



Borough of Douglas

**COUNCILLOR MISS DEBRA ANNE MARIE PITTS, JP
MAYOR**

Town Hall,
Douglas,
9th March, 2018

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL to be held on WEDNESDAY, the 14th day of MARCH, 2018, at 2.30 o'clock in the afternoon, in the COUNCIL CHAMBER within the TOWN 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 Pensions Committee;
- (iii) The Standards Committee;
- (iv) The Eastern District Civic Amenity Site Joint Committee;
- (v) Any other Joint Committee;
- (vi) The Housing Committee;
- (vii) The Regeneration and Community Committee;
- (viii) The Environmental Services Committee;

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

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

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

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

AGENDA

III – Chief Executive to read minutes of the Council Meeting held on Wednesday, 14th February, 2018.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 2nd March, 2018.

Members Present: Mr Councillor D.W. Christian (Chair), the Mayor, Mr Councillor I.J.G. Clague (from 2.20pm), Councillor Mrs C.L. Wells, Mr Councillor R.H. McNicholl, Councillor Ms J. Thommeny (Vice-Chair of Regeneration & Community Committee).

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr G.M. Bolt), Director of Housing & Property (Mrs S. Harrison), Director of Environment & Regeneration (Mrs D. Eynon), Assistant Town Clerk (Mr P.E. Cowin) (Clauses A1 to A6), 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 S.R. Pitts.

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Minutes

The minutes of the meeting held on Friday 26th January 2018 were approved and signed.

A4. Matters Arising From Previous Minutes

There were no matters arising from the previous minutes.

A5. Consultation Document – Data Protection Bill and Regulations

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Cabinet Office.

The General Data Protection Regulation was the most significant overhaul of data protection laws in the EU for over twenty years. In order to ensure that the Island's legislative position was equivalent to the EU General Data Protection Regulation (GDPR), the Government proposed to introduce a short Data Protection Bill and, whilst the Data Protection Bill was, itself, relatively simple, the Regulations to be made under it contained an immense amount of detail on exactly which EU Data provisions were to be adopted.

It was vital that the Council was GDPR-compliant (due to the potential legal and business risk implications) and the Assistant Chief Officer (Digital & Information) - the Council's Lead Officer for data protection and a qualified practitioner in GDPR - had accordingly reviewed the documents and been instrumental in drafting the responses to the consultation questionnaire.

On consideration of the proposed responses (as appended to the written report), Members requested a number of amendments be made.

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

(ii) That the Cabinet Office be advised that the Council supported the introduction of the Data Protection (GDPR) Bill and Regulations made under it; and

(iii) That the proposed responses, as amended, be submitted to the Cabinet Office accordingly."

A6. Consultation Document – Vehicle Excise Duty

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Department of Infrastructure.

The consultation exercise was based on a perceived need to change the way in which funding was raised for the maintenance of the Island's road network. Currently, vehicle excise duty funded maintenance,

but it was acknowledged that resources were stretched, and the consultation document raised a number of key issues for consideration, including potential duty on fuel; emissions-based charging; payment per mile; and new licensing technology.

On consideration of the proposed responses (as appended to the written report), Members requested a number of amendments be made.

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

- (ii) That the proposed responses to the consultation questionnaire, as amended, be submitted to the Department of Infrastructure accordingly.”

A7. Referrals from the Environmental Services Committee

There were no referrals from the public minutes of the Environmental Services Committee meeting held on Monday 19th February 2018.

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

A8. Referrals from the Regeneration & Community Committee

The Committee considered the following referral from the public minutes of the Regeneration & Community Committee meeting held on Tuesday 20th February 2018:-

Clause B1 – Refurbishment of Noble’s Park Bowling Green Pavilion Toilets: the Committee had considered proposed improvements to the facilities in anticipation of greater demand being generated by the creation of the water-play area, construction of which had just commenced. It had been noted that, although the on-going maintenance and cleaning would be met from existing revenue budgets, there would be no scope to absorb the cost of the refurbishment from within revenue budgets, and funding was therefore accordingly sought.

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

- (ii) That funding in the sum of £10,200 be approved from the General Revenue Reserve for the refurbishment of the Noble’s Park Bowling Green Pavilion toilets.”

A9. Monthly Financial Review

The Committee considered a written report by the Director of Finance setting out details of progress made compared to key performance indicators in relation to strategic governance objectives; the percentage of rates collected; the increase in the number of non-cash / non-cheque payments; and the percentage of sundry debtors collected within three months.

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

A10. Review of Finance Department Reports

The Committee considered a written report by the Assistant Chief Officer (Finance) in relation to planned regular reports which were submitted to the Committee from the Finance Department.

A number of the reports, which were necessary elements of meeting statutory obligations (for example, setting a rate), came up on an annual basis and, in order to assist with forward planning, it was suggested that the reports be added to the ‘Items for Future Report’ schedule.

