

PORT ST MARY COMMISSIONERS
ORDINARY BOARD MEETING
14TH DECEMBER 2016
AGENDA – OPEN PUBLIC SESSION

1. Welcome, Apologies and Declarations
2. Minutes for Adoption:
 - 2.1 Consideration of the Minute of the meeting of 23rd November 2016
3. Matters Arising from the Minute of 23rd November 2016
4. Finance
 - 4.1 List of Invoices for approval - enclosed
 - 4.2 Report from Budget and Business Planning sub group – attached
5. Special Projects:
 - 5.1 Refuse Recycling and Disposal - Paper attached
 - 5.2 Quote for purchase of 40 chairs for West Room
6. Public Correspondence:
 - 6.1 Email from Andrea Hawley, DoI re Beach Road Traffic Survey
 - 6.2 Email from Mannin Angling Club
 - 6.3 Press release re Public Sector Rents with effect from 01 04 17
 - 6.4 Email from Southern Amenities Initiative re Public Meeting on 24 January
 - 6.5 3rd Supplemental List 2016
 - 6.6 Email from Mrs Patel re Bicycle Stand.
7. Consultations –
 - 7.1 Consultation on the Beneficial Ownership Bill 2017
8. Planning Matters:

8.1 Planning Applications

PA16/01279/B Mr D Cooil. Ballacreggan Farm, Plantation Road, Port St Mary. Alterations and extension to existing farm building to facilitate change of use to Veterinary Practice and separate office with associated parking, including alterations to existing vehicular access to improve visibility.

PA16/01263/D Food programme Delivery Orchid Group. Co-op Shop, Bay View Road, Port St Mary. Installation of illuminated and non-illuminated signage.

8.2 Planning Approvals

PA16/01218/B Southern Communities Initiative (M.i.S.). Extension to existing shed to provide storage and project preparation facilities. Approved.

PA/00681/B Anorgarth Ltd. Vacant plot with garage, Gellings Avenue, Port St Mary. Erection of a dwelling with integral garage. Approved.

PA16/00535/B Haven Homes Ltd. Port St Mary Railway Station Conversion of existing station and good shed buildings to provide office accommodation with associated parking. Approved.

PA16/01119/B Central Pacific Services Ltd. 27B High Street, Port St Mary. Replacement of shop front with windows and door and change of use from commercial / retail unit to a residential flat. Approved.

PA16/01152/B. Ms Sharon Mitchell. South Brent, Cronk Road, Port St Mary. Off road car parking space. Approved.

