that the new regulations mirror the UK legislation which requires the managers to be authorised under the Financial Services and Markets Act 2000. This could give long-term savings to the IOMLGSS if it could invest with UK investment managers without the requirement to do so via a manager resident on the island.

3. Limits on Investments – UK legislation sets out a 5% limit of the total value for investments in entities which are connected with that authority. The current IOMLGSS regulations do not allow such investments. The report recommended, to avoid any possible perception of impropriety, that the IOMLGSS continue not to permit such investments.

Resolved, “That particulars of the report be noted on the minutes and the Attorney General’s Chambers be requested to prepare drafting instructions for the regulations required in respect of investment of the Isle of Man Local Government Superannuation Scheme funds based on the Local Government Pension Scheme (Management and Investment of Funds) Regulations 2016 (Statutory Instrument 2016 No. 946) (the English regulations) with the following amendments;

- (i) No more than 35% of the fund value be invested in open-ended investment companies where the collective investment schemes constituted by the companies are managed by one body;
- (ii) Investment managers be required to either be authorised by the Isle of Man Financial Services Authority to undertake investment business under the Financial Service Act 2008 or authorised and regulated by the United Kingdom’s Financial Conduct Authority to undertake investment business under the United Kingdom’s Financial Services and Markets Act 2000;
- (iii) No investment be permitted in entities with which the administering authority is connected.”

The Assistant Chief Officer (Project) was thanked for his attendance and left the meeting.

A6. Training – Active and Passive Management

The Committee received a training presentation by Hymans Robertson on active and passive management styles.

The presentation explained the different management styles, key considerations, and the Scheme’s current active and passive split.

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

A7. Manager Reporting: Capital International

Mr J. Penn and Mr D. Long joined the meeting to present the Capital absolute returns and corporate bonds funds.

Mr Penn commenced the presentation with the absolute fund returns for the first quarter of 2024. He advised that the portfolio had a good quarter, rising by 2.4% despite underperforming during the first two weeks of January. Mr Penn provided the strategy comments for the quarter, the strategy outlook, asset allocation and attribution and finished with the top and bottom contributors and activity during the quarter.

Mr Penn moved onto the bond portfolio performance during the quarter, which was 0.8%, slightly ahead of the benchmark return. He provided the strategy comments on the portfolio referencing particularly the current UK and US market conditions and the anticipated reduction in interest rates.

The Committee were presented with an independent ESG risk report which analysed the ESG scores of the balanced portfolio. Members found the report an interesting read and agreed that it might be beneficial to compare the results on an annual basis moving forward.

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

A8. Quarterly Review of Investment Managers’ Performance

The Committee considered a report submitted by Hymans Robertson to review the investment managers’ performance during the first quarter of 2024.

The Scheme achieved a return of 2.4% over the quarter, performing in line with the benchmark. Returns over 5 years remain positive albeit behind the overall benchmark. The largest outperformer over the quarter relative to benchmark was the Capital ESG Fixed Income (+0.7%), the largest relative underperformer was the Canaccord RLAM UK Equities (-0.8%), and the UK Property Fund also underperformed by -0.7%. Other index-tracking funds generally performed in line with their respective benchmarks.

Members noted that the scheme completed a rebalancing of trades at the quarter end as approved by the Committee at the February meeting.

Mr Lee provided a market background and finished with the presentation of individual manager analysis during the quarter. It was noted that there are no changes recommended to the current manager appointments.

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

A9. Review of Investment Beliefs

The Committee considered a report submitted by Hymans Robertson to review and confirm whether the Committee's current investment beliefs remain appropriate for the Scheme.

Members were presented with the table setting out the Scheme's current seven beliefs. Hymans Robertson advised that the beliefs are reviewed annually by the Committee, and the last amendment was made in 2017 when the Committee agreed to add a Responsible Investment policy. In addition to the seven investment beliefs, the Committee agreed in May 2022 to add an opening statement to the document to provide clarity on the Committee's overriding fiduciary responsibility to the Pension Fund and its members. Hymans Robertson were satisfied that the Committee's investment beliefs remain relevant to the Scheme and proposed no changes.

Resolved, "That particulars of the report and discussion be noted on the minutes and there be no amendments to the Isle of Man Local Government Superannuation Scheme Investment Beliefs."

