



Borough of Douglas

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

Town Hall,

Douglas,

4th August, 2017

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL to be held on WEDNESDAY, the 9th day of AUGUST, 2017, 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, 12th July, 2017.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 28th July, 2017.

Members Present: Mr Councillor D.W. Christian (Chair), Mr Councillor I.J.G. Clague, Councillor Mrs C.L. Wells, Mr Councillor R.H. McNicholl, Councillor Ms J. Thommeny (Vice Chair, 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), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Town Clerk (Mr P.E. Cowin) (for Clauses A8, A9, B15), 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 the Worshipful the Mayor (on Mayoral duties), Mr Councillor S.R. Pitts, and the Director of Environment & Regeneration (Mrs D. Eynon).

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Minutes

The minutes of the meeting held on Friday 30th June 2017 were approved and signed.

A4. Matters Arising From Previous Minutes

Clause A7 – Community Engagement Working Group: the Chair advised that he would be liaising with the Douglas Members of the House of Keys (MHK's), in relation to the holding of surgeries at the Sea Terminal, in order to co-ordinate a schedule for Council Members and the MHK's.

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

Clause C11 – Proposed Automatic Number Plate Recognition System for the Shaw's Brow and Bottleneck Car Parks: the Assistant Chief Officer (Regeneration) advised that it was proposed to implement the system with effect from 1st November 2017, although installation of the equipment would be in advance of this date. It was noted that a good deal of preparatory work needed to be undertaken in advance of implementation to ensure any issues were minimised.

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

- (ii) That installation and implementation of the Automatic Number Plate Recognition System be progressed as quickly as was possible; and
- (iii) That, as agreed at the previous meeting, the Director of Environment and Regeneration be requested to provide figures relating to barrier malfunctions to the Committee."

A5. Referrals from the Environmental Services Committee

The Committee considered the following referral from the minutes of the Environmental Services Committee meeting held on Monday 17th July 2017:

Clause B14 – Phase 3 of the Douglas Town Centre Regeneration Area (Lighting Provisions): the Committee had considered a report by the Electrical Services Manager seeking authority to progress Phase 3 of the regeneration scheme, involving works in Castle Street to Marina Road (including Frederick Street, Senna Road, and Senna Slip), which had been programmed by the Department of Infrastructure to commence in January 2018. However, at a recent presentation to the Council in respect of the Douglas Promenade Refurbishment, the Department had advised that the Phase 3 works would not now commence until September 2018. It had therefore been recommended that funding included in

the Council's budget for 2017 / 2018 for the Douglas Promenade lighting scheme be deferred for two years.

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

- (ii) That the recommendation from the Environmental Services Committee be endorsed, and that approval be given for -
- (a) a further £411,600 to be included in the Capital Programme (£311,500 in 2017 / 2018; and £100,100 in 2018 / 2019) for the Town Centre Regeneration Street Lights Phase 3;
 - (b) the £100,000 currently in the 2017 / 2018 Promenade Lighting Scheme (PR00059) to be delayed until 2019 / 2020; and
 - (c) the estimated £13,300 increased loan charges for the current year (2017 / 2018) to be funded from the General Revenue Reserves; and
- (iii) That recommendation (ii)(a) above be subject to it being noted that the Council's preferred lighting source was a 90 watt 'cosmos' light source, as previously agreed by the Executive Committee at its meeting in September 2014, or an appropriate alternative as agreed by the Council's Electrical Services Manager, and the Director of Environment and Regeneration."

A6. Referrals from the Regeneration & Community Committee

The Committee considered the following referral from the minutes of the Regeneration and Community Committee meeting held on Tuesday 18th July 2017:

Clause B1 - Cinder Path Woodland (Creation of Recreational Space): the Committee had considered a report by the Head of Parks, in response to a Member request, on the feasibility of creating a recreational space within the copse at the Cinder Path.

Members of the Executive Committee acknowledged the benefits that could be gained from the creation of a recreational space, but expressed a number of concerns, including the location of the proposed project (which they considered to be too close to a main road); that the cleaning regime costs would likely be greater than anticipated; and that it could encourage anti-social behaviour in the area.

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

- (ii) That it be unanimously agreed that the proposal to create a recreational space within the copse at the Cinder Path be not supported."

A7. Referral from the Housing Committee

The Committee considered the following referral from the minutes of the Housing Committee meeting held on Wednesday 21st June 2017:

Clause B10 – Revenue Out-turn Report 2016 / 2017: the Committee had considered the revenue out-turn position for the 2016 / 2017 financial year, including the position in relation to the Housing Deficiency grant, which it had been noted was under budget, as overall costs (including loan charges) had been less than anticipated. Housing Management costs had been more than anticipated, therefore the Housing Committee was seeking the agreement of the Executive Committee to charge the extra £69,072 for 2016 / 2017 to the Housing Subsidy by the Council.

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

- (ii) That the Housing Committee's request for an increase in the Housing Subsidy of £69,072 for the 2016 / 2017 financial year be further considered as part of the Executive Committee's out-turn report at Clause A14 below."

A8. Consultation Document – High Level Policy on Means Testing

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document received from the Cabinet Office, on a proposal to produce a single means-testing scheme that could be applied to all benefits.

It was noted that, currently, a number of benefits were means tested to some extent, but that the criteria used differed according to which agency carried it out and for what purpose. The intention was therefore to gauge opinion on a number of recommended principles before proceeding to work out a more detailed scheme that could be applied to all benefits, including those paid in cash and those made by way of entitlement to free or reduced cost services (such as access to public sector housing, legal aid, etc).

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

- (ii) That the responses set out in the written report be approved for submission to the Cabinet Office accordingly."

A9. Consultation Document – Inshore Marine Nature Reserves

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Department of Environment, Food and Agriculture.

Members noted that a number of changes to ten existing Marine Protected Areas around the Island's coast were being proposed. These areas were already protected from mobile fishing gear in order to protect the habitats and species within them, and the proposal was not to introduce any new areas but rather to enhance the level of protection of the existing areas.

Two of the sites proposed for re-designation were the 'Douglas Closed Area' (to be re-designated as the 'Douglas Marine Nature Reserve'), and the 'Little Ness Conservation Zone' (to be re-designated as the 'Little Ness Marine Nature Reserve'), both of which were adjacent to the Borough.

It was recommended to support the proposals in respect of these two sites, as the conservation of marine habitats could only be beneficial to the Island in terms of tourism and as contributing to the Island's biosphere status, however, it was not clear from the documentation where the inland boundary of the proposed 'Douglas Marine Nature Reserve' was. Members were reminded that the Council owned the foreshore to the low water mark and, if that tidal area was to be part of the Reserve, then there might be an impact on the management regime for the beach. It was therefore recommended that the Department should be made aware of the Council's ownership, while at the same time expressing a willingness to discuss any potential effects.

Members also agreed that the opportunity should be taken to raise the question of the effects on the marine ecology of the continued discharge of waste whey into the sea in Douglas Bay.

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

- (ii) That the Council express support for the enhancement of the protection of the designated areas, particularly those in Douglas Bay and at Little Ness;
- (iii) That in respect of the proposed 'Douglas Marine Nature Reserve', the Department of Environment, Food and Agriculture be advised that the Council, as owner of Douglas Foreshore to the low water mark, would wish to discuss the potential impact on the current beach management regime; and
- (iv) That the Department of Environment, Food and Agriculture also be advised that the principles of protection of marine habitats would be well served by the cessation of the discharge of waste whey into Douglas Bay."

A10. Consultation Document – Ending Contracting-Out of the State Second Pension

The Committee considered a written report by the Director of Finance (with input from Capita Employee Benefits) in relation to a consultation document issued by the Income Tax Division of the Isle of Man Treasury.

Members were advised that contracting-out in defined benefit pension schemes, such as the Local Government Superannuation Scheme (LGSS), had started in 1978, when the State Earnings Related Pension Scheme (SERPS) had replaced the State Graduated Pension Scheme. The SERPS provided a top-up pension based on earnings, which was added to employees' basic state pension, provided they had paid enough National Insurance (NI).

The LGSS had been contracted-out of the SERPS, which meant a 'Guaranteed Minimum Pension' had to be provided to Scheme members that was at least equivalent to the top-up pension which would have been paid by the Isle of Man Government, had the LGSS not been contracted-out. From 1997, the LGSS had had to provide a pension which had met or exceeded the Reference Scheme Test, which evaluated the overall level of benefits being provided by the Scheme, rather than an individual guarantee for each member. If a scheme passed the Reference Scheme Test it could remain contracted-out, and it was noted that the last certificate confirming this for the LGSS had been issued by the Actuary, Hymans Robertson, on 1st April 2017.

The Treasury's proposals would remove the contracting-out regulations with effect from 6th April 2019, which would result in all new state pension claimants after that date receiving a single-rate state pension. Individuals with less than thirty-five qualifying years of NI contributions who reached state pension age after 5th April 2019, would not receive the full single-rate pension (and individuals in contracted-out schemes might also receive less than the full state pension).

The increase in NI contributions would be difficult for some members and employers, although some younger contracted-out pension scheme members may still have enough time to build their state pension up to the new full single-rate amount, and would benefit from having a good quality occupational pension.

It was noted that the Treasury had already acknowledged the additional administrative burden which would be put onto pension schemes in reconciling pension records with the 'Guaranteed Minimum Pension' records, and had promised to work closely with funds to minimise the impact.

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

- (ii) That the response to the consultation, as set out in the appendix to the written report, be supported and submitted to The Treasury accordingly;
- (iii) That the Treasury be advised that, while the Government's promise to help the public sector through the budgetary process was welcomed, details of how this would be done would be required; and
- (iv) That Government be requested to give consideration to the fact that, as funding from Government provided only a proportion of the income of the employers in the Superannuation Scheme, an increase in Government grant would, in all likelihood, offset only part of the additional costs, and that some admitted bodies to the Superannuation Scheme (such as charitable organisations) may receive no Government funding, but will be unable to amend the Scheme rules to reduce costs."

A11. **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.

There had been three Court Hearings involving outstanding rates, the outcomes of which were noted accordingly. Sixteen properties were also in the process of being sold due to action being taken by the Council in respect of outstanding rates, and Members were advised that the Council's interest in these properties was protected, due to rates being a debt on the property and not on the individual.

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

A12. **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."

A13. **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."

A14. **Revenue Out-turn Report for 2016 / 2017**

The Committee considered a written report by the Assistant Chief Officer (Finance) setting out the revenue out-turn position for the 2016 / 2017 financial year, together with an appraisal of the balances position as at 31st March 2017.

This annual report set out the overall revenue performance against budgets, and the ensuing impact upon the General Revenue Reserve. Members noted the summary revenue out-turn position, including transfers to and from Reserves, comparing the actual expenditure to the original budget.

The revenue out-turn position across Committees showed an under-spend position at the Service level. Members noted the major elements that had contributed to this position, together with explanations for any significant variations compared with the original approved budget.

As mentioned in Clause A7 above, Members considered the request from the Housing Committee seeking the Executive Committee's agreement to increase its support for Housing for the 2016 / 2017 financial year. The actual expenditure incurred had been higher than budgeted for - the adverse variance being expenditure on Housing Legal Fees. Members were advised that this would be in accordance with Section 57 of the Housing Act 1957, which stated that "*subject to the provisions of this Act, any expenses incurred by a local authority under the provisions of this Act, shall be defrayed as expenses out of the district fund of the local authority.*"

Members were also asked to consider the following:-

- In September 2016, the Executive Committee had approved expenditure in respect of damp surveys being rate-funded. Following the appointment of a surveyor, who had then been unable to carry out the work, a new surveying consultant had subsequently been appointed and was

progressing with the surveys. The cost had, however, increased and authority was sought to increase the General Revenue Reserve commitment by £4,840.

- Provision was being made within the Plant Renewals Fund for the replacement of car park plant, and authority was accordingly sought to fund the purchase of the Automatic Number Plate Recognition system from this source, therefore un-committing expenditure from the General Revenue Reserve.
- Provision was being made for the repayment of Horse Tram-related loans to be funded by the use of the Tramways Renewals Fund balance, with the remainder being funded from the General Revenue Reserve. As there had been a capital receipt in 2017 / 2018, authority was sought for the remainder to be funded from Capital Receipts, as this would be more appropriate than from the General Revenue Reserve.
- The Committee also considered three additional projects in respect of replacement fencing at Douglas Golf Course / New Castletown Road and resurfacing of footpaths at Noble's Park, which it was proposed be funded from the General Revenue Reserve at an estimated cost of £45,000.

Members also noted that savings in repairs, insurance, and electricity in the Shaw's Brow Car Park had led to the elimination of the Shaw's Brow Deficiency Grant, bringing these arrangements to an end.

The revenue out-turn position across all services, together with all other revenue items, provided a significant final contribution into the General Revenue Reserve balance, and it was noted that the year-end balance (before future commitments were considered) was favourable to Budget.

A further review of the Balances would need to be conducted as part of the 2018 / 2019 budget process, with the outcome being reported to Committee together with any recommendations for fund top-ups that may be required in order to assist with the funding of identified priority schemes.

Finally, Members noted Section 3.18 of the Isle of Man Treasury's Statement of Recommended Practice 2007 (the 'SORP'), for entities subject to the Audit Act 2006, which stated that, '*where an event after the Balance Sheet date, favourable or unfavourable, which provided evidence of conditions that existed at the Balance Sheet date occurs (adjusting event), the amounts recognised in the Statement of Accounts should be adjusted ... Any disclosure affected by the new information about the adjusting event should be updated in the light of the new information,*' and were accordingly asked to consider whether they were aware of any such events.

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

- (ii) That the year-end revenue out-turn position for 2016 / 2017, including the final contribution into balances of £211,252 and the year-end General Revenue Reserve balance of £1,914,480 (before reduction for future commitments), be noted and approved;
- (iii) That, in accordance with the Isle of Man Treasury's Statement of Recommended Practice 2007 (the 'SORP'), the Committee did not identify any Post-Balance Sheet Events;
- (iv) That the Housing Committee's request for an increase in the support for Housing by the Executive Committee for 2016 / 2017 (by £69,072 to a total of £365,732), be approved;
[on a vote being taken in respect of resolution (iv) above, Members voted 4 For; 1 Against: Mr Councillor R.H. McNicholl requested his vote against the recommendation be noted on the minutes]
- (v) That approval be given for an increase of £4,840 in the General Revenue Reserve commitment for the Damp Survey;
- (vi) That authority be given for the recently-approved purchase of an Automatic Number Plate Recognition system to be funded from the Plant Renewal Fund (rather than from the General Revenue Reserve);
- (vii) That authority be given for the excess of Horse Tram-related loans over the Tramways Renewals Fund balance, to be funded from Capital Receipts rather than from the General Revenue Reserve;
- (viii) That authority be given for the following projects to be funded from the General Revenue Reserve, at an estimated total cost of £45,000 -
 - the erection of 1.8 metre high Zaun fencing along the boundary of the Golf Course from the traffic lights at Anagh Coar to the Hampton Farm estate;
 - the erection of 1.8 metre high Zaun fencing along the rear of the Council's properties on Springfield Road, to join up with the fencing on the New Castletown Road;
 - the resurfacing of footpaths at Noble's Park;

- (ix) That authority be delegated to the Leader of the Council, together with the Chief Executive and the Director of Finance, to amend the amount agreed in resolution (viii) above, if there was any change to the figures that could not be achieved out of Parks Service savings; and
- (x) That it be recognised that the grant arrangements for the Shaw's Brow Car Park had now finished."

PART C –

Matters subject to Council approval

C15. Mr Councillor F. Pabellan

The Committee considered a written report by the Assistant Town Clerk seeking authorisation for absence from meetings by Mr Councillor Pabellan during recovery from illness, in case such recovery took longer than three months.

Members noted that the Local Elections Act 1986 provided that, if a Member failed to attend meetings during a three-month period, his / her membership of the local authority shall cease. There was, however, provision for the authority to approve the reason for the failure, effectively extending the period, but such approval had to be given before the end of the three-month period.

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

- (ii) That the absence of Mr Councillor Pabellan from meetings on the grounds of ill health be authorised by the Council, under the provision of Section 12 of the Local Elections Act 1986; and
- (iii) That should Mr Councillor Pabellan's absence continue, the Executive Committee consider the matter further at its meetings scheduled for 27th October 2017, accordingly making a recommendation to the Council Meeting on 8th November 2017."

The Committee rose at 5.10pm.

VI(iv) – 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 Thursday, 27th July, 2017.

Members Present: For Douglas Borough Council – Mr Councillor R.H. McNicholl (Chair), Mrs D. Eynon (Director of Environment & Regeneration). For Braddan Commissioners – Miss C. Corkill (Member), Mr J.C. Whiteway (Clerk). For Garff Commissioners – Mr N. Dobson (Member). For Santon Parish Commissioners – Mr N.P. Kelly (Member).

In Attendance: Secretary – Mr P.E. Cowin. Department of Infrastructure Representative – Mr J. Quayle. Contractor's Representative – Mr S.A. Crook (Items A1 - A5 only).

REPORT

PART A –

Matters within the scope of the Joint Committee's Delegated Authority

A1. Election of Chair

Mr Councillor R.H. McNicholl was unanimously elected to Chair the Joint Committee for the 2017/18 municipal year.

A2. Election of Vice-Chair

Mr N. Dobson was unanimously elected to be Vice-Chair of the Joint Committee for the 2017/18 municipal year.

A3. Minutes – 20th March, 2017

The minutes of meeting held on Monday, 20th March, 2017 were approved and signed.

A4. Operational Issues

Mr Crook, representing the Contractor operating the Site, joined the meeting at 3.20pm.

Copies had been circulated of a written note by Mr Crook detailing a number of issues on which queries had been raised at the last meeting, and further issues identified as requiring consideration by the Joint Committee. He stated that it was intended to produce a written report for all future Joint Committee meetings.