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

- (ii) That approval be given for the planned regular reports from the Finance Department to be added to the ‘Items for Future Report’ schedule accordingly.”

A11. 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.”

A12. Items for Future Report

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

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

A13. Time and Date of Next Meeting

Members were reminded that the next meeting was scheduled for 2.15pm on Thursday 29th March 2018.

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

PART B –

Matters subject to Council approval

B14. Area Plan for the East – Additional Potential Development Sites

The Committee considered a written report by the Building Control Manager in relation to a consultation exercise currently being undertaken by the Cabinet Office in respect of additional development sites proposed as part of the development plan for the East of the Island.

Responses to the Consultation on the Preliminary Publicity Stage of The Area Plan for the East had previously been approved at a special meeting of the Executive Committee on 12th May 2017. It was noted that thirty-five additional sites had now been suggested, with comments being sought accordingly. Of these, fourteen were located within Garff, Marown, and Santon; five had been brought forward for the Onchan district (but were judged not to have a direct impact on the Borough); and eleven had been identified within Braddan (two of which were judged to have a direct impact on the Borough).

Members accordingly considered the recommendations put forward by the Building Control Manger, in relation to the sites identified within the Borough and the two sites in Braddan which had a direct impact on the Borough.

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

(ii) That it be recommended to Council:-

- (a) That the Council makes no comment in relation to the additional sites within the districts of Garff, Marown, Onchan, and Santon;
- (b) That in relation to Site BE025 (Tromode Industrial Estate), the following comment be made – ‘if residential or employment development was permitted outside, but adjacent to the Borough boundary, the Council would be looking to extend the Borough boundary to the newly extended settlement boundary’;
- (c) That in relation to Site BM008 (land at Castleward), the Cabinet Office be advised that part of the site was within the Borough boundary and therefore, if this site was to be considered for inclusion in the draft Plan, the Council would reserve any comments relating to a possible land use designation until such time as that designation had been identified;
- (d) That, again in relation to Site BM008 (land at Castleward), the following comment be made – ‘if residential or employment development was permitted outside, but adjacent to the Borough boundary, the Council would be looking to extend the Borough boundary to the newly extended settlement boundary’;
- (e) That in relation to Site DH005 (corner of Windsor Terrace and Osbourne Terrace), no comment be made;
- (f) That in relation to Site DH058 (land at Cronkbourne Cricket Club, Tromode Road), the Cabinet Office be advised that the Council would reserve any comments relating to a possible land use designation until such time as that designation had been identified;
- (g) That in relation to Site DH059 (land at the Sports Ground, Tromode Road), the Cabinet Office be advised that the Council would reserve any comments relating to a possible land use designation until such time as that designation had been identified;
- (h) That in relation to Site DM013 (land at Little Switzerland), no comment be made;
- (i) That in relation to Site DM014 (the Milestone and adjacent car sales / garage complex, Peel Road), the Cabinet Office be advised that the proposed Mixed Use designation be supported for employment, leisure, and retail use only as it was considered that residential use would not be appropriate, and provided that any retail sales were restricted to the sale of bulky goods which could not be sold from a town centre location.”

The Committee rose at 4.00pm.

EXECUTIVE COMMITTEE / ENVIRONMENTAL SERVICES COMMITTEE

EXECUTIVE COMMITTEE / ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Special Joint Meeting held on Monday, 19th February, 2018.

Members Present: Mr Councillor R.H. McNicholl (Chair), Mr Councillor D.W. Christian, Councillor Mrs C.L. Wells, Councillor Mrs H. Callow, Mr Councillor J. Joughin, Mr Councillor F. Horning, Councillor Ms K. Angela.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Senior Engineering & Waste Services Manager (Mr A. Crook), Assistant Chief Officer (Income) (Mrs C. Pulman), Accountancy Manager (Mr R. Davies), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Mrs T. Saxon).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Apologies for absence were submitted by the Mayor who is away attending a Mayoral event and by Mr Councillor I.J.G. Clague, MBE.

A2. Declarations of Interest

There were no declarations of interest.

PART B –

Matters requiring Council approval

B3. Car Park Fees and Charges 2018/19

The Committee considered a report on the proposed car parking fees and charges for 2018/19. The original draft schedule of car parking fees and charges was appended to a report which was first considered by the Environmental Services Committee in October, 2017 when it was withdrawn for further consideration. When the report then went back to the Environmental Services Committee, due to an oversight, the schedule only included the fees and charges relating to pay-on-foot and pay-and display parking.

The joint meeting of the Committees considered the schedule of proposed fees for contract spaces and for use of the Shaw's Brow Car Park for charity car boot sales.

Resolved, "That the particulars of the report and the schedule of fees and charges relating to contract spaces and use of the car park for charity car boot sales be approved."

The meeting ended at 10.10am.

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

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 28th February, 2018.