A10. Pensions Accounts

The Director of Finance advised that the accounts are still not ready for audit clearance or Committee approval. Given the timeline, there may be a need for a special meeting in late July to approve the accounts. Members expressed their disappointment at Capita and requested Capita representatives attend the meeting that the accounts are presented too.

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, 11th September, 2024.

The Committee rose at 12.53pm.

(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, 14th May, 2024.

Members Present: Councillor Ms J. Thommeny (Douglas) (Chair), Mr T. Kenyon (Garff), Mr D. Quirk (Onchan), Mr A. Jessopp (Braddan), Mrs A. Davidson (Santon).

In Attendance: Mrs D. Eynon (Douglas), Mr R. Phillips (Onchan), Mr A. Crook (Contractor, Item A5 only), Mr M. Quayle, (ACO (Finance) Douglas), Mrs L. Radcliffe (Douglas, taking notes).

Apologies: Mr J.C. Whiteway (Braddan).

REPORT

PART A –

Matters dealt with under delegated authority

A1. Election of Chair

The Secretary requested nominations for a Chair for the municipal year 2024/25. Mr A. Jessopp nominated Mr D. Quirk and the nomination was seconded by Mr T. Kenyon, and Mr D. Quirk was unanimously elected and took the chair.

A2. Election of Vice-Chair

Nominations were requested for the position of Vice-Chair. Mr A. Jessopp nominated Mr T. Kenyon and the nomination was seconded by Ms J. Thommeny and Mr T. Kenyon was unanimously elected Vice-Chair of the Joint Committee.

A3. Minutes – 20th February, 2024

Approved unanimously.

A3.1 Matters Arising: - Approved Signed Contract / Closure Policy

Following discussion, it was decided that as there have been no further site closures an amendment to the Contract or Closure Policy is not required.

A3.2 Matters Arising: - Update Western Site Communications with Ministers

The Secretary advised that she wrote to Minister Barber and Minister Crookall on 7th March 2024 and received a response on 11th March 2024 advising that this is under review and a response will be sent in due course. A follow-up email was sent on 8th May 2024 requesting an update to provide to Committee today and a response has not been received. The Committee requested that their disappointment at the non-response from the Departments of Infrastructure and Environment, Food and Agriculture be noted on the Minutes.

A4. Declarations of Interest

There were no declarations of interest other than Mr R. Phillips notifying the Committee of his father's role with Northern Scrap Metals.

A5. Operational Contractors Report

Mr Crook joined the meeting to present the operational contractor's report.

Item 1.5 Small WEEE. Small electrical items such as Mobile phones, e-cigarettes, electric toothbrushes etc have been requested to be collected separately by the Government to prevent Pit Fires at the Energy from Waste plant.

Item 1.6 WEEE contract. The Waste Management Unit has confirmed that it is preparing tender documents for the new WEEE contract including batteries, to commence when the current contract ends in July. Following question from the Chair, the contractor confirmed that there is a trace of tonnage available.

1.9 Skips. As part of the inspection regime of skips, British Engineering conducted an audit of all skips at the CA site last summer and funding was identified from the 2023/24 budget to carry out the repairs and they are now practically complete. The current arrangement for skip replacement is sufficient funding for one skip per year, however following the British Engineering audit report, the Council's Health & Safety Officer, and the Head of Fleet Services (who organises the repair work) have recommended that a replacement programme is implemented, whereby the default is to replace skips over 8 years old, unless the skip is still in good condition. This effectively means a minimum of two skips would need replacing per year. It is proposed for 2025/26 budget that it is uplifted to two replacement skips per year. Following question, it was advised that skip costs were in the region of £5,000.

1.10 Parish of Bride - A Joint meeting of the Civic Amenity Sites was held on 17th April 2024, the notes of the meeting have not yet been circulated. However, one of the main topics discussed, concerned Bride's withdrawal of funding and membership of the Northern Civic Amenity Site Committee. There are approximately 300 ratepayers in the parish, who no longer have access to the Northern Civic Amenity site, albeit Bride Commissioners have set up a temporary bulk waste service for ratepayers. The question asked is whether the other sites should introduce measures to prevent access to Bride ratepayers and it was suggested that site users be asked for proof of residency e.g. utility bill. The Committee was advised that this has not been officially adopted at all sites yet. The ECAS contractor would not recommend this approach unless it was officially implemented at all sites and was publicly announced for the whole Island.

The implications of introducing an ID system, include slowing down civic amenity site traffic which could be problematic at busy times, and seems excessive, especially as the number of visitors from Bride is likely to be low. However, they do not pay for a civic amenity site service any longer so ought to be prevented from using any of the sites as it places an unfair burden on other ratepayers. In addition, the problem with using a utility bill without ID is open to abuse. Finally, the Contractor suspects that the other sites will look to introduce some measures and therefore it is suggested that the Eastern Site position remains fluid but is able to respond to developments in a timely fashion.

1.13 Men in sheds – Following the Chair's request whether items deposited in the re-use shed in obvious need of repair could be set aside for collection and upcycling by the Men in Sheds charity and the Contractor willing to explore this further and would be happy to meet with the charity and report back to Committee. The previous Chair advised that she is still to follow up on this matter.

1.15 A survey of site defects from construction has been conducted and presented to the builder for his attention which they have agreed to complete all actions.

It was agreed:

1. That the report and statistics be noted;
2. That the relevant Authorities consider the request to the uplifted replacement skip programme ahead of the 2024/25 budget round;
3. That the Contractor advises when the defects have been completed and the retention monies released, in due course;
4. That the Contractor monitors the situation closely over the coming months regarding use of the site by those living outside the Eastern area.

A6. Isle of Man Creamery

The response from the Isle of Man Creamery was noted.

It was agreed:

To establish the cost to Committee of providing a tetrapak facility before a decision is to be made at the next Committee Meeting on whether to continue with the service.

A7. Date and Time of Next Meeting

Tuesday, 17th September, 2024 at 2.30pm.

The meeting ended at 3.30pm.

(vii) – The proceedings of the REGENERATION AND COMMUNITY COMMITTEE as follows:

REGENERATION AND COMMUNITY COMMITTEE

REGENERATION AND COMMUNITY COMMITTEE – Minutes of Meeting held on Wednesday, 15th May, 2024.

Members Present: Mr Councillor A.J. Bentley (Chair), the Mayor, Mr Councillor S.R. Crellin, Mr Councillor F. Schuengel

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Finance) (Mr M. Quayle), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Head of Parks (Mrs S. Parkinson), Borough Librarian (Mrs J. Macartney) (Item A8 only), Deputy Borough Librarian (Mrs S. Goodwin) (Item A8 only), Democratic Services Officer (Mrs D. Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Mr Councillor J.E. Skinner submitted apologies for absence.

A2. Declarations of Interest

There were no declarations of interest

A3. Minutes – 21st May, 2024

The minutes of the meeting held on Thursday, 21st May, 2024, were approved and signed.

A4. Matters Arising

There were no matters arising raised.

A5. Potential to Decarbonise Douglas Crematorium

The Committee considered a report to advise on the preliminary findings into the potential to reduce greenhouse gas emissions from the cremation process.

Members were reminded that the Council's Net Zero Action Plan 1 contains the action to investigate by April 2024 means by which the Crematorium can become carbon neutral.

The report explained that the Crematorium (which services the whole Island) concentrates cremations to Wednesdays, Thursdays and Fridays whenever possible. This helps to minimise energy use to bring the cremators up to operating temperature. Nevertheless, the Crematorium is the second biggest user of gas using approximately 623,000kWh annually. This equates to approximately 113 tonnes of Carbon Dioxide from the energy used plus approximately 20 tonnes of CO₂ arising from the production and delivery of the gas. It was noted that the combustion of cadavers and coffins is not currently recorded as part of the Council's reported carbon footprint as there is no standard conversion factor, but published literature on the subject suggests emissions of 12.62kgCO₂ from each cadaver and 14.4kg CO₂ from each coffin. Based on this calculation this would equate to a further 19 tonnes of CO₂ emissions over the year.

In addition, each cremation produces approximately 500g of nitrogen oxide (NO_x). 1 kg of NO_x is equivalent to 298kg of carbon in relation to its impact as a greenhouse gas. The emissions of NO_x equate to an annual greenhouse gas equivalent of a further 103 tonnes of carbon, resulting in a total of 236 tonnes of carbon-equivalent emissions, about 13% of all the Council's scope 1 and scope 2 emissions.