9. Policy and Resources

9.1 Estimate from J C Fargher (1985) Ltd re cabling for lift

9.2 Celebration of Christmas 2016 – Donations to participants

9.3 Joint Initiative with Port Erin Commissioners

10. Invitations

11. Any other business of an urgent nature (by permission of the Chairman)

PORT ST MARY COMMISSIONERS

INVOICES TO BE PAID IN DECEMBER 2016

Inv #	Date	Supplier	Description	House	Category	Total Net	VAT	Total Cost
Housing Expenses								
1	15/11/2016	B&Q	Door strips x 3	4CB	Repairs	£8.32	£1.67	£9.99
2	17/11/2016	City Plumbing Supplies Ltd	New Boiler	6SA	Repairs	£2,042.17	£408.43	£2,450.60
3	10/11/2016	J Quilbrough & Co Ltd	Brunner wood fill sticks (door repairs) & silicone		Repairs	£60.56	£12.11	£72.67
4	18/11/2016	MC Locksmith Services Ltd	Locksmith service to Creggan Beg back door, Block 2	CB	Repairs	£58.00	£11.60	£69.60
5	29/11/2016	Raven Electrical Services Limited	Replace pull switch to bathroom & test	6SA	Repairs	£46.83	£9.37	£56.20
6	29/11/2016	Raven Electrical Services Limited	Investigate fault to socket & make safe	15SA	Repairs	£47.20	£9.44	£56.64
7	22/11/2016	Raven Electrical Services Limited	Carry out EICR check & works	23SA	Repairs	£208.42	£41.68	£250.10
8	24/11/2016	Raven Electrical Services Limited	Investigate fault to lighting & make safe 1,2,7 & 8 C Beg	CB	Repairs	£45.00	£9.00	£54.00
9	17/11/2016	Southern Plumbing & Heating Ltd	New Boiler parts	6SA	Repairs	£25.15	£5.04	£30.19
10								£0.00
11								£0.00
Sub Totals - Housing						£2,541.65	£508.35	£3,050.00
Rate Born Expenses								
12	23/11/2016	Agrimark Cash & Carry	Board Room Water		Office	£23.96	£4.79	£28.75
13	21/11/2016	Argon Office Systems Ltd	Konica Minolta C220 17/10-17/11		Office	£99.16	£19.84	£119.00
14	01/12/2016	Ask Website Design & Development	Hosting & support for web site		Office	£75.00	£0.00	£75.00
15	15/11/2016	B&Q	Fuses, storage box & heavy duty plug		Xmas trees	£17.69	£3.54	£21.23
16	15/11/2016	B&Q	Woodstain & brush set		Mem benches	£78.51	£15.70	£94.21
17	15/11/2016	B&Q	Galvanised chain & padlock		Stores	£32.78	£6.56	£39.34
18	02/12/2016	Sean Beattie	Holst hire & operators		Xmas trees	£320.00	£64.00	£384.00
19	23/11/2016	Bridson & Horrox	Shredder oil & copy paper		Stationery & printing	£44.50	£8.90	£53.40
20	27/11/2016	Bridson & Horrox	Diaries & conqueror paper		Stationery & printing	£39.94	£7.99	£47.93
21	25/11/2016	Calvert Newsagents Ltd	Postage		Office	£89.54	£0.00	
22	21/11/2016	Colas	Staff clothing		Staff clothing	£595.18	£119.03	£714.21
23	28/11/2016	Colas	Staff clothing		Staff clothing	£190.62	£38.12	£228.74
24	28/11/2016	Department of Environment, Food & Ag	Xmas trees		Xmas trees	£433.48	£86.70	£520.18
25	30/11/2016	Douglas Borough Council	Recycling collections August - October		Recycling	£2,795.51	£559.10	£3,354.61
26	16/11/2016	Island IT	Computer call out		Office-computers	£96.25	£19.25	£115.50
27	02/12/2016	Island IT	Email hosting November		Office-computers	£60.50	£12.10	£72.60
28	16/11/2016	Island IT	Computer call out		Office-computers	£55.00	£11.00	£66.00
29	24/11/2016	IOW Newspapers	Public Notice - fireworks		Celebration of Xmas	£129.24	£25.85	£155.09
30	18/11/2016	IOW Newspapers	Advert - general worker vacancy		Office	£304.32	£60.87	£365.19
31	18/11/2016	IOW Newspapers	Advert - Financial Statements 2016		Office	£71.80	£14.36	£86.16
32	15/11/2016	T E Leece & Son Ltd	Work carried out as per quote		Stores	£2,060.00	£412.00	£2,472.00
33	28/10/2016	Lift and Shift Direct Limited	Delivery of jet washer		Stores	£27.50	£0.00	£27.50
34	24/11/2016	LITE Ltd	Xmas tree lights		Xmas trees	£325.88	£65.18	£391.06
35	05/12/2016	Little Bird Bakery	Food & drink		Celebration of Xmas	£480.00	£0.00	£480.00
36	31/10/2016	Mann Crane Hire Ltd	Hire of wagon & men - removal of boats from boat park		Boat park	£420.00	£84.00	£504.00
37	15/11/2016	Manx Gas	Town Hall Gas supply		Town Hall	£580.31	£29.02	£609.33
38	01/10/2016	Manx Telecom	Quarterly line rental		Office - telephone	£25.50	£5.10	£30.60
39	28/11/2016	Manx Utilities	Water supply The Quay Public Toilets		Public conveniences	£236.00	£0.00	£236.00
40	28/11/2016	Manx Utilities	Water supply Gellings Avenue Public Toilets		Public conveniences	£34.00	£0.00	£34.00

41	01/12/2016	ORB Ltd	Payroll		Office	£60.50	£12.10	£72.60
42	28/11/2016	Pains Fireworks	Fireworks display		Celebration of Xmas	£2,000.00	£400.00	£2,400.00
43	10/11/2016	J Quiltrough & Co Ltd	Oil can, WD 40 & shelves		Stores	£59.40	£11.88	£71.28
44	10/11/2016	J Quiltrough & Co Ltd	White Spirit		Men benches	£7.00	£1.40	£8.40
45	21/11/2016	J Quiltrough & Co Ltd	Cable ties, insulating tape, oxide & masking tape		Xmas trees	£25.08	£5.02	£30.10
46	28/11/2016	Quine & Cubbon	Footpath closed signs		Signs	£66.00	£13.20	£79.20
47	22/11/2016	Raven Electrical Services Limited	Investigate & repair fault to Cabaret party rented room		Tenant to be recharged	£245.00	£49.00	£294.00
48	22/11/2016	Raven Electrical Services Limited	Electrical work carried out to Town Hall steps		Town Hall	£934.34	£186.87	£1,121.21
49	22/11/2016	Raven Electrical Services Limited	Electrical work carried out to PSM Golf Club		Golf pavillion	£149.29	£29.86	£179.15
50	24/11/2016	Raven Electrical Services Limited	1st & 2nd fix to Xmas Tree lighting		Xmas trees	£62.60	£12.52	£75.12
51	20/11/2016	Robinsons	Town Hall internal Xmas tree		Xmas trees	£66.58	£13.32	£79.90
52	17/11/2016	Safety Management Services (IOM) Ltd	Asbestos survey for Barna Beg garages		Legal & professional fees	£225.00	£45.00	£270.00
53	28/11/2016	SMP Accounting & Tax Ltd	Accounting fees for year end		Audit & accounting fees	£1,904.70	£380.94	£2,285.64
54	30/11/2016	SCASB	November refuse		Refuse	£251.22	£50.24	£301.46
55	30/11/2016	Station Garage	Fuel account November		Fuel	£364.82	£72.97	£437.79
56	28/11/2016	WDS Ltd	Hand towels		Town Hall	£65.52	£13.10	£78.62
57	30/11/2016	WDS Ltd	Toilet rolls, hand towels & bleach		Public conveniences	£50.60	£10.12	£60.72
58	30/11/2016	WDS Ltd	Cleaning products		Town Hall	£223.47	£44.69	£268.16
Sub Totals - Rate Born						£16,503.29	£3,025.23	£19,438.98
TOTALS						£19,044.94	£3,533.58	£22,488.98

Summary Breakdown of Expenditure (excluding VAT)

Stores, Public conveniences & lighting, Roads, Footpaths, Vehicles & celebration of Xmas	£10,021.45
Town Hall	£1,803.64
Office	£3,175.67
Xmas trees	£1,251.31
Repairs	£2,541.65
Refuse	£251.22
Total	£19,044.94

Repairs/ Maintenance Allowance	Expenditure to date	Allowance Remaining
£134,269.95	£85,861.90	£48,408.05

Report to the Board of Port St Mary Commissioners

Subject: **Report from the Budget and Business Planning Sub group**

Decision Sought:

- **Commissioning the repair work to existing vans:**
- **Investigation of the interest in using the West Room as a Pre-school nursery**
- **Agreement to the development of a revised charging scheme for Marashen Crescent Housing Association**
- **Agreement to the development of a basis for Recharging Overhead Costs to the Housing Account**
- **Agreement to the development of a revised charging structure for Town Hall bookings**

Report

The budget and business planning sub group have met since the last Board meeting. Issues which they wish to refer back to the full Board before progressing are:

Vans:

Maintenance reports have been commissioned on three vans. They reveal that the cost of repair and servicing work are:

- Citroen Relay Van HMN 342L requires normal maintenance work at £225.90
- Citroen Relay Flat bed GMN 95N requires normal maintenance work at £234.26
- Citroen Relay Tipper HMN 107 L requires servicing and mechanical work costing £863.39 and chassis welding which has been estimated at £1 500

We recommend that repairs to the top two vans are carried out as normal maintenance. While the tipper van requires to also remain serviceable, given the cost of repairs this should be considered once the Q3 management accounts are available. If repairs cannot be carried out this year then they require to be budgeted for in 2017-18.

West Room

There is an outstanding interest from the local pre school nursery regarding the use of the West Room on a daily basis. An analysis of the useage of the West Room suggest that this would not conflict with the booking pattern that has emerged. Board agreement to pursuing this enquiry is sought.

Maintenance Work for Marashen Crescent Housing Association

While we recover all staff costs from MCHC for maintenance work done, to date there has been no attempt to recharge for the use of vans or plant. An analysis of our accounts reveal that plant and vehicles cost us £x in 2015-16. Y % of our DLO time was spent on MCHC maintenance work. The Board are asked to approve the generation of a charging basis that recovers the appropriate proportion of our plant and vehicle costs as part of our invoicing. This has already been discussed with the Board of Marashen Crescent Housing Association who have accepted the principle.

Recharge of our Overhead Costs to Housing Maintenance

The Authority appear to be subsidising our Housing business from rates. While timesheets log the proportion of the DLO time that has gone into housing and that cost is recharged, there is no attempt made to recharge vehicles, plant or workshop costs. The Board are asked to approve the generation of a charging basis that recovers the appropriate proportion of our plant, vehicle and workshop costs as part of our internal accounting for housing expenditure.

Town Hall Booking Fees

These were last considered in 2014 and at that time were set at a low level to generate useage in the Town Hall. These however do not meet the "user pays" principle with a resulting subsidy from rates income into Town Hall events. The sub group are seeking the Board's view on developing a broader spectrum of charges that allow us to charge appropriately for:

- commercial events (possibly charging a share of the ticket price)
- local or registered charity events
- club use
- weddings.

Each of these have a different cost profile and resource requirement in terms of both equipment and staff.

Item 5.1

Paper to Port St Mary Commissioners

Refuse Disposal and Recycling:

The cost of disposing of refuse, whether incinerated or recycled, was £134057 in the year to 31/3/16. This is a reduction of £9263 or 6.5%. Waste disposal remains our biggest cost.

In the financial years to 31/3/15 and 31/3/16 disposing of refuse cost:

Refuse Disposal Costs and Income

	31/03/2015	31/03/2016
Refuse Income	11600	11734
<i>less Costs:</i>		
Wages	31985	31505
Refuse Disposal Costs	71376	64887
Vehicle Costs	11225	11845
Refuse Bins	2254	
Amenity Site Contributions	26181	25730
Refuse Sacks	299	90
Total Costs	143320	134057

Within these figures the following is worth of consideration:

Domestic Waste

In the year to 30/9/16 we disposed of 539.28 tonnes of domestic refuse to the incinerator. This is an increase of 6.43 tonnes or 1.2% of our annual disposal.

The Board sought a consultation document on the potential for a move to fortnightly collections. Currently 7 out of 22 authorities collect waste fortnightly. This tends not to be popular with commercial customers who generally make other arrangements for disposal.

A draft consultation document is appended to this paper.

Commercial Waste:

Due to the lack of bin weighing software on our wagon we charge for the collection of commercial waste to 15 businesses based on an algorithm that involves an average bin weight that was established the better part of a decade ago. There have been operational difficulties in updating these weights. This charging basis is not collecting all the fees that we are due with a resulting cross

subsidy from domestic rates to businesses. We have established that 34 businesses operating in the village (ie 19 businesses that pay no contribution for disposal of commercial waste).

Other authorities have moved away from the use of average weights to a simple cost per collection based on a flat rate for each size of bin.

Current rates vary from authority to authority but are approximately:

Bins Size (ltrs)	Price per Uplift
120	4.00
240	6.00
360	10.00
660	16.50
1100	24.00

An analysis of our invoices suggest that we would receive an uplift of 20% if we moved to a similar charging scheme. A further uplift would be achieved if we start charging all the businesses within the village appropriately.

The previous board aspired to introduce a cardboard recycling scheme for commercial customers. At the time that was difficult as there was no local route for the disposal of cardboard. With the Southern Recycling Centre now recycling flattened cardboard it may be possible to revisit this using them as a transfer station and reducing the volume of cardboard incinerated by our commercial customers. It is difficult to estimate the volumes involved, but a reduction of 0.5 tonnes per week seems reasonable.

Recycling:

To dovetail with the year end of our recycling programme the remainder of these figures cover years to 30th September

In the year to 30/9/2016 we recycled 97.3 tonnes as opposed to 94.5 tonnes the previous an increase of 2.8 tonnes. This represents a rate of 15.3% of domestic waste recycled as opposed to incinerated.

The detail on the material recycled in tonnes is:

	30/9/2015	30/9/2016
Paper	46.7	42.5
Plastic	6.3	6.3
Glass	41.6	42.0
Cans	5.3	6.4

We have no access to figures for waste disposed of via the bring banks or the amenity site.

After accounting for baling and shipping costs and the negative value of glass we received £540 for our recyclates as opposed to £569 the prior year.

By diverting waste from the Energy from Waste Plant we reduced our tipping by bill by £7831.

The cost of operating the recycling contract varies depending on the man hours incurred by them but was in the order of £10 500 for the year.

Other savings accruing from recycling arise from our ability to collect refuse or recycling on an average of 6 days per month as opposed to our previous 2 day/week bin round. This saves approximately £600 per month in labour as well as using less fuel and putting less wear on our bin lorry.

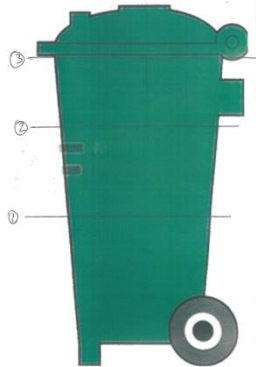
Conclusions and Recommendations:

The Board are invited to consider these outcomes and the following recommendations:

1. Disposal to the EFW is flat lining but work requires to be done to introduce a simple and transparent charging mechanism for Commercial Waste:
2. Recycling became less financially viable in 2015-16 in part due to the temporary fall in recyclates prices caused by global economic uncertainty. These appear to have passed and prices have recovered. One of the main incentives for recycling is the avoidance of the tipping charges at the Energy from Waste Plant. Now that there is clarity for at least the coming financial year we should continue our recycling effort.
3. A resumption of effort into a recycling education programme should yield a higher extraction rate in future with a welcome reduction in tonnage incinerated.

Consultation on Refuse Services

1. Which number most accurately shows on average how full is your bin before it is collected? (circle the appropriate response)



1.

2.

3.

4. I cannot get the lid down

5. I have additional bags that do not fit in the bin

2. We have managed to reduce our tonnage of that is incinerated by 15% through promoting recycling. Do you recycle? (Circle all the methods you use regularly)

a. Yes- at the Southern Recycling Centre

b. Yes- using the Port St Mary Kerbside

c. Yes- using the bring bank points

d. No

If you do not recycle what would encourage you to start:

- a. The promise of lower rates
- b. The knowledge that I was reducing the waste I create
- c. Peer pressure from neighbours or family members
- d. Nothing would make me start

Other: please give details:

2. 7 out of 22 authorities on the island collect bins fortnightly. If it saved you on your rates bill would you be prepared to have your bin collected fortnightly?

Yes

No

3. Any other comments regarding our refuse collection service:

4. (Optional) Please provide the name of the street on which you live:

Item 5.2

Quote from Nesbits of £1,499 for another 40 banqueting chairs for the Town Hall / West Room identical to the ones we have. We presently have 150 chairs. Seating capacity is 150 in the Town Hall plus 40 in the West Room. If we have functions in both rooms at the same time we would not have enough quality seating.

From: Hawley, Andrea <Andrea.Hawley@highways.dot.gov.im>
Sent: 23 November 2016 09:11
To: Alastair Hamilton
Subject: RE: Footpath Works

Good Morning Alastair,
I will forward your thanks onto the guys.

1. From a 2013 count there was a total of 19,530 vehicles (June) in 2016 (October) the figure was 18,721. We can therefore determine that the decrease (709 vehicles) in October can be put down to seasonal adjustment and the fact that the October counts were taken after the entrances to the two housing estates. Therefore very little significant change in vehicle movement over a 3 year period.

The resident who raised the concerns has been informed of the results of the counts, but it is also important to note that one of his concerns was the vast increase of larger vehicles using this route, however a comparison from the 2013 data to the 2016 counts show no increase in four axle rigid vehicles, but does show an increase in bus/2axle rigid vehicles from 1,215 in 2013 to 1,290 in 2016 an additional 75 vehicles over a week period.

What I am progressing is the installation of the speed reminder sign, new improved chevron sign at Gansey pottery, village entry treatment will be included on my schedule to address.

By all means the data can be shared but please explain to whoever is looking at the data that where they see the %speeding column and it shows 51% this does not mean 51% of motorists are driving excessively, anyone who is travelling over 30mph is speeding, and this could be that 5% of motorists are travelling at 31 mph, 10% doing 32 mph, 15% travelling at 34 mph, and if they need any of the data interpreting to speak to yourself or me.

2. Unfortunately this would not come under my remit, but I will forward onto the designers to seek their justification.

Kind regards

Andrea Hawley

Traffic Technician & Customer Services Supervisor
Highway Services, Department of Infrastructure

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]
Sent: 22 November 2016 15:37
To: Hawley, Andrea
Subject: Re: Footpath Works

Hi Andrea,

A big "thank you" to your guys for the work on the footpaths- and pothole in Clifton Road. I know it will be appreciated by vulnerable people.

The traffic data that you sent makes interesting reading. I would be interested to find out what your interpretation of it is. From my side:

1. I would appreciate a more seasoned interpretation of the Beach Road data before planning any works- