



Borough of Douglas

**COUNCILLOR MS JANET THOMMENY, JP
MAYOR**

Town Hall,

Douglas,

5th August, 2022

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL of the BOROUGH OF DOUGLAS to be held on WEDNESDAY, the 10th day of August, 2022, 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 Housing and Property Committee;
- (iii) The Pensions Committee;
- (iv) The Standards Committee;
- (v) The Eastern District Civic Amenity Site Joint Committee;
- (vi) Any other Joint Committee;
- (vii) The Regeneration and Community Committee;
- (viii) The Environmental Services Committee;

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

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

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

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

AGENDA

III – Chief Executive to read minutes of the monthly Council Meeting held on Wednesday, 13th July, 2022.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Wednesday, 27th July, 2022.

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

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Housing and Property) (Mr V. Zivave), 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 F. Horning and the Director of Housing and Property.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes

The minutes of the meeting held on Thursday 23rd June 2022 and the special meeting held on Wednesday 13th July 2022 were approved and signed.

A4. Matters Arising From Previous Minutes

There were no matters arising from the previous minutes.

A5. Referrals from the Environmental Services Committee

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 18th July 2022.

A6. Referrals from the Regeneration and Community Committee

There were no referrals from the minutes of the Regeneration and Community Committee meeting held on Tuesday 19th July 2022.

A7. Referrals from the Housing and Property Committee

The Committee considered the following referral from the minutes of the Housing and Property Committee meeting held on Wednesday 20th July 2022:

Clause B10 - Department of Infrastructure Social Housing Rent Setting Consultation 2023 / 2024: the Committee had considered a joint written report by the Director of Finance and the Director of Housing and Property on the Department's annual consultation with local authorities, which sought views on rent increases and allowances for expenditure on administration, maintenance, and community.

Members had been reminded that, in recent years, a robust stance had been taken on the need for a rent increase at least in line with inflation, together with lobbying of the Department for increases in Maintenance, Community, and Administration Allowances. It had been noted that, if a rent rise lower than inflation was determined, then the Island's housing authorities could face a Housing Revenue Account financial crisis, which would be extremely damaging to the service provision to tenants. In respect of the Council itself, the allowance permitted to be retained from rental income for Housing Maintenance and Housing Management had reduced significantly to an inadequately low level - and remained insufficient to effectively manage and maintain the housing stock.

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

- (ii) That the resolution of the Housing and Property Committee be endorsed as follows:-
- That the Council formally responds to the Department of Infrastructure recommending a rent increase for 2023 / 2024 no higher than the Manx Consumer Prices Index;
 - That, if due to the cost-of-living crisis impact on social housing tenants, the Department was minded not to increase public sector rents in line with inflation then, as an exceptional measure, the local authority housing deficiency arrangements be updated for 2023 / 2024, such that the Island's housing authorities were compensated to a position of equivalency, in order to protect the Housing Revenue Account from a position of unaffordability of services;
 - That the Council agrees that the amount of rental income being allocated to Housing Maintenance and Housing Management through the Housing Deficiency Grant System Allowances was presently insufficient, and therefore recommended -
 - a 5% increase for Housing Maintenance (with 3% being dedicated to improving the Council's void standard, and 2% to assist in the increase in material costs),
 - a 1% increase for Housing Management to assist with rising salary and training,
 - a 0.5% increase for Fund contribution to Sheltered Housing in 2023 / 2024;
 - That the Council, at the same time, requests that the annual Project Management Grant be uplifted by inflation for that year, rather than remain fixed as current; and
- (iii) That the Department of Infrastructure be additionally advised, notwithstanding the recommendation above for a 5% increase, that the Executive Committee of the Council would prefer to see a return to the previous level of 33¹/₃% of rental income being allocated to Housing Maintenance."

A8. Monthly Financial Review – June 2022

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

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

- The rates collection figure of 65.7%, against a target figure of 60.5% for the first quarter of 2022 / 2023."

A9. Treasury Management Outturn Report 2021 / 2022

The Committee considered a written report by the Assistant Chief Officer (Income) setting out details on treasury management.