The report detailed the research undertaken by officers, and recommendations on how to proceed. The first piece of research undertaken was to explore the alternatives to gas-powered cremation for the disposal of human remains. It was noted that burial is likely to remain the most straightforward and effective means of delivering low carbon disposal of human remains, however this will require considerable land resource and does also result in the potential for other environmental issues. Other means of disposal such as Alkaline Hydrolysis or Resomation had been investigated briefly but would require a major cultural acceptance which is unlikely in a short time frame. This has resulted in them being discounted at present.

The report advised that electric cremations would be an effective means of reducing carbon emissions if the electricity used was sustainably generated. Officers therefore investigated the likely issues and timescales for the provision of sustainably generated (green) electricity on the Island with Manx Utilities. The conclusion of this discussion was that the ability to source 100% green electricity at this time is not feasible, and there is no firm timetable for its availability. Manx Utilities did however advise that electricity can be supplied to operate electric cremators, but new substations would be required to supply the electricity at an approximate cost of £200k for one electric cremator or £350k for two.

Members noted that an electric cremator is larger than the Council's existing gas-powered cremators. Substantial building works will be required to accommodate it and furthermore the older of the two cremators at Glencrutchery Road is located such that the newer cremator would need to be removed to replace the older one. A detailed survey has not been carried out on the footprint of the building, however, the report recommended that if the Council purchased an electric cremator that it be installed at the Lawn Cemetery rather than Glencrutchery Road. This would also minimise any operational implications during the installation as the gas cremators can remain operable, and the gas cremators could be retained as back up equipment.

The Assistant Chief Officer (Regeneration) moved on to the Council's DeNOx emissions which have a considerable impact on the environment. It was noted that electric cremators produce a third less than gas cremators but NOx emissions from both can be reduced using selective catalytic reduction (SDR). If the Council does not move towards electric cremators at this stage, it may be possible to install DeNOx equipment at the existing crematorium to assist in reducing NOx emissions.

The report summarised that the most feasible means of reducing the Council's emissions from cremations is likely to be the installation of an electric cremator at the Lawn Cemetery although the emissions benefits would not be achieved until the Council is able to procure green electricity. The Assistant Chief Officer (Regeneration) explained that moving to the next stage of the project will require the engagement of a specialist crematorium consultant funded from the cremator renewal fund.

Members also discussed other offerings such as coffin hire and shroud cremations to reduce carbon emissions. Whilst this would reduce emissions and can be researched, the Assistant Chief Officer (Regeneration) explained that this change alone would not result in the decarbonisation of the service.

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

- (i) The preliminary findings in relation to the potential to reduce greenhouse gas emissions from the crematorium process be noted and supported;
- (ii) The engagement of specialist consultants to advise on the potential to install DeNOx with the aim of reducing Nitrogen Oxide emissions from the current gas cremators be agreed in principle subject to a report on estimated costs;
- (iii) Engaging specialist consultants in relation to the installation of an electric cremator not be progressed at this stage until there is more clarity over the Council's ability to procure sustainably generated electricity or one or more of the cremators needs to be replaced;
- (iv) Officers report back with service and operational proposals to help reduce emissions in the interim."

A6. Memorial Tree Procedure and Memorial Management Procedure

The Committee considered a report submitted by the Head of Parks to seek approval for the adoption of a Memorial Tree and a Memorial Management Procedure.

The report explained that to ensure memorial applications can be managed fairly, consistently and transparently, it is recommended that the Council adopts an agreed approach to memorial trees and memorial applications. The draft procedures were appended to the report. It was noted that any requests that fall outside of the procedure or requests for memorials on public land will require Committee approval.

Resolved, "That particulars of the report be noted on the minutes and the procedures for responding to applications to install tree memorials and other memorials on Council land be approved."

A7. Quarter Four Service Plan Monitoring – 2023/24

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 end of Quarter Four. A red, amber, green and black status had been applied to each measure.

It was noted that within City Centre Management, all actions had been completed.