In Section 1 of the report, dealing with Members' queries:

- Covers had now been fitted to the cardboard skips and were functioning well.
- A draft Working Plan, as required to be produced under the tender specification, was almost ready for presentation to the Committee and would come forward at the next meeting with notes detailing the differences to the previous plan.
- Signage at the deposit bays, stating that assistance is available on request, is to be in place by the end of July. The Chair asked that signage also be added to discourage recyclable or reusable items being deposited in the general waste.
- Investigations had been carried out on the potential recycling of mattresses but it was found not to be viable at present. However if that situation changed, a further report would be brought forward.
- There had been no discernible increase in patterns of usage at the Eastern Civic Amenity Site following the reduction in opening hours of the Southern site, and no increase in the tonnage being deposited.
- Chemicals left in the re-use area were identified where possible and unless absolutely safe to leave there, transferred to the general waste stream.
- The cleanliness of the Site was maintained by regular litter-picking and brushing, supplemented by visits at least fortnightly by a mechanical sweeper. Mr Crook undertook to review the cleaning regime, to address Members' concerns about the appearance of the Site, while

emphasising that after busy times there would always be some residual spillage that would detract from the appearance until staff could get the opportunity to deal with it.

- Mr Crook confirmed, in response to a Member's query, that there was no television set in the staff welfare facility.
- Small WEEE goods were not being collected separately at present as it was not viable to do so. Cables were removed and they were fed into the appropriate waste streams – general or scrap metal – according to the nature of each item.

Section 2 of the report informed the Joint Committee that there had been two incidents on the site, resulting in injury to employees. Both incidents had been reportable under the RIDDOR Regulations and had been dealt with accordingly. Investigation of one of them had given rise to an item on replacement skips later in the agenda.

Section 3 of the report suggested that the height barrier removal on Sundays be changed to Saturdays as that would enable more effective use of the Site by enabling skips to be emptied at the Energy from Waste Plant up to 2.00pm on Saturdays. However the suggestion did not find favour with the Joint Committee.

Section 4 explained that wood waste is currently separated from the general waste stream and charged at a lower rate at the Energy from Waste Plant, but then mixed back in to the general waste stream. It was suggested that negotiation of a disposal rate based on tonnages of wood during the past several years would enable cessation of the separation of the wood stream and lead to more effective use of the Site. The Joint Committee preferred to continue the separation as to end it would also end the collection of data.

Section 6 dealt with the condition of skips at the Site, which was to be considered later in the meeting.

Section 7 advised that an inspection had suggested a need for bunding of the waste oil container at the Site. Mr Crook was asked to make further enquiries on the need and to report back.

Section 8 set out the year-on-year comparative statistics on the percentage of waste being recycled, with the note that in the current year larger than usual volumes of green waste were being deposited.

It was agreed: that

- (1) The report be noted;
- (2) No action be taken on recycling of mattresses but that the viability of recycling any articles continue to be monitored;
- (3) The change to Saturday of the current relaxation of the height restriction on Sunday afternoons be not progressed at the present time;
- (4) Signage be erected to advise users that assistance is available on request and that wherever possible recycling should be preferred to depositing items in the general waste stream; and
- (5) The Contractor report back following investigation of the need for bunding of the waste oil facility.

A5. **Operational Statistics**

The Joint Committee noted the monthly operational statistics for the Site from April, 2017 to the end of June, 2017, together with statistics for the 2016/17 for comparison.

There was discussion over the merits of Members receiving the detailed monthly statistics, which were principally compiled for submission to the Department of Infrastructure in monitoring the disposal of waste.

It was agreed: that in future the Committee require only a quarterly summary of the operational statistics, but that the Contractor be authorised to copy the monthly figures to the Department of Infrastructure at the same time as submitting them to the Secretary.

Mr Crook left the meeting at 5.20pm.

A6. **WEEE Goods (TV's, PC Monitors, Fridges and Freezers) Recycling Contract**

The Joint Committee considered a letter from Mr Quayle seeking consent for the Department of Infrastructure to commence the tendering process for recycling of television sets, computer monitors, fridges and freezers on the basis of a single contract covering all four Civic Amenity Sites. It was envisaged that the single contract would lead to economies of scale as opposed to all four sites tendering separately. Members were reminded that the proposal was to replicate the current arrangement which was due to expire on 30th November, 2017.

Mr Quayle advised that under new procedures, tendering would be undertaken on behalf of the Department by the Attorney General's Chambers. The prices obtained would be advised to all the Sites

with a recommendation for common charges to be applied to users depositing the items in order to recover the costs.

It was agreed: that approval be given for the Department of Infrastructure to commence the tendering process for a single contract.

A7. Next Meeting

The Secretary asked Members for a suitable date for the next meeting of the Joint Committee. Members were conscious that there would be a need for consideration to be given to the budget for operation of the site for 2018/19, and the Director of Environment & Regeneration advised that the current operational contract would expire in March 2019 so consideration would have to be given at an early stage of how the operation was to continue thereafter.

It was agreed: that the next meeting take place on Monday 23rd October, 2017, commencing at 2.30pm, at Douglas Town Hall.

PART B –

Matters requiring approval of the respective Authorities

A8. Site Infrastructure – Replacement of Skips

The Secretary advised that the eight skips originally provided as part of the Site infrastructure on its construction had now reached the end of their useful life, and following inspection resulting from an incident on Site when an employee had been injured, it was recommended that they be replaced. They had been taken out of use and the shortfall was being covered by the Contractor temporarily.

There had been no budget allocated for the purpose and quotations obtained by the Contractor suggested a cost of £3,000 per skip, plus carriage. Total cost in the region of £28,000 would have to be shared by the authorities in the usual percentage ratio.

The Director of Environment & Regeneration suggested that replacements could be phased over two or three years but Members, recognising that the issue stemmed partly from a health and safety issue, preferred to commit to a single exercise.

It was agreed: that

- (1) The purchase of eight replacement skips, at a total cost of £28,000, be approved and that the 2017/18 budget be adjusted accordingly; and
- (2) That in the 2018/19 budget and for subsequent years, provision be made for funding of replacement Site infrastructure and equipment.