The outturn report was a key aspect of delivering the Council's Treasury Management Strategy. It summarised treasury management activities undertaken in respect of long-term loans and short-term investments, and outlined information in relation to the Prudential Indicators for 2021 / 2022 in respect of affordability. The indicator for prudence was that net external borrowing would not exceed the capital financing requirement, and it was noted that this indicator had been complied with accordingly.

The CIPFA Treasury Management Code of Practice and Cross-Sectoral Guidance Notes (i.e., the indicator for treasury management) had been adopted by the Council in 2011 and reviewed in 2019, and it was confirmed that these had been complied with and adhered to for all treasury management activities.

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

- (ii) That the achievement of the Prudential Indicators for affordability, prudence, and treasury management, also be noted."

A10. Fleet Services – Disposal of Equipment

The Committee considered a written report by the Head of Fleet Services detailing items that had been sold in the first three financial months of 2022 in accordance with Standing Order 161, 'Disposal of Surplus Property, Materials, etc.'

Resolved, "That particulars of the report, including the Schedule of Vehicles and Plant sold at auction, be noted on the minutes"

A11. Isle of Man Municipal Association

No documents had been received from the Isle of Man Municipal Association in advance of the meeting.

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."

The Committee rose at 4.05pm.

VI(ii) – The proceedings of the HOUSING AND PROPERTY COMMITTEE as follows:

HOUSING AND PROPERTY COMMITTEE

HOUSING AND PROPERTY COMMITTEE – Minutes of Meeting held on Wednesday, 20th July, 2022.

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

In Attendance: Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Housing and Property) (Mr V. Zivave), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies for Absence

Apologies for absence were submitted by Mr Councillor F. Schuengel.

A2. Declarations of Interest

There were no Declarations of Interest.

A3. Minutes – 15th June, 2022

The minutes of the meeting held on Wednesday, 15th June, 2022, were approved and signed.

A4. Minutes – 28th June, 2022

The minutes of the special meeting held on Tuesday, 28th June, 2022, were approved and signed.

A5. Vacant Properties Update

The Committee considered the monthly report submitted by the Assistant Chief Officer (Housing and Property) to update on the number of vacant social housing properties.

Appended to the officer's report was the void properties schedule, which showed that as at the end of June, 2022 there were twenty-four vacant properties receiving attention. Members were presented with a summary chart showing the number of properties returned in each month, together with details of the category repair type for each property.

The Assistant Chief Officer (Housing and Property) advised that as of 20th July, 2022, there were twenty-seven vacant properties outstanding, five of which are ready for allocation.

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

A6. Housing Rent Arrears

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) to monitor the progress made on rental income collection.

Members were presented with a table setting out the rent arrears statistics for May and June, 2022. It was noted that as at the 3rd July, 2022 the level of rent arrears was £137,028.69.

Members noted that currently, there are no "at risk" tenants, where no payment plan was in place.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the progress made on rental income collection be noted."

A7. Willaston Apartments – Appointment of an Accredited NEC4 Site Supervisor

The Committee considered a report submitted by the Assistant Property Manager (Capital) to appoint an accredited NEC4 Site Supervisor for the Willaston Apartments Capital Housing Project.

Members were advised that as this Capital Housing Scheme will be carried out under the terms and conditions of an 'NEC4 Engineering and Construction Contract, option B; Priced Contract with Bill of Quantities, June 2017', an accredited NEC4 Site supervisor is required to monitor workmanship to AECB (Association for Environment Conscious Building) standard throughout.

Following the procurement process, the one tender received from Ellis Brown Architects was opened by the Chair of the Housing and Property Committee in the presence of the Assistant Chief Officer (Housing and Property) on 20th June 2022.

As the tender bid received was in excess of the provision included in the main petition, officers reviewed the actual time required for the quality control inspections and it was discovered that there was an obvious error. Consequently, Ellis Brown were given the opportunity of amending the offer to take account of the errors before the tender for the contract is accepted and accordingly reduced its time allocation to approximately 65% of the 112 weeks construction period. It was noted that the revised bid is within the allowance provided and is therefore recommended for acceptance.

The report advised that officers are satisfied that the revised bid provides a satisfactory level of service throughout the scheme, including attendance to all necessary meetings, distribution of reports and snagging at practical completion at the end of the 12 months defects liability period.