Members Present: Mr Councillor J. Joughin (Vice Chair), the Mayor, Councillor Ms C.E. Malarkey, Mr Councillor F. Horning, Councillor Ms K. Angela.

In Attendance: Mr M. Freeman, Scheme’s Investment Advisor, Hymans Robertson (Agenda items A1 to A10). Mr D. Long, Chief Investment Officer, Capital International (Item A7 only). Mr S. Wilson and Mr R. Stanley, Canaccord (Item A11 only). Director of Finance (Mr G.M. Bolt), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Assistant Chief Officer (Income) Mrs C. Pulman (Items A5 to A10), Democratic Services Officer (Ms W. Wynne).

REPORT

PART A –

Matters within the scope of the Committee’s delegated authority

A1. Apologies

Apologies for absence were submitted by Mr A. Thomas (Independent Member), Mr Councillor C.L.H. Cain (Chair) and Assistant Chief Officer (Income) Mrs C. Pulman for items A1-A4.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 22nd November, 2017

The minutes of the meeting held Wednesday, 22nd November, 2017 were approved and signed.

A4. Training: Suitability and Diversification (Hymans Robertson)

The Committee received a training presentation from Mr M. Freeman, from Hymans Robertson the Scheme’s Investment Advisor, on the key principles of suitability and diversification.

Mr Freeman began by providing a background of the three key legal duties of Trustees and Committee members to exercise their powers of investment in a manner calculated to ensure security, quality and profitability of the portfolio, asset diversification and coverage of the Scheme’s liabilities. Committee had previously reviewed and taken decisions on these aspects, including consideration of asset security when selecting their funds and managers.

Mr Freeman described each duty and set out how the Committee and Scheme were compliant.

He explained diversification and presented graphs which supported the argument that a well-diversified asset portfolio would need to have at least twenty different assets which would provide sufficient diversification and improve stability of returns.

Mr Freeman gave an overview of the Scheme’s liabilities and how the Committee controlled risk by reviewing the asset modelling relative to the underlying liability by carrying out asset modelling every three years. He linked each duty described in this presentation with the Committee’s relevant Investment Belief and confirmed that the Scheme had taken these duties into account when taking investment decisions.

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

A5. Quarterly Review of Investment Managers’ Performance (Hymans Robertson)

The Committee considered a report by Hymans Robertson reviewing the Investment Managers’ performance for the fourth quarter of 2017.

Mr Freeman began by explaining the purpose of the report. He referred back to elements of the training presentation demonstrating how it was applied to the content within the report.

He provided an insight into the world markets to the 31st December 2017, data confirmed continued robust growth in the US, Eurozone and Japan, and UK growth was ahead of estimates, evidence suggesting that the global economy had maintained momentum in the final quarter. Mr Freeman went on to explain the ‘hot topics’ during the quarter.

Members considered the portfolio summary, detailing the asset classes and their values, actual and target proportions. The asset value for 31/12/17 was £77.4 million of which global equity and UK equity were overweight by 0.8% and Bonds underweight by 0.6%. Given the market corrections in February, Committee agreed that a more recent valuation should be obtained in order to determine

whether the annual exercise of rebalancing of asset classes back to the central benchmark was required (including new money received before implementation) Mr Freeman advised that the total scheme had returned 3.7% against the benchmark of 3.4% over the quarter and that the assets had consistently added value over the previous five calendar years.

Mr Freeman provided an overview on the various fund managers and the type of funds that are managed; St James's Place reported good absolute performance at 3.8% (before fees) but the portfolio was performing below the 4.7% benchmark. Mr Freeman advised Members that a more formal review of St James's Place should be carried out after three years, which would be after October 2018. In the meantime he was happy to continue supporting their appointment.

Mr Freeman briefly commented on the other active mandates, including the corporate bond portfolio, which had underperformed the benchmark by 0.7%, the Property fund, which had outperformed by 0.2% and the Capital International portfolio, which had outperformed by 3.2%.

Mr Freeman finished his report by providing an overview of the index tracking funds and a summary of the new manager rating system.

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

A6. Manager Reporting: Active Funds – Bonds and Property (Canaccord)

Mr Richard Stanley and Mr Stuart Wilson joined the meeting to present an overview of the Bond Market and highlighted some of the positive factors including Brexit implications for growth and ongoing stability which would likely cap interest rate pressure in the UK, the pick-up of Global Economic growth, structural factors and corporate earnings growth also picked up which helped credit markets – all of which have an effect on all asset markets. Some negatives around the bond markets and US Federal Reserve were highlighted. Mr Stanley advised that within the Global growth heat map within the manufacturing indices Eurozone and Japan are running moderately above the average, contributing a more positive outlook.