The meeting ended at 5.00pm.

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

HOUSING COMMITTEE

HOUSING COMMITTEE – Minutes of Meeting held on Wednesday, 19th July, 2017.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor, Mr Councillor J.E. Skinner, Councillor Mrs E.C. Quirk, Mrs J. Quagga (Independent Member).

In Attendance: Director of Housing and Property (Mrs S. Harrison), Assistant Chief Officer (Housing and Property) (Mr G. Atkin), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Property Manager (Capital) (Mr R. Green) (Item C9), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters decided by the Committee

A1. Apologies for Absence

Apologies for absence were submitted by Councillor Ms C.E. Malarkey and Mr Councillor C.L.H. Cain.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 21st June, 2017

The minutes of the meeting held on Wednesday, 21st June, 2017, were approved and signed.

A4. Voids Property List – June, 2017

The Committee considered the monthly report submitted by the Assistant Housing Manager (Maintenance) updating on the number of vacant social housing properties. The Committee noted the position as at the end of June 2017.

Resolved, “That the list of vacant properties and discussion be noted on the minutes.”

A5. Five-Year Fixed-Term Tenancy Agreement

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) advising on the revised and updated tenancy agreement that had been received from the Department of Infrastructure for immediate implementation.

The Committee was reminded that the five-year fixed-term tenancies had been implemented by the Council since April 2014, but that the documentation in respect of the review process, including income bands, mid-term rents and templates had only recently been agreed upon and rolled out by the Department of Infrastructure. There was discussion on the process of renewals for fixed-term tenancies. The Director of Housing and Property advised that approximately 25% of the Council’s general social housing tenants are currently on fixed-term tenancies and it was noted that the first of these renewals would commence in mid-2018 (the review process starting 6 months prior to expiry of the tenancy).

In response to question, the Assistant Chief Officer (Housing and Property) advised that the agreement had been reviewed by the Council’s legal adviser.

Resolved, “That particulars of the report and discussion be noted on the minutes and that the revised and updated five-year fixed-term tenancy agreement as shown at appendix one be noted and brought into use.”

A6. Fire Detection and Alarm System Replacement – James Street Flats

The Committee considered a report submitted by the Assistant Housing Manager (Maintenance) advising on the proposed replacement of alarm systems in James Street flats.

The report explained that alarm systems within James Street flats had been installed in the mid to late 1990s and were reaching the end of their usable life. Due to the age of the Menvier DF1000 / 4000 appliances and the lack of components for repair of those systems, it was proposed that a scheme be undertaken to replace the current systems. The report therefore recommended the appointment of professional consultants to design and administer the project. Appended to the report was the Project Information Sheet.

Members were advised that this scheme is the first stage of a phased replacement of alarm systems to include Lord Street, King Street and Anagh Coar flat blocks.

In response to question, the Assistant Chief Officer (Housing and Property) advised that the project was estimated to start in March 2018 and that the reported £140,000 to be included in the Capital Budget for 2018-2019 was the cost to replace the alarm systems in James Street only.

The Chair thought it prudent for the Committee to note that this project had been identified in advance of the recent Grenfell Tower tragedy.

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

- (i) Approval be given to the Project Information Sheet to replace the existing fire alarm system in the James Street flats;
- (ii) Approval be given to the initial fees of £7,500 to be included in the Capital programme for 2017-2018 and be temporarily funded from the Housing Maintenance budget pending petition approval; and
- (iii) The Committee authorise the estimated sum of £140,000 to be included in the Capital Budget for 2018-2019."

A7. Willaston Sheltered Housing Project

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) on the progression of the Willaston Sheltered Housing capital project.

Members recalled that at the agreement of the Chair during June's Council meeting the matter had been referred back to the Committee for further consideration. Members were presented with an amended report together with the previous report content as considered during the May Committee meeting.

The Assistant Chief Officer (Housing and Property) drew the Committee's attention to the main points for reconsideration and it was unanimously agreed that the following will form the revised client brief to the design team;

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

- (i) Approval be given to alternative 2 (as attached at appendix 1) to provide 48 x two-bedroom sheltered accommodation including a community room, subject to final design. This is based on the assumption of Department of Infrastructure approval of the acquisition of the Police Station and Willaston Methodist Church and that the site does not extend onto recreational land in the vicinity;
- (ii) 100% of the total flats will have two bedrooms;
- (iii) 100% of the total flats will be sheltered accommodation;
- (iv) The provision of a community room be included; and
- (v) Wet rooms are to be incorporated into all of the flats."

A8. Items for Future Consideration

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

The Director of Housing and Property advised that the Performance Monitoring Report for the Housing Service would be presented to the September meeting.

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

PART B –

Matters requiring Executive Committee approval

There were no items requiring Executive Committee approval.

PART C –

Matters requiring Council approval

C9. Willaston External Refurbishment Phase 6/7

The Assistant Property Manager (Capital) joined the meeting for discussion of the item.

The Committee considered a report submitted by the Assistant Property Manager (Capital) advising on the progress of the Willaston External Refurbishment capital housing project.

The report recommended that the construction price to progress phases six and seven combined from N K Construction be accepted. Appended to the report was the capital cost and petition build up for both phases.

The Chair drew the Committee's attention to recommendation 2.2 of the report to include £730,000.00 as a provisional sum built into the overall petition amount for replacement of paths and fences. The

Chair further advised that this would be omitted from the scheme following advice from the Department of Infrastructure.

The Assistant Property Manager (Capital) advised that as 24 properties are refurbished simultaneously; it was recommended to include the provision of a full time Clerk of Works in the petition amount. In response to question, the Director of Housing and Property advised that there was insufficient in house resource to undertake this role, unless other priority tasks were not undertaken.

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

- (i) The negotiated tender for phases 6 and 7 submitted by N K Construction Limited which is in accordance with the previously approved tendered framework rates be accepted;
- (ii) Approval be given to the inclusion of a £40,000.00 provisional sum, which has been built into the overall petition sum, for the purposes of appointing a full time Clerk of Works on phases 6 and 7;
- (iii) The Chief Executive be authorised to petition the Department of Infrastructure for borrowing powers in the amount of £3,116,952.91 being the sum required to defray the cost of these works; and
- (iv) 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."