It is anticipated that construction will commence on site during August 2022, subject to receipt of the petition approval notice from the Department of Infrastructure.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the appointment of Ellis Brown Architects, to carry out NEC4 Site Supervision Services for the Willaston Apartments Capital Housing Project be approved."

A8. Items for Future Consideration

The Committee noted the monthly report and schedule setting out items which will be brought forward for consideration to future meetings.

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

A9. Date and Time of Next Meeting

Members were reminded that the next scheduled meeting was due to take place at 10.00am on Wednesday, 21st September, 2022.

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

PART B –

Matters requiring Executive Committee approval

B10. Department of Infrastructure Social Housing Rent Setting Consultation 2023/24

The Committee considered a joint report submitted by the Director of Finance and the Director of Housing and Property on the Department of Infrastructure's (the Department) Consultation on rent-setting and associated matters for social housing for the 2023/2024 financial year.

The Department writes to all Local Authorities annually in relation to social housing rent, seeking views on rent increases and the allowances for expenditure on administration, maintenance and community.

Members were advised that the report had been submitted earlier in the process due to the August Committee recess, as such, last year's letter from the Department was appended to the report. It was noted that last year's letter made reference to the unprecedented changes in Housing due to the ongoing impact of the Covid-19 pandemic. The cost of living crisis is now compounding the position and a large proportion of local authority housing providers are reporting increased rent arrears as their tenants continue to be challenged by loss of employment, fluctuating income and very high inflation.

Members were reminded that in recent years a robust stance had been taken on a number of issues including the need for a rent increase at least in line with inflation, and lobbying for increases in Maintenance, Community and Administration Allowances.

If a rent rise lower than inflation is determined, Government will have to consider how to adapt the local authority housing deficiency arrangements so that the Island's housing authorities do not face a Housing Revenue Account financial crisis of their own, which would ultimately be extremely damaging to service provision to the tenants themselves.

It was noted that the current amount of allowance permitted to be retained from rental income for Housing Maintenance and Housing Management had reduced significantly over recent years. The levels remain insufficient to effectively manage and maintain the housing stock. This is also why the Housing Maintenance Reserve has been reduced to the inadequately low level of £29,000 as at 31st March 2022.

It is recommended that as part of the requested increase in maintenance, 3% is allocated to the improvement in the Council void standard. The void plus standard includes a level of general improvement over standard voids consisting of an improvement in quality with the addition of a base level of decoration, offering a more complete home to the tenant when first moving into the property. There is tangible proof that investing in the 'void plus' standard reduces the strain on the annual maintenance budget.

The report proposed that the Council seeks a rent increase in line with Manx CPI, together with increases in allowances. The report advised that the Manx CPI figure for June rose to 9.2% (up from 8.1% in May). The July figure is expected to be released on 15th August, 2022.

The Committee moved an amendment to the recommendation in front of them, that the increase be no higher than the Manx Consumer Prices Index as opposed to in line with.

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

- (i) The Council formally responds to the Department recommending a rent increase for 2023/24 no higher than the Manx Consumer Prices Index;
- (ii) That if, due to the cost of living crisis impact on social housing tenants, the Department is minded not to increase the public sector rents in line with inflation, then as an exceptional measure, the local authority housing deficiency arrangements are updated for 2023/24 such that the Island’s housing authorities are compensated to a position of equivalency in order to protect the Housing Revenue Account from a position of unaffordability of services;
- (iii) That the Council agrees that the amount of rental income being allocated to Housing Maintenance and Housing Management through the Housing Deficiency Grant system allowances is presently insufficient and therefore recommends a 5% increase for housing maintenance (with 3% being dedicated to improving the Councils void standard and 2% to assist in the increase in material costs); a 1% increase for housing management to assist with rising salary and training; and 0.5% increase for Fund contribution to Sheltered Housing in 2023/24;
- (iv) The Council at the same time, requests that the annual Project Management grant is uplifted by inflation for that year rather than remain fixed, as current; and
- (v) That the matter be referred to the Executive Committee for consideration because of the potential impact upon budgets.”

The meeting ended at 11.15am.

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, 19th July, 2022.

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

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Town Clerk (Mr P. Cowin), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Borough Librarian (Mrs J. Macartney), Democratic Services Officer (Mrs D. Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Mr Councillor F. Schuengel submitted apologies for the meeting.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 14th June, 2022

The minutes of the meeting held on Tuesday, 14th June, 2022, were approved and signed.

A4. Matters Arising from the Minutes

Clause A5 – Douglas Carnival

The Assistant Chief Officer (Regeneration) updated on the plans for the Douglas Carnival. The Committee noted that due to the lack of entries for the Bins of Glory, this element of the event had been cancelled.

Clause B8 – Temporary Changing Facilities, Pulrose

The Committee noted that a proposal to utilise the former Pulrose police station as temporary changing facilities for the Pulrose recreation ground appeared to be feasible and is progressing. In addition to the property, one Council owned portacabin will be renovated, and together will provide six changing facilities which will allow all three football pitches to be used at the same time.

There was a discussion around the provision of pitches at Noble's Park. The Assistant Chief Officer (Regeneration) confirmed this option is being explored and will be considered in conjunction with the TT and FOM Noble's Park agreement scheduled for consideration at a future Committee meeting.

A5. Aquapark Update

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to update on the research undertaken in relation to the Aquapark proposal for Douglas Beach.

Members were reminded of a previous resolution to consider the practicality of operating an aquapark in Douglas Bay. Officers have investigated the economic and practical viability of the proposal and concluded that although an aquapark is likely to be possible, modelling suggests that the financial viability of the attraction, due to tides and uncertainty of use during poor weather, would be marginal, and therefore financial self-sufficiency could not be guaranteed.

Although the aquapark would be effective in increasing the use of Douglas Beach (in line with the brief set by the Environmental Services Committee) the report raised concern that it would be a risky investment to make as a first step in investing in bathing facilities for the beach.

The report recommended the installation of a traditional bathing raft, similar to those found elsewhere around the island, with the option to connect a number of standard sized rafts to create a larger platform. This suggestion is a more modest initial investment with considerably lower running costs and would give an indication as to whether facilities of this nature have the potential to increase bathers on Douglas Beach.

The Assistant Chief Officer (Regeneration) provided an update on the other recommendations of the Environmental Services Committee in relation to the recreational use of Douglas and Port Skillion beaches. It was noted that responsibility for the beaches had been transferred to the Regeneration and Community Committee to progress.

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

- (i) The officers' research into the potential for an aquapark in Douglas Bay concluding that although it appears feasible to deliver, there is no certainty from the modelling undertaken that it could be financially self-sustaining, be noted on the minutes;
- (ii) The provision of one or more floating bathing rafts as an alternative to the aquapark be approved, but it be noted that this alternative is unlikely to deliver the increased level of use at Douglas Beach that could be delivered by an aquapark; and
- (iii) That the proposal for creation of an aquapark be further considered during the 2023/24 budget process."

A6. Proposed Changes to the Allotment Rules

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to seek, in principle, approval to make changes to the Allotment rules.

The Assistant Chief Officer (Regeneration) reminded the Committee that at the May 2022 meeting, the independent members of the Allotments Committee attended the meeting and raised matters for consideration. The topics included the provision of a toilet, a small number of untended plots, the use of hoses and permitting dogs on site. Officers met to review the Allotment rules in order to consider the requests made by the two independent members and to establish whether any further updates to the rules are required. The report contained twelve proposed changes to the allotment rules and a recommendation in relation to the request for a public toilet at the site.

Resolved, "That particulars of the report be noted on the minutes and the following proposals be put to the next Allotments Committee (comprising of the Regeneration and Community Committee and the two independent volunteer members);

- (i) From October 2023, the tenancy year be changed to run annually from October to September, instead of April to March, with the change taking effect from October, 2022 in the case of new allocations;
- (ii) The process of terminating a tenancy for a breach of rules be updated to provide for a warning notice to be issued giving one month to rectify the breach, followed by a termination notice giving one month to vacate if the breach has not been rectified;
- (iii) A warning notice to be issued at any time following a breach subject to a minimum period of one month following the start of a new tenancy. This would not apply to a renewed tenancy;
- (iv) The Allotment rules be incorporated into the tenancy agreement;
- (v) Allottees be responsible for vermin prevention and poison be permitted subject to being contained within a suitable enclosure to prevent accidental poisoning of other animals;
- (vi) The use of hoses be permitted subject to a maximum of 30 minutes per allottee per day and that hoses are removed from taps when not in use and to water usage being monitored in order to facilitate recharging of allotment holders if use is excessive;
- (vii) Sprinklers not be permitted and hoses not be permitted during periods when restrictions are implemented by Manx Utilities;
- (viii) A fee of £10 be introduced for providing replacement keys for the entrance gate;
- (ix) A deposit be introduced for new allottees of £200 per full plot and £100 per half plot;
- (x) The Council reserves the right to immediately dispose of anything it removes from a plot following the end of a tenancy;
- (xi) A referendum of allottees be undertaken with regards to the introduction of a chemical portaloos with the cost of the provision being through an equivalent increase in the allotment fees for all allottees;
- (xii) Allottees be permitted to use their plot only for the cultivation of vegetables, flowers, herbs and fruit for domestic consumption by himself/herself, family and friends and a minimum of 75% of the allotment must be used for the cultivation of such produce; and
- (xiii) Allottees be permitted to bring their dogs into the allotments on the condition that they remain on leads in public areas and that all fouling in public areas be removed by the allottee. Dogs be permitted off the lead within a plot on the condition that it is suitably fenced to prevent the dog escaping and dogs are not left unattended."

A7. Henry Bloom Noble Library Service Plan Monitoring – Quarter One 2022/23

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

Appended to the report were the actions as outlined in the Library's Service Plan, together with an update on performance as at the end of quarter one 2022/23. Members noted that some of the actions are quantitative and some are milestone measures, this was reflected in the narrative for each.

A red, amber, green or black status had been applied to each measure. All measures were either on target or not applicable to this quarter, excluding one measure that was marked amber due to external constraints.

Also appended to the report were the usage numbers at the Library. The Committee asked that future usage numbers include a comparison to the previous year.

Resolved, "That particulars of the report and the progress against performance indicators in the Library Service Plan be noted on the minutes."

A8. Items for Future Report

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

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

A9. Date and Time of Next Meeting

Members were advised that the next scheduled meeting was due to take place on Tuesday, 20th September, 2022.

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

The meeting ended at 11.27am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 18th July, 2022.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Councillor Miss N.A. Byron, Mr Councillor P.J. Washington.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Finance Manager (Mr M. Quayle) (Items A1 to A5), Electrical Services Manager (Mr D. Cullen) (Item A5), Community and Enforcement Manager (Mr A. Gordon) (Items A6 and A7), Assistant Town Clerk (Mr P.E. 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 J.E. Skinner.

A2. Declarations of Interest

There were no Declarations of Interest.

A3. Minutes – 13th June, 2022

The minutes of the meeting held on Monday, 13th June, 2022 were approved and signed.

A4. Matters Arising

Clause A6 – *Attendance at the Recycling and Waste Management Exhibition (RWM) and Lets Recycle Live 2022*. In response to question raised during the July 2022 Council meeting, the Director of Environment and Regeneration advised that officers intended to speak to suppliers about options for alternative recycling receptacles whilst at the exhibition, and would report back to the Committee accordingly.

A5. Lighting of Various Lanes and Manor Park

The Electrical Services Manager joined the meeting for discussion of the item.

The Committee considered a report submitted by the Electrical Services Manager following a lighting assessment of Belmont Terrace, Farrant Street Lane, Princes Street Lane, Woodbourne Road Lane and Manor Park.

Members were advised that in line with Council Policy, Electrical Services had assessed the five locations which had been identified or previously been the subject of a lighting request. The report set out an appraisal of each of the locations which had been categorised as either priority (A) or priority (B).

It was noted that priority (A) are locations; used by residents for essential daily activities; where anti-social behaviour or the potential for criminal activities are having an impact on the wellbeing of residents; where there is high nocturnal use and where the location provides active travel access.