In relation to Parks Services, several measures are either slightly behind or behind schedule due to resource constraints at management level, awaiting external resources or because projects were deferred by the Committee. Eleven measures were complete. In response to question, it was noted that weekly inspections are conducted at playgrounds throughout the City. It was suggested that consideration be given to an external inspection to assess potential improvements for the play parks. The Head of Parks advised this used to take place annually but was offered as a budget saving in recent years. It was noted there is an annual budget of £22,960 for the maintenance of property/equipment within Open Spaces in the City which limits the funds available for major repairs. Members proposed that an external review be undertaken, and the findings reported to the Committee for consideration and decisions on funding any necessary works.

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 four of 2023/24 be noted on the minutes.”

A8. HBN Library Quarterly Monitoring Report

The Borough Librarian and Deputy Borough Librarian joined the meeting for consideration of this item.

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

Appended to the report were the actions as outlined in the Library’s Service Plan, together with an update on performance as at the end of quarter four 2023/24. A red, amber, green or black status had been applied to each measure. All measures were complete as the service plan reaches the end of its term.

Members also received the user statistics during the quarter. It was noted that book loans, magazine downloads and the number of library users had continued to increase quarterly in comparison to the previous year, however newspaper downloads had slightly decreased. A social media campaign to remind the public of the service was planned in response to the decline. The Borough Librarian provided an overview of the events organised during the quarter. The Committee thanked the Borough Librarian and the staff for continuing to provide an excellent service.

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

- (i) The completion of actions against performance indicators in the Library Service Plan be noted on the minutes;
- (ii) The increase in the use of the Library apps to download books, audiobooks, magazines and newspapers be noted;
- (iii) The increase in the number of local organisations wanting to use the library to promote their services and host their events be noted.”

A9. Items for Future Report

The Committee considered a report submitted by the Democratic Services Officer regarding reports for future consideration by the Committee. Reports on the engagement of a specialist to install DeNOx at the crematorium and the outcome of an external review of Douglas play equipment were added to the schedule .

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

A10. Date and Time of Next Meeting

Members were advised that the next scheduled meeting was due to take place on Tuesday, 18th June, 2024.

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

The meeting ended at 4.04pm.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 13th May, 2024.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Councillor Ms J. Thommeny, Mr Councillor P.J. Washington.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), (Assistant Chief Officer (Environment) (Mr I. Jackson), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Assistant Chief Officer (Finance) (Mr M. Quayle) (Items A1 to A6), Finance Manager (Mr E. Skinner) (Items A1 to A6), Dilapidation Enforcement Officer (Mr S. Salter) (Items A7 to A11), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

Part A –

Matters delegated to the Committee

A1. Apologies

Apologies for absence were submitted by Mr Councillor J.E. Skinner.

A2. Declarations of Interest

No declarations of interest were received.

A3. Minutes – 21st March, 2024

The minutes of the meeting held on Thursday, 21st March 2024 were approved and signed, subject to a correction in the second paragraph of Clause B10 to amend the word Kind to King to read; King Edward Road.

A4. Matters Arising from the Minutes

No matters were raised as arising from the previous minutes.

A5. Attendance at the Resource and Waste Management (RWM) Expo 2024

The Committee considered a report submitted by the Senior Engineering and Waste Services Manager seeking approval for the Chair of the Environmental Services Committee and a four-officer delegation to attend the Resource and Waste Management Expo to be held at the Birmingham NEC on 11th and 12th September 2024.

It is proposed that the Assistant Chief Officer (Environment), Senior Engineering and Waste Services Manager, Head of Fleet Services and Stores and the Assistant Waste Services Manager (Refuse and Recycling), together with the Committee Chair attend the event in 2024.

Members noted that this is a larger than usual delegation because the Council has not attended the show since 2022 and since that time, several officers had moved roles internally, each officer delegate has specific objectives which may conflict with the other officers' objectives in terms of which exhibitors or seminars they wish to attend.

Members were advised that the delegation will be looking at refuse, recycling and street cleansing vehicles, waste and recycling receptacles, material processing plant and equipment, specialist street cleaning plant and equipment as well as connecting with potential suppliers, waste processors and attending as many seminars as possible.

If considered cost prohibitive, it was recommended that the Chair and two officers attend in 2024, and the remaining two officers attend in 2025.

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

- (i) That approval be given for the Chair of Environmental Services Committee, the Assistant Waste Services Manager (Refuse and Recycling) and the Assistant Chief Officer (Environment) to attend the Resource and Waste Management Expo on 11th and 12th September 2024; and
- (ii) That the Senior Engineering and Waste Services Manager and the Head of Fleet Services and Stores attend the event in 2025."