Mr Councillor J.E. Skinner requested that his name be recorded as voting against resolution (ii).

The Assistant Property Manager (Capital) was thanked for his attendance and left the meeting.

C10. Willaston Sheltered Housing Project Fees

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) on the fees required to progress the Willaston Sheltered capital housing project.

The report advised that the total site for the sheltered housing complex, including the Police Station, flats and Willaston Methodist Church can be demolished and redeveloped at the same time with design and construction costs estimated at £7.9 million.

As the scale of the project has increased, the design team's professional fees have increased. As much of the early design work had been completed, fee increases have been restricted to a lump sum amount for updating the existing design, plus the inclusion of the Church site. It is therefore proposed to continue with the existing appointed design team. The proposed total fees were set out in the report.

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

- (i) Approval be given to the revised total project professional fees for all design work required from now up to Stage I3 only (tender) in the sum of £363,198.00 (65% of total fees);
- (ii) The Chief Executive be authorised to petition the Department of Infrastructure for borrowing powers in the above amount, being the loan amount required to defray the cost of the professional fees 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 12 noon.

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, 18th July, 2017.

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

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

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. Apologies

Councillor Mrs H. Callow submitted apologies for absence.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 20th June 2017

The minutes of the meeting held Tuesday, 20th June, 2017, were approved and signed.

A4. Review of Library Computer Use Charges

The Committee considered a report submitted by the Borough Librarian following a request from the Executive Committee, during consideration of the 2017/18 budget, to review the policy of allowing the first two hours use of the internet by library members to be free.

The Henry Bloom Noble Library offers the first two hours use of the computers free to library members and free to senior citizens until 1.00pm daily, subject to the Librarian's permission.

Members were presented with other library authorities' charges for computer use. It was noted that two offer the first half hour free, and two offer unlimited free use. The two libraries that do charge have a fee of £1 per half hour whereas the Council charges 75p per quarter hour. It was therefore recommended that the Council's fees be amended by 50p per quarter hour for chargeable periods during consideration of the Fees and Charges effective from April 2018.

It was further recommended that the senior citizen free use be revoked due to no take up of the offer since the library move to Duke Street. Members disagreed with the recommendation and requested that the offer be promoted.

The Assistant Chief Officer (Finance) explained that computer use is monitored to ensure there is no misuse of the policy, and library members are not allowed more than one free use period in the same day.

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

- (i) The Committee's support of the current policy of allowing library members the first two hours of computer use for free be re-affirmed;
- (ii) The fee for computer use be changed during consideration of Fees and Charges to 50p per quarter hour for chargeable periods with effect from April 2018;

For: 1 Against: 3

Motion not carried.

- (iii) The free use of the computers by senior citizens until 1.00pm daily be revoked."

For: 0 Against: 4

Motion not carried.

A5. Quarter One Performance Monitoring

Members considered a report submitted by the Director of Environment and Regeneration to update on the performance against measures outlined in the Environment and Regeneration 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 Town Centre Management, together with an update on performance as at the end of Quarter One 2017/18. A red, amber, green status had been applied to each measure. It was noted that there were no red measures identified at this time.

The Director of Environment and Regeneration advised that the Summerhill Decorative Lighting which had been considered in error at the Environmental Services Committee will feature on future quarterly monitoring reports to the Regeneration and Community Committee.

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

A6. Items for Future Report

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

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

PART B –

Matters requiring Executive Committee approval

B7. Cinder Path Woodland Creation of Recreational Space

The Committee considered a report submitted by the Head of Parks, following a Member request to explore the feasibility of creating a recreational space within the copse at the Cinder Path.

The report advised that installing picnic benches, thinning out of the woodland floor planting to create flat grass and wild flower area, planting additional fruit bushes that are tolerant to low light levels, the installation of signage and the removal of the fencing adjacent to the proposed recreational area could be undertaken in the area at a cost of £13,000. Members were presented with a plan of the proposed recreational area, which was explained as the bottom part of the site near to the Peel Road entrance. It was noted that access to woodland from Peel Road is already available as the fencing has been removed.

The Head of Parks confirmed residents in nearby properties will be consulted on the plans, but planning approval is not required to undertake the works.

In answer to question, the Member proposing the recreational space explained how the site is envisaged to be used by local residents and a local school.

Members were presented with the benefits of creating the recreational space. Some Members raised concerns of encouraging anti-social behaviour and vandalism which is already known to occur in the area.

It was noted that annual maintenance of the site is estimated at £3,000 per annum.

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

- (i) The creation of a recreation space within the copse at the Cinder Path woodland be approved;
- (ii) The report be referred to the Executive Committee to seek General Revenue Reserve funding of £13,000, to enable the following work to be undertaken;
 - (a) Install picnic benches, bins and seating to the lower area of the Cinder Path woodland area;
 - (b) Thinning out of woodland floor planting to enable creation of flat grass and wild flower areas;
 - (c) Planting of fruit bushes that are tolerant to low light levels;
 - (d) Removal of fencing adjacent to the proposed recreational space which runs alongside the footpath;
 - (e) Installation of signage."

The vote was For: 3 Against: 1

PART C –

Matters requiring Council approval

There were no matters requiring Council approval.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 17th July, 2017.

Members Present: Mr Councillor R.H. McNicholl (Chair), the Mayor, 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) (Items A1 to A6), Assistant Chief Officer (Environment) (Mr A. Donnelly), Senior Engineering and Waste Services Manager (Mr A. Crook) (Items A1 to A12), Accountancy Manager (Mr R. Davies), Dilapidation Enforcement Officer (Mr A. Gordon) (Items A9 to A11), Assistant Town Clerk (Mr P. Cowin), 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 F. Pabellan.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 19th June, 2017

The minutes of the meeting held on Monday, 19th June, 2017, were approved and signed.

A4. Local Environmental Quality Survey (LEQS) 2017/2018

The Committee considered a report submitted by the Senior Engineering and Waste Services Manager on the results of a Local Environmental Quality Survey undertaken in the Borough.

The report advised that in response to a strategic objective as identified in the 2017 – 2021 Corporate plan, it had been determined that an environmental quality survey be carried out in order to establish a benchmark. If reintroduced, it is proposed that this survey be carried out two yearly in order to measure performance with previous years and for comparison with UK national performance indicators.

Quotations were sought from Keep Britain Tidy and Keep Northern Ireland Beautiful. The price received from Keep Britain Tidy was the lower of the two received, and was accommodated within the existing street cleaning revenue budget.

Appended to the report was the survey received from Keep Britain Tidy and summarised within the report were their key findings. The Senior Engineering and Waste Services Manager reported that overall the Borough was found to be of a very good standard in terms of cleanliness. The most disappointing aspect from the Council's perspective had been the state and cleanliness of bins and it was proposed that the bin replacement programme would be accelerated using savings within budget.

Members discussed detritus and weed growth which had been reported as the two worst performing indicators. It was noted that Industrial Estates scored particularly poorly for detritus. The Senior Engineering and Waste Services Manager advised that current weather conditions had resulted in weeds thriving but that all key areas had been sprayed.

In response to question, the Senior Engineering and Waste Services Manager clarified that cleansing staff apply discretion and clean doorways in retail areas as appropriate.

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

- (i) The Council engage with landowners of industrial estates to improve the environmental quality of their areas;
- (ii) The existing litter bin replacement programme be accelerated;
- (iii) Planned area deep cleans be reintroduced, coordinating works with other stakeholders; and
- (iv) Approval be given to re-establish the Environmental Quality Survey on a two yearly basis."

A5. Review of Rear Lane Domestic Refuse Collections

The Committee considered a report submitted by the Senior Engineering and Waste Services Manager on proposals to change domestic refuse collections from rear lanes to front of house collection in certain areas.

The Senior Engineering and Waste Services Manager advised that following concerns raised by the Health and Safety Officer, the current methodology for rear lane collections had been reviewed and possible remedies proposed in order to mitigate those issues. The report highlighted the main concerns which related to the narrowness of lanes, the risk of vehicle damage and damage to private property, uneven surfaces, reversing over long distances and hazardous conditions due to lighting.

Appended to the report were summary sheets identifying three locations that had been prioritised due to their level of risk. Members noted the three areas; Hildesley Road and adjacent roads and lanes, Cronkbourne Avenue, Cronkbourne Road and associated lanes and Victoria Avenue.

The Director of Environment and Regeneration advised that any change to the existing arrangement would require communication to those affected through a planned communications campaign.

A Member raised concern over the potentially unsightly appearance of housing bins to the front of each property. The Senior Engineering and Waste Services Manager advised that this negative impact can be reduced by the use of aesthetic bin wraps.

Following suggestion by a Member, the Committee agreed that the proposal only be accepted for Cronkbourne Avenue and associated lanes and Victoria Avenue. It was agreed that officers explore other options for Hildesley Road.

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

- (i) The proposals to implement a front of house collection in the areas identified be approved;
- (ii) Officers explore other options for Hildesley Road and adjacent roads and lanes;
- (iii) Approval be given to officers to plan a communications strategy for those affected by the change in arrangement; and
- (iv) Officers identify three optional wheelie bin wraps and identify costs."

A6. Quarter One Performance Monitoring

The Committee considered a report submitted by the Director of Environment and Regeneration on the performance in Quarter One of 2017/18 against the 2017 to 2019 Service Plans.

Appended to the report were the measures as outlined in each Service Plan together with an update on performance as at the end of quarter one 2017/2018. Some of the measures are quantitative, others qualitative and some are milestone measures which had been reflected in the narrative for each. A red, amber and green status had been applied to each measure with the following status criteria:

- Red – behind target or in danger of not being achieved;
- Amber – in abeyance or slightly behind target; and
- Green – works not yet due to start, works started and on target or works completed.

Members ran through each service plan in turn. In response to question, the Director of Environment and Regeneration advised that for future performance monitoring reports, any targets that are marked red will be given a narrative.

Of particular note for this performance report were the savings made to date in relation to street lighting electricity consumption; in Quarter One £15,984.15 was saved over the same period last year, which represents 18%. This is directly attributable to the LED replacement programme, and that progress on the Warden Service Plan had been severely hampered by long term and sudden sickness which had depleted the team.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the progress made against performance indicators in Services Plans in Quarter One of 2017/2018 be noted."

During discussion of the item the Committee adjourned at 11.25am to 11.35am.

A7. Use of Bottleneck Car Park during TT Festival 2018 – 2022

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) on the tenders received for use of the Bottleneck Car Park during the TT Festival from 2018 to 2022.

Members recalled their previous decision to seek offers from companies for a licence to operate a beer tent from the Bottleneck Car Park during the TT festival, following the expiry of the previous agreement with Bushy's Brewery Limited after the TT festival in 2017. The report advised that two tenders had been received by the closing date. Both proposals were appended to the report.

The Assistant Chief Officer (Regeneration) reminded the Committee that the Council are not obliged to accept the highest tender and referred Members to the commentary set out in the report comparing the two proposals.

Members were conscious of the anticipated media interest in the outcome of the tender exercise. The Assistant Chief Officer (Regeneration) advised that the Council's PR adviser would be briefed on the decision to award the tender in order that the Council are fully prepared to receive media enquiries following announcement of the decision.

Members noted that the Bushy's tender was qualified in that it specifically excluded the supplemental fee.

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

- (i) The tender of Hooded Ram/Clinch's Leisure Limited be accepted;
- (ii) The Council's PR adviser be briefed on the decision to award the tender in order that the Council be fully prepared to receive media enquiries following announcement of the decision; and
- (iii) The successful tenderer be notified immediately after the Committee decision and be requested to sign the first year's licence to enable them sufficient time to plan the TT 2018 event."

A8. Adjournment and Resumption and Attendance

The Committee adjourned at 12.25pm for the lunch break. Members agreed to reconvene at 1.30pm. The Assistant Chief Officer (Regeneration) submitted his apologies for the remainder of the meeting.

The Dilapidation Enforcement Officer joined the meeting for the following three items.

A9. Planning Application – 17/00639/B and 17/00642/B

In light of the June Council debate, the Director of Environment and Regeneration advised that a briefing note in relation to the Committee's decision to neither support nor object to a planning application would be circulated to Council Members.

The Committee considered a report submitted by the Dilapidation Enforcement Officer on two planning applications for St Mary's Primary School, Douglas.

The report set out the proposals for both planning applications. The first of which, 17/00639/B for the alterations and erection of extensions; this is to primarily remove prefabricated classrooms from the existing site as they have reached the end of their working life, and replace the classroom space with a new two storey extension extending southwards from the east wing of the building. Furthermore to the west of the proposed extension area the existing two storey hall is to be extended southwards to extend the hall to a similar new building line of the proposed classroom extension.

The second application, 17/00642/B for the creation of a new vehicular access, is to primarily create a new entrance into the site from Woodbourne Road and create a barrier controlled one way traffic system within the site that exits out from the existing entrance/exit on St. Mary's Road. Secondary to this the proposals will allow for secured direct access into the play area for additional parking during events and allow emergency vehicles easy access into the school grounds. Members noted that this proposal is subject to a stage 2 Road Safety Audit.

The report recommended that Council make no comment on either of the planning applications, neither supporting nor objecting given that the second application is still subject to the requirement of a satisfactory stage 2 Road Safety audit. In contrast, raising an objection was not recommended given that the scheme meets planning policy and there are many merits to the scheme.

In response to question, the Director of Environment and Regeneration advised that the provision of a bin store would be covered by building control regulations.

Following suggestion by a Member, it was agreed that comment be made on the first planning application for the inclusion of a waste management strategy.

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

- (i) The Council makes no comment on planning application 17/00642/B, neither supporting nor objecting; and
- (ii) Comment be made on planning application; 17/00639/B that the applicant be requested to provide a waste management strategy."

A10. Planning Application – 17/00687/B

The Committee considered a report submitted by the Dilapidation Enforcement Officer on the planning application for the alterations and refurbishment to 38 Murrays Road, Douglas.

The report set out the proposal for the conversion of the existing property formerly operating as a house in multiple occupation, into a 4* tourist hostel offering a total of 43 beds within 11 bedrooms (8 en-

suite). The bedrooms would be situated on the 1st and 2nd floors with the ground floor given over to communal areas including kitchens, dining, sitting, reception, bike store and outside barbecue and seating area. The front of the property outside space would be given over for a small children's play area and 7 motorcycle spaces. The Committee noted that appearance wise, there was no significant change to the property externally; plans for the internal modifications were circulated.

The Dilapidation Enforcement Officer explained that the applicant had emphasised throughout the supporting documentation that accommodation would be promoted as a "no car" venue and will offer bicycle hire on site, as well as encouraging use of the public transport system through promotional activities at the point of booking the hostel.

The report recommended that the Council make no comment on the planning application, neither supporting nor objecting. A Member proposed that the application be supported on the grounds that the proposals are innovative and would offer a wider range of tourist accommodation in Douglas. The Committee also recognised that support of the application would make use of an old building.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the Council supports the planning application on the grounds that the proposals meet planning policy requirements, supports tourism, contains innovative features and makes use of an old building."

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 Members with an update on a number of properties. Of particular note, following liaison with a third party, agreement had been reached for completion of a community project at the Villiers Hoardings site. Failure to do so would result in the service of notice.

In regard to the Pitcairn and the Wyndham the Dilapidation Enforcement Officer advised that the matter was progressing with the Council's advocates.

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

The Dilapidation Enforcement Officer was thanked for his attendance and left the meeting.

A12. Items for Future Consideration

The Committee considered the monthly report setting out items which will be considered at future meetings. Members noted the reports listed for the September 2017 meeting.

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

PART B & C –

Matters requiring Executive Committee and Council approval

C13. Douglas Town Centre Regeneration Area Phase 3 – Lighting Provisions

The Committee considered a report submitted by the Electrical Services Manager to progress Phase 3 of the Douglas Town Centre Regeneration Area lighting provisions.

The report advised that Phase 3 of the regeneration scheme will complete works in Castle Street to Marina Road including Frederick Street, Senna Road and Senna Slip. The Department of Infrastructure had programmed these works to progress in January 2018. However, at a recent presentation to Council on the Promenade, the Department advised that those works will not start until September 2018. The report therefore recommends deferral of the £100,000 currently in 2017-18 for Promenade lighting scheme.

Approval and agreement with the Douglas Regeneration Committee had previously been obtained to use the Urbis Schreder "Modullum" column fitted with 90 watt "Cosmos" light source (white), colour changing LED sources and housing CCTV cameras. Members were reminded that the Department of infrastructure is funding all civil works installation costs and therefore partnership agreements are essential.

The report advised that in addition to the Modullum lighting installations, the installation of amenity columns, based on the Modullum design, would be necessary for the provision of decorative and feature lighting, banners, spotlights, floral decorations and other amenity features as required.

Members were presented with the street lighting and amenity column drawings, the Town Centre Management power outlet plan, amenity column design drawing, Modullum column design and the Perla column design.

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

- (i) The Chief Executive be authorised to petition the Department of Infrastructure under the provisions of Section 51 of the Local Government Act 1985 for borrowing powers in the sum of

£411,548.24 being the amount required to provide lighting, CCTV and ancillary services in the current Douglas Town Centre Regeneration Area Phase 3; and

- (ii) The Committee recommend to Executive Committee;
- a) That a further £411,600 be included in the Capital Programme (£311,500 in 2017-18 and £100,100 in 2018-19) for Town Centre Regeneration – street lights – Phase 3;
 - b) That the £100,000 currently in 2017-18 for Promenade lighting scheme (PR00059) be delayed until 2019-20; and
 - c) The estimated £13,300 increased loan charges for the current year (2017-18) be funded from the general revenue reserves.”

The meeting ended at 3.50pm.