Priority (B): are all other locations not in priority (A). Members were advised that these locations would benefit from lighting but are not considered to bring value to residents or others on a consistent basis.

Members were advised that following the lighting assessment, Belmont Terrace Lane, Woodbourne Road Lane and Manor park were all considered priority (A) areas and as such, were recommended for full lighting designs to be developed and brought back to the Committee for further consideration and approval.

There was discussion about a number of concerns that had been raised by the residents in and around the Manor Park area, in response, the Electrical Services Manager advised that the lighting that would be put in is not the same as that used on the highway and would focus on pathways and exit routes. He advised that officers would engage with residents to allay any concerns they may have.

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

- (i) That the lighting of the locations assessed as Priority (A); Belmont Terrace Lane, Manor Park and Woodbourne Road Lane be approved and that full designs are developed for inclusion in a Capital Scheme in 2023/24, subject to Class 4 replacements and any other identified requirements being satisfied;
- (ii) That the lighting of the locations assessed as Priority (B); Farrant Street and Princes Street Lane be deferred until such a time that Class 4 replacement programme, unlit adopted highways and Priority (A) locations are complete; and
- (iii) That reassessment be undertaken for locations should there be a significant change in circumstances.”

The Electrical Services Manager was thanked for his attendance and left the meeting.

A6. Planning Application 22/00635/B – Radcliffe Villas, Glencrutchery Road

The Committee considered an appraisal of planning application 22/00635/B for the erection of a replacement single and a 2-storey unit with heat source heat pumps and the installation of a temporary access road at Radcliffe Villas, Glencrutchery Road, Douglas.

Members were advised that the existing building is no longer fit for purpose as a respite unit and is considered non-compliant with the Care Quality Commission Standards for the provision of respite and residential care. It is proposed that a modern facility be created with twelve bedrooms that will comply with current standards. The Development includes a staff bedroom, office space, a food preparation area and more internal community/recreational space. The report advised that the proposed new respite unit will be set back behind the existing unit to allow for its continuation in use until the new unit is completed. Upon completion, the old unit will be demolished and that area landscaped.

As the proposed development appears to comply with the various planning policies it was recommended that support be given to the planning application. It was further recommended that, as the plans submitted do not clearly show whether EV Charging points are included in the development, comment be made to the Planning Authority, due to the number of staff parking spaces provided, along with parking for the respite unit’s mini buses.

Resolved, “That particulars of the report and discussion be noted on the minutes and that support be given to planning application 22/00635/B but that the Planning Authority gives consideration to requesting the provision of EV Charging points for both the unit’s vehicles and staff vehicles if EV Charging is not included as part of the development.”

A7. Schedule of Dilapidated, Ruinous or Dangerous Properties

The Committee considered a schedule of properties in a state of dilapidation or disrepair, setting out one property added since the last meeting; six properties removed because work had been completed; and a total of forty-five properties remaining on the list.

Members were reminded that the addition of any property to the list would first involve contact with the property owner to resolve the concern over its condition and to offer them reasonable opportunity to carry out the work willingly. Should that not happen, then Notice would be served that the work must be carried out, and failure then to comply with the Notice would involve the possibility of legal action being taken.

Resolved, “That the schedule of dilapidated properties be noted and approved and that the Director of Environment and Regeneration be authorised to progress improvements to the properties, by service of Notice and legal action where necessary.”

A8. Items for Future Report

The Committee noted a report submitted by the Assistant Democratic Services Officer with an appendix setting out a number of reports that would be brought forward for consideration by the Committee in due course.

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

A9. Date and Time of Next Meeting

Members were reminded that the next scheduled meeting of the Environmental Services Committee was due to take place at 10.00am on Monday, 19th September, 2022.

The meeting ended at 11.00am.

IX – Motions, of which Notice has been given by Members of the Council pursuant to Standing Order 26:

MOTIONS

1. Mr Councillor S.R. Pitts to move:

“That Standing Order 38 (Private Business) be amended by deletion of the requirement for a two-thirds majority to move business from private into public, and substitution therefor a simple majority of the Members present.”

Upon being moved and seconded, the Motion shall stand referred to the Executive Committee for consideration and report to the Council by 14th December, 2022.