2 For. 1 Against.

Mr Councillor P.J. Washington asked that his name be recorded as voting against the resolution.

A6. Quarter Four Service Plan Performance Monitoring 2023/24

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

Appended to the officer's report were the measures as outlined in each Service Plan together with an update on the performance as at the end of quarter four 2023/24. A red, amber, green and black status had been applied to each measure.

Members noted that for quarter four:

- Due to technical issues with the Building Control Management software, it was not possible to obtain the necessary information to report on the key performance indicators. The issue is being rectified and quarter four's data will be reported at the same time as quarter one data;
- Within Electrical Services, seven out of twenty-one measures are behind target due to resource and recruitment difficulties. All other measures were met or completed;
- In Fleet Services, three out of eighteen measures could not be met due to market conditions and awaiting leadership from the Isle of Man Government on a low carbon alternative fuel source for larger and specialist vehicles. All other measures were complete or on target;
- Within Community & Enforcement, nine out of twenty measures were not achieved due to resource constraints. Main key performance indicators were met, and ten measures have been completed;
- In Waste Services, nine out of seventeen measures were behind schedule or not completed due to resource constraints or awaiting outside agencies. The sickness position has continued to improve. All other measures met target or were completed.

Members were advised that new service plans will be derived for the 2024-2026 municipal years and quarter one of these new service plans will be reported in July 2024. Several actions will be carried over into the new service plans.

Resolved, "That particulars of the report be noted on the minutes and that the progress made against performance indicators in Service Plans for quarter four 2023/24 be noted."

A7. Planning Applications 24/00298/B and 24/00299/CON – Eastfield Mansion House

Members considered an appraisal of planning application 24/00298/B for demolition of the former nursing home and outbuildings, and the creation of five new four-bedroom dwellings with associated parking, amended access, amended drainage and landscaping and planning application 24/00299/CON Registered Building consent for demolition elements to planning application 24/00298/B at the Eastfield Mansion House (care home) Eastfield, Douglas.

Members were advised that this application, in principle, is very similar to a previous application (PA 23/00526/B) which was considered and supported by the Committee in June 2023.

Members were advised that this new application has been considered on its own merit and after consideration of the reasons given for refusing the previous application, Council officers gave careful consideration as to how the applicant may have overcome these grounds for refusal. Although there will be an element of subjectivity relating to the design changes, it is considered that these are improvements on the original application as the new design is more in keeping with the general area. Other architectural features remain and demonstrate that the applicant has attempted to incorporate many of the Conservation Area's special features into these proposed new dwellings.

It is considered that the application complies with the relevant planning policies and that the development, if approved, will make good use of a brownfield site.

Members noted that since the time of writing the appraisal, the Registered Buildings Officer had raised an objection to the application based upon the proposed demolition of the existing building. Although the demolition of the former nursing home and the belief that it makes a positive contribution to the Conservation Area was given as one of the reasons for refusing the previous application, the planning committee minutes make no reference to concerns over the loss of the building.

Resolved, "That particulars of the report and discussion be noted on the minutes and that planning application 24/00298/B and planning application 24/00299/CON be supported."

A8. Planning Application 24/00221/B – 5 Mona Drive, Douglas

Members considered an appraisal of planning application 24/00221/B for the conversion of a property to provide five apartments at 5 Mona Drive, Douglas.

Members were advised that although the Department of Infrastructure's Highways Services officer had requested further information relating to the relaxation of parking standards, subject to this being provided by the applicant, there does not appear to be any material planning reasons to raise an objection.

Members were advised that having reviewed the application; the Council's waste management team had suggested that the applicant install compartmental recycling bins within each apartment. It is considered that this solution will encourage tenants to make use of the community recycling facility and ensure that the rear yard is not full of recycling bins. Subsequently, the applicant has agreed to install compartmental recycling bins within each apartment along with notices within each kitchen relating to the communal recycling bins. They have also stated that they are content for this to be a condition on any approval granted.

A Member raised concerns about manoeuvring residual waste bins up and down the rear yard steps. It was agreed that as part of the Council's response, a suggestion be made to incorporate a ramp.

Resolved, "That particulars of the report and discussion be noted on the minutes and that planning application 24/00221/B be supported subject to the following;

- (i) That the applicant installs compartmental recycling bins within each kitchen to encourage the tenants to recycle and make use of the nearby community recycling facilities;
- (ii) that the applicant considers incorporating a ramp as part of the rear yard steps to provide ease of access for bicycles and for the movement of waste bins to the rear lane for collection; and
- (iii) that a condition be placed on any planning approval in that the waste bins should be placed in the rear lane for collection purposes only, and that the bins should be removed from the lane after collection and be placed within the designated bin storage area as shown on the plans within the rear yard."

A9. Planning Application 24/00310/B – Land adjacent to Quay West Apartments and Lake Road Douglas

Members considered an appraisal of planning application 24/00310/B for a residential development comprising of 109 apartments and associated infrastructure at land adjacent to Quay West Apartments, River and Lake Road, Douglas.

The development will include 49 one-bedroom units and 60 two-bedroom units. Six of the apartments will be for First Time Buyers, with the applicant stating that an additional affordable housing contribution will be made in the form of a commuted sum.

The applicant states that the proposed development is comprised of a series of six individual buildings which are separated by non-public landscaped courtyards to ensure that the residents enjoy an appropriate level of outlook and privacy along with useable external space.

This application also includes masterplan drawings which are intended to give an idea of how this proposed development will relate to the future development of the whole of the Lake Road site and that if approved, it would not prejudice the proper development of the wider area.

The proposed development is listed on the Government's Unoccupied Urban Sites Register, the development of which is now being actively encouraged by the Government and is seen as a contributor to aiding the Government to reach some of its key targets as set out within the Isle of Man Economic Strategy (November 2022).

Members were advised that if approved, this application will convert a large brownfield site into a vibrant residential area which could lead to other parts of the site being developed. It is evident from the submissions that any concerns originally raised by statutory consultees as part of the Major Application Trial have been mostly addressed and the applicant has provided a detailed comprehensive application that appears to comply with the various pieces of planning legislation considered as part of this appraisal.

A Member raised concerns about the travel distance to bin store number 1 and asked that a comment be included in the response to the planning authority that whilst the Committee accepts that this is a matter for Building Control, that the applicant gives consideration at an early stage to concerns that bin store number 1 may be underutilised.

Resolved, "That particulars of the report and discussion be noted on the minutes and that planning application 24/00310/B be supported subject to the following;

- (i) that the applicant gives consideration at an early stage to concerns that bin store number 1 may be underutilised, due to travelling distances from the apartments.”

A10. Planning Application 24/00381/B – 16 Belmont terrace

Members considered an appraisal of planning application 24/00381/B for the conversion of a guesthouse (class 3.1), involving a rear yard extension and installation of an extended dormer to front elevation, to provide five residential apartments (class 3.4) at 16 Belmont Terrace, Douglas.

Members were advised that Council officers had requested further information relating to bin and recycling storage which at the time of writing the appraisal, had not been provided. As such the appraisal recommended raising an objection to the application due to a lack of detailed demonstration that the development can accommodate the correct number of bins for both residual and recyclable materials.

The Committee noted that Highways Services had reviewed the proposals and whilst they are prepared to relax the parking standards due to the location of the property, they have raised issues relating to the bin store and practicalities of the cycle store.

The Dilapidation Enforcement officer advised that since the time of writing the report the applicant had provided new detailed drawings of the bin store following discussions with the Council’s waste management team. Based upon this new information it was now recommended that the application be supported.

Resolved, “That particulars of the report and discussion be noted on the minutes and that planning application 24/00381/B be supported on the condition that no waste and or recycling bins will be left on the public highway apart from on collection days after which the bins must be removed from the rear lane highway and stored within the purpose-built bin storage area. For clarity the Council’s support relates to new drawings sent to the Council on the 9th May 2024 that clearly show the correct number of waste and recycling bins for the development within a purpose-built bin store within the proposed rear yard extension.”

A11. Schedule of Dilapidated, Ruinous or Dangerous Properties

The Committee considered a schedule of properties in a state of dilapidation or disrepair. Members noted that two properties had been added to the schedule since the last meeting; six properties had been removed because work had been completed; and a total of fifty-seven properties remained on the list.

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

A12. 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.”

A13. 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, 17th June 2024.

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

The meeting ended at 11.10am.