He further explained US Interest rates on a dot plot graph which outlined that Markets were pricing US interest rates below Federal Reserves. The US headline inflation rate in keeping with historic norms, but on moderate upward trend, will be a key sensitivity for markets as 2018 progresses, although interest rates continue to normalise. Mr Stanley explained that the UK consumer price inflation has moved up to 3% which was 1% above target. The UK 10 – 30 year gilt yields are at exceptionally low levels still at 1.5%, when the economy normalises the outlook for gilt yields will move back to long term averages, although now well below the inflation rates. With the UK Index linked gilt 10 year yield is expected an investment return over and above inflation.

Mr Stanley advised that the Mandate for IOM Local Government Superannuation Scheme is to outperform the Barclays Sterling Corporate Bond Index by 1-2% p.a. before fees over rolling 3-5 year periods. Canaccord apply a Risk Profile scale of 1-7 for all portfolios and that the Corporate Bond Fund portfolio is viewed as Risk Profile 3, Conservative Investor. The Portfolio allocation as at 5th February 2018 currently was £5,871.658. The portfolio positioning exposure to sterling or non-sterling hedged investment grade corporate bonds are at approximately 79% of the portfolio value and at a benchmark measure of 8.65 years. UK Corporate bonds had a strong year and returned 4.64% although slightly under the benchmark of 4.86%.

Mr Wilson informed the Committee that since BlackRock had moved off of the island Canaccord now manage the property portfolio locally on an advisory basis. He focused on the BlackRock UK Property Fund and gave an overview on its positioning against its peer group, the fund was in a 'sweet spot' giving good reward and taking less risk relative to the market. Mr Wilson had no major concerns as no undue risks had been taken and was comfortable as the return over time was relatively smooth.

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

The Vice Chair thanked Mr Wilson and Mr Stanley for their presentation and they left the meeting at 12.50pm.

A7. Manager Reporting: Presentation Absolute Return (Capital)

Mr David Long of Capital International joined the meeting to present to Members an investment update on performance for the fourth quarter 2017. Members were advised of the asset allocation and performance for the fourth quarter and that the portfolio was in a healthy position with a return of 4.09% with the value of the fund, £15,377.117, as at 31st December 2017.

Mr Long gave an overview on market comments; he advised that there had been a strong finish to the year for equity markets, driven by the breakthrough in the first phase of Brexit talks and US tax reform which is estimated to boost US GDP by 0.5% in 2018, and that the new Federal Reserve governor was seen as market positive, although the US yield curve had flattened significantly but will start rising.

Mr Long informed Members that the five year performance history was strong with annualised returns of 8.7% since inception, and was performing considerably higher than base +3%. Mr Long finished his report on asset allocation and an explanation on significant purchases and sales transactions.

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

Mr Long was thanked for his report and left the meeting at 1.20pm.

Adjournment and Resumption

The meeting adjourned at 1.20pm and resumed at 2.00pm.

A8. Efficiency Review of Matching Assets (Hymans Robertson)

Mr Freeman began by providing a background on the efficiency review of matching assets and the scheme's uncompensated, intended and unavoidable risks and how the Scheme could potentially manage interest rate and inflation risks more efficiently within the portfolio.

Members were given an overview on the concept of leverage and how it can be used to reduce these risks. It was noted that the value of assets invested in leveraged gilt funds could be two to three times more sensitive to changes in interest rates and inflation than a physical gilt fund with an equivalent duration. This meant that £100 invested in a liability driven investment (LDI) fund could provide the same protection as holding £200 to £300 in a physical gilt fund.

Mr Freeman summarised the effective ways of achieving interest rate and inflation protection other than buying physical gilt and corporate bond funds. When gilt yields become more attractive in the future, i.e. gilt yields move higher, the Committee should consider increasing protection in this way without the need to sell growth assets, and a discussion around investigating these options with the Scheme's fund managers should be considered further at that time.

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

A9. Stage 2 of Responsible Investing Process (Hymans Robertson)

Mr Freeman updated the Members following the meeting on 22nd November 2017, whereby the Committee agreed to adopt a Responsible Investment ("RI") policy as an addition to their current Investment Beliefs (becoming the 7th Investment Belief). This belief was developed by prioritising the Committee's views on a range of environmental, social and governance issues and is intended to help support a positive message to the investment managers in respect of taking relevant environmental, social and governance ("ESG") issues into account when managing the Scheme's portfolios. Mr Freeman had shared the Committee's RI policies with the managers since the last meeting and had received positive responses from them. In particular, in light of the Committee's request, Capital was considering the possibility of adopting a voting policy across their entire client portfolio. The managers' compliance with the RI policies will be reviewed annually by the Committee.

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

A10. Items for Future Report

The Committee considered a report submitted by the Director of Finance 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."

PART B –

Matters requiring Executive Committee approval

There were no matters requiring Executive Committee approval.

PART C –

Matters requiring Council approval

There were no matters requiring Council approval.

The Committee rose at 3.05pm.

VI(vi) – The proceedings of the HOUSING COMMITTEE as follows:

HOUSING COMMITTEE

HOUSING COMMITTEE – Minutes of Meeting held on Wednesday, 21st February, 2018.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor (from 11.00am onwards), Councillor Ms C.E. Malarkey, Mr Councillor C.L.H. Cain, Mr Councillor J.E. Skinner, Councillor Mrs E.C. Quirk, Mrs J. Quaggan (Independent Member).

In Attendance: Assistant Chief Officer (Housing and Property) (Mr G. Atkin), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Town Clerk (Mr P. Cowin), Assistant Property Manager (Mr R. Green), Assistant Democratic Services Officer (Mrs T. Saxon).

REPORT

PART A –

Matters decided by the Committee

A1. Apologies for Absence

There were no apologies for absence.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 17th January, 2018

The minutes of the meeting held on Wednesday, 17th January, 2018, were approved and signed.

A4. Willaston Apartments / Sheltered Housing Complex

The Committee considered an update report on the proposed sheltered housing complex in Willaston. A meeting was held on 19th January, 2018, between the Chief Executive, Leader of the Council, Chair of Housing, officers of the Council and the Minister and officers of the Department of Infrastructure (Department), where it was confirmed that the Department will not support the Council's business case for the Willaston sheltered housing complex in its current form. The main reasons for the Department's decision are the inclusion of all two-bedroomed apartments, the overall scale of the building which is seen as too large for the site in sheltered accommodation terms and the resultant effect on the housing deficiency.

The report went on to recommend that the Committee change the housing type from sheltered accommodation to two-bedroomed apartments for general allocation. Sheltered housing in Willaston will remain at Ballanard Court. Significantly more parking will have to be provided for general allocation apartments. This need for additional parking could be met either by reduction in the number of apartments, omitting the community room from the development, and/or relocation of the playground.

The transfer of ownership of the Willaston police station site to the Council has not yet taken place, and the matter currently rests with the Department of Home Affairs and the Treasury.

In response to query from Members, officers agreed that all of the ground floor flats would have increased accessibility and wet rooms, subject to design.

Resolved, "That the particulars of the report be noted on the minutes and approval be given to a change in the Willaston Apartments scheme from sheltered accommodation to apartments for general allocation."

A5. Central Heating Adoption Policy

The Committee considered a report setting out a policy for Council adoption of tenant-owned central heating boilers. The background to that policy was set out in detail in the report.

Historically, tenants could request permission to install central heating systems at their own expense. When the Council began a sustained programme to install central heating in all properties, those tenants who had already put in their own systems were then given the choice whether to retain ownership or to allow the Council to adopt the systems.

The one hundred and sixty-two tenants who own their own boilers are expected to provide the Council with proof of an annual boiler service so as to ensure that the Council can comply with the relevant regulations. For tenants, the annual service ensures that the boilers are working correctly and reduces or eliminates the risk of problems such as carbon monoxide poisoning arising from boilers in poor

condition. For the Council, compliance with regulations is problematic if tenants do not provide boiler service certificate and this is seen as an area of high risk.

The policy was detailed in the schedule attached to the report. In future, tenants will not be offered the opportunity to retain ownership of boilers and heating systems; and when these are adopted by the Council additional housing points will be allocated.

Resolved, "That particulars of the report be noted on the minutes and approval be given to the process of formal adoption of tenant-owned boilers as from 1st April, 2018."

A6. Housing Request Refusals

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) to advise on one removal from the Housing Waiting List. All such decisions are made by Housing Management officers in accordance with current Council policy, Government regulations and guidance.

Appended to the report was the anonymised detail of one applicant onto the Housing Waiting list. The applicant had formerly been a tenant of another housing authority to which arrears were still owed. The applicant was accepted onto the Council's Housing Waiting list on the condition that no allocation would be made until the arrears were cleared. The applicant agreed to the condition. A repayment plan was agreed, but the applicant has not adhered to the agreement and so has been removed from the Council's Housing Waiting List.

Resolved, "That particulars of the report be noted on the minutes; and that approval be given to the removal from the Council's Housing Waiting List, which complies with current Council policy and current Department of Infrastructure regulations and guidance."

A7. Vacant Properties Update

The Committee considered the monthly report submitted by the Assistant Housing Manager (Maintenance) to update on the number of vacant social housing properties. The Committee noted the latest position of forty void properties as at the end of January, 2018. It was noted that the capped maintenance budget meant that limited works to void properties could be undertaken until the new financial year.

Resolved, "That the list of vacant properties be noted on the minutes."

A8. Review of Finance Department Reports

The Committee considered a report setting out the schedule of regular reports to be submitted by the Finance Department to the Committee. Members did not request any additional reports.

Resolved, "That the report and schedule be noted on the minutes and the details added to the schedule of items for future consideration."

A9. Items for Future Consideration

The Committee considered and noted the monthly report setting out items which will be considered at future meetings.

Resolved, "That the schedule and discussion be noted on the minutes."

PART B –

Items requiring Executive Committee approval

There were no items requiring Executive Committee approval.

PART C –

Matters requiring Council Approval

C10. Spring Valley External Refurbishment Phase 1

The Committee considered the D1 Design report for the Spring Valley External Refurbishment programme. The Design report includes details of the scope, extent, phasing, and costing for the external refurbishment programme. Members carefully reviewed and discussed the report and attached appendices.

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

- (i) The capital design stage D1 report be approved as drafted and submitted to the Department of Infrastructure for its concurrence to progress the scheme; and
- (ii) The petition costs detailed in the report be approved and the Chief Executive be authorised to petition the Department of Infrastructure for borrowing powers in the amount of £88,138.93, being the additional sum required to defray the cost of professional services up to tender stage; and

- (iii) The Department of Infrastructure be advised that an assessment of the Council's housing reserve fund has been undertaken to establish if sufficient monies were available to fund the proposed scheme via that source."

The meeting ended at 11.55am.

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

REGENERATION AND COMMUNITY COMMITTEE

REGENERATION AND COMMUNITY COMMITTEE – Minutes of Meeting held on Tuesday, 20th February, 2018.

Members Present: Mr Councillor S.R. Pitts (Chair), Councillor Miss N.A. Byron, Councillor Mrs H. Callow, Councillor Mrs R. Chatel, Councillor Ms J. Thommeny.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Town Clerk (Mr P.E. Cowin), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Head of Parks (Mr D. Hewes), Democratic Services Officer (Ms W. Wynne).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Apologies for absence were submitted by the Mayor who was away attending a Mayoral event.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 19th December, 2017

The Minutes of the meeting held on Tuesday, 19th December, 2017, were approved and signed.

A4. Quarter Three Performance Monitoring

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

Appended to the report were the measures outlined for the Parks Services, Electrical Services and Douglas Town Centre Management as relevant to the Committee. A red, amber, green status had been applied to each measure. Two red measures had been identified within Electrical Services in relation to procurement and installation of decorative lighting in Summerhill Glen but were of no major concern.

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

A5. 2018 Public Events Media Support Package

The Committee considered a report submitted by the Democratic Services Officer to approve a media partner for Council’s 2018 public events, namely the Noble’s Park Fun Day, Fireworks Display and the Christmas Lights Ceremony.

Members were advised that an advert seeking proposals for a media partner for the three events had been advertised and circulated to previous suppliers and promoted on the Council’s digital platforms asking to submit a media package outlining the pre-event advertising for any or all of the events.

Members noted that two radio stations had submitted proposals for all three events. The report outlined the event publicity proposed by both stations and the proposals were appended to the report.

The report detailed media partner criteria and confirmed two radio stations, Three FM and Manx Radio submitted proposals for the Noble’s Park Fun Day, the Fireworks Display and the Christmas Lights Ceremony. It was recommended, based on value for money and media package offered, that 3FM media proposal be accepted. Members had noted that 3FM had successfully acted as the event and media partner for the Council’s 2017 public events.

Resolved, “That particulars of the report and discussion be noted on the minutes and 3FM be approved as the media partner for the 2018 Noble’s Park Fun Day, Fireworks Display and the Christmas Lights Ceremony.”

A6. 2018 Sponsorship of Council Events

The Committee considered a report submitted by the Democratic Services Officer on 2018 public events sponsorship proposals.

A notice seeking sponsors for the Noble's Park Fun Day, Fireworks Display and Christmas Lights Ceremony had been advertised on the Council's website and social media site.

One sponsorship proposal had been received by Celton Manx offering to sponsor the 2018 Fireworks Display on Friday 2nd November, for a monetary value detailed in the report. Celton Manx had sponsored the display for seven consecutive years.

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

- (i) Celton Manx be approved as the exclusive event sponsor for the 2018 Fireworks Display for a monetary value detailed in the report;
- (ii) The Council to continue to seek sponsorship for the Christmas Lights Ceremony, and the Fun Day."

A7. Douglas Carnival 2018

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to update members on the developments and event planning.

The Committee were advised that a traffic management plan was in preparation following initial discussions with the Department of Infrastructure with the proposal for the parade to turn around at Sefton Island, the Department of Infrastructure have no fundamental objections to this approach, subject to a suitable traffic management plan being in place.

Members noted that Hospice Isle of Man had advised that they would not be organising the Colour Me Rainbow event at this year's Carnival, Members therefore discussed options for an alternative opening event and the Assistant Chief Officer (Regeneration) and Officers would consider alternative proposals/approach organisations who could organise the opening event, a detailed report would be brought back to Committee.

The Committee were advised that on the day of the Carnival (15th July) due to the high tide being at 13:53 hours, the sand castle and kite flying competitions would unfortunately not be held prior to the parade this year, but was hoped that they could be incorporated into the Tower of Refuge Walk on the 12th August. Members were informed that early discussions were on-going to host a polo match on the beach in the evening on the 15th July as the low tide would be at 19:15 hours and could provide the opportunity to use the beach in the evening following the parade.

It was noted that the Isle of Man Steam Packet Company had confirmed to be the exclusive sponsor of the Carnival again this year, covering the cost of the full prize fund.

The Assistant Chief Officer (Regeneration) would continue discussions with officers at the Villa Marina about how their involvement could complement the parade.

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

A8. Review of Finance Department Reports

The Committee considered a report submitted by the Assistant Chief Officer (Finance) of planned regular reports from the Finance Department for future consideration by the Committee. Details of the reports appended will be added to the Items for Future Report schedule.

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

A9. Items for Future Report

The Committee considered a report by the Democratic Services Officer regarding reports for future consideration by the Committee.

In response to a query the Assistant Chief Officer (Regeneration) would draft an Off Street Parking Places Order and bring to the May Committee.

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

PART B –

Matters requiring Executive Committee approval

B10. Refurbishment of Noble's Park Bowling Green Pavilion Toilets

The Committee considered a report submitted by the Head of Parks for the refurbishment of Noble's Park Bowling Green Pavilion toilets. The report had been prepared following a request from a Member of the Committee. The proposed improvements would improve facilities in anticipation of the water play area currently being installed generating greater demand.

The Committee noted that the refurbishment works to make the toilets more child-friendly at a cost of £10,200 would consist of:

- New cubicles with boxed in cisterns (both standard height and low level height for children's toilets);
- To replace urinals with stainless steel trough;
- Wall hung basins;
- Replacement coved flooring;
- LED light fittings and 2 x blade hands-in dryer;
- Decoration.

Members noted that the on-going cleaning and maintenance would be met from existing revenue budgets, but approval for the refurbishment at a cost of £10,200 needed to be referred to the Executive Committee for funding from the General Revenue Reserve as there was no scope to absorb it within revenue budgets.

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

- (i) The proposed improvement of the facilities be supported; and
- (ii) The item be referred to the Executive Committee for funding of £10,200 from the General Revenue Reserve."

PART C –

Matters requiring Council approval

There were no items requiring Council approval.

The meeting ended at 12.10pm.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 19th February, 2018.

Members Present: Mr Councillor R.H. McNicholl (Chair), Councillor Mrs H. Callow, Mr Councillor J. Joughin, Mr Councillor F. Horning, Councillor Ms K. Angela.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Senior Engineering & Waste Services Manager (Mr A. Crook), Accountancy Manager (Mr R. Davies), Dilapidation Enforcement Officer (Mr A. Gordon), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Mrs T. Saxon).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Apologies for absence were submitted by the Mayor who was away attending a Mayoral event.

A2. Declarations of Interest

There were no declarations of interest.

A3. Referral from the Executive Committee meeting of Friday, 26th January, 2018 regarding membership of the Committee

The Executive Committee, in the meeting held Friday, 26th January, 2018 agreed to appoint Councillor Mrs H. Callow as a member of the Environmental Services Committee, and to replace Mr Councillor F. Pabellan on a temporary basis.

Resolved, “That the particulars of the referral from the Executive Committee be noted on the minutes and Councillor Mrs H. Callow welcomed onto the Committee.”

A4. Minutes – 15th January, 2018

The minutes of the meeting held on Monday, 15th January, 2018 were approved and signed.

A5. Matters Arising from the Minutes

In response to query, the Director of Environment and Regeneration confirmed that a letter has not yet been sent to the Isle of Man Creamery in response to the request for a five-year rolling extension to the licence to discharge whey into Douglas Bay. At the Council meeting on Wednesday, 14th February, 2018 the Chair had clarified that the two year fixed extension is from October, 2019 and so will expire in October, 2021. The written response to the Creamery setting out the Council’s position will be sent shortly.

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

A6. Beach Groynes

The Committee considered a report on the six sets of groynes on Douglas Beach. All of the groynes show signs of deterioration and are missing some boards. The effectiveness of the groynes in limiting the movement of sand from the beach has been questioned in recent years. The report referred to several studies of Douglas Beach which have been carried out in the past fifteen years. Those studies include comment on the groynes, but in each instance the focus of the study was on some other aspect of the beach. The report suggested that one set of groynes either be repaired or removed and the beach monitored for twelve months to determine whether the effect of the action taken was positive, negative or neutral.

Members discussed each of the options in turn. It was suggested that if groynes were removed and there was a negative impact on the beach it would be very costly to reinstate them. The Accountancy Manager confirmed that the budget is sufficient for the proposed works.

Resolved, “That the report be noted on the minutes and approval be given for

- (i) The existing set of groynes identified as Set 4 to be repaired using salvaged or recycled timber face fixed to existing posts; and

- (ii) After the repair, for the beach to be monitored over a twelve month period to determine whether the repair has had a positive, negative or neutral effect on the beach topography; and
- (iii) Competitive tenders be sought to carry out the repair works.”

For: 4 – Against: 1. Councillor Ms K. Angela asked that her name be recorded as voting against the resolution.

A7. Railings on Douglas Promenade

The Committee considered a report on the current status of the railings on Douglas Promenade. The report provided an overview of discussions and correspondence about the Promenade steps and railings between the Council and the Department of Infrastructure (DoI) over the past several years. The DoI has accepted that the steps are an integral part of the seawall supporting the Promenade and providing sea defences and so maintenance and repair of these is the Department’s responsibility.

In the summer of 2017 the DoI suggested that the Council should adopt the Promenade railings. Before bringing the suggestion to Committee for consideration, the Director of Environment and Regeneration asked for information on the condition of the railings. The DoI has now provided a rudimentary report which did not provide any costs for repair or replacement of the railings. Council officers have now reviewed the report and estimated that necessary repairs and/or replacement would cost in the region of £500,000. With further developments planned for the Promenade, the future of the railings is uncertain.

There was discussion on the report, the railings and the visual effect of railings in poor condition.

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

- (i) The Committee does not wish the Council to adopt the railings on Douglas Promenade; and
- (ii) The Committee does not wish the Council to enter into an agreement with the Department of Infrastructure requiring the Council to maintain the visual appearance of the railings including painting or cleaning as necessary; and
- (iii) Should in the future the Department of Infrastructure bring forward proposals to replace the railings then the Committee would support these and asks that the Council be consulted on the design and appearance on any new railings with no costs falling on the Council as part of any replacement programme.”

A8. Tender Report – Toilet Cleaning Contract 2018 - 2021

The Committee considered a report on tenders received for the contract to carry out cleaning, including basic remedial repairs, to the three toilet blocks situated in Noble’s Park and the units in Shaw’s Brow for the forthcoming three years.

Tenders were invited from all contractors listed on the Council’s electronic procurement system under the category of Facilities Management Services on 24th January 2018.

Of the twenty-seven companies who received an invitation to tender, six companies requested a tender pack, but only one company submitted a bona fide tender before the closing date and time of 5.00pm on Thursday 8th February 2018.

The tender submitted by Healthmatic Limited is within the budget estimate.

Attached to the report was an extract from the contract documentation detailing the frequency and types of cleans to be carried out by the contractor.

Resolved, “That the report be noted on the minutes and the tender received from Healthmatic Limited be accepted and the company be appointed to carry out cleaning the Council’s public toilets for 2018 – 2021.”

A9. Planning Application 18/00057/C re 8 Castlemona Avenue, Douglas

The Committee considered planning application 18/00057/C seeking approval for the additional use of dwelling to provide a beauty treatment room at 8 Castlemona Avenue, Douglas. The property is within an area that is designated as predominantly residential and is within an area of mixed residential and commercial properties. No external alterations are set out in the application, and there would be one beauty treatment room on the ground floor. The application was considered by the Committee on the request of a Member.

Resolved, “That the planning application be noted on the minutes, and that no comment is made.”

A10. Planning Application 17/01320/B re Imperial Hotel, Castlemona Terrace, Central Promenade, Douglas

The Committee discussed planning applications 18/00074/B and 18/00075/CON seeking approval for the demolition and site clearance of the Imperial Hotel, Castlemona Terrace, Central Promenade, Douglas. The two applications are required because the property is within a Conservation Zone. Both

applications relate to the demolition of the Imperial Hotel and provide details of the site clearance and fencing to be erected following demolition.

Resolved, "That the planning applications be noted on the minutes, and that the Council supports the applications."

A11. Schedule of Neglected, Dilapidated, Ruinous and Dangerous Properties

The Committee considered the schedule of Neglected, Dilapidated, Ruinous and Dangerous Properties being dealt with on behalf of the Council.

The Dilapidation Enforcement Officer provided an update on the Pitcairn and Wyndham Hotels. There had been a Court hearing on the matter; the owners have now appointed a local engineer to survey the buildings to determine what can be salvaged and what needs to be demolished. The Court has set a timetable for action and a further Court hearing on the 24th May. In the meantime, the owners are required to liaise with Council officers on a weekly basis. A Briefing Note on the matter is to be prepared and circulated to all Members.

There was some discussion of several other properties on the Schedule.

Resolved, "That the schedule and discussion be noted on the minutes."

A12. Review of Finance Department Reports

The Committee considered a report setting out the schedule of regular reports to be submitted by the Finance Department to the Committee. Members did not ask for any additional reports.

Resolved, "That the report and schedule be noted on the minutes and the details added to the schedule of items for future consideration.

A13. Items for Future Consideration

The Committee considered the schedule of items for future consideration. Members noted the reports list for future months.

Resolved, "That the schedule and discussion be noted on the minutes."

PART B –

Items requiring Executive Committee approval

There were no items requiring Executive Committee approval.

PART C –

Matters requiring Council approval

There were no items requiring Council approval.

The meeting ended at 1.00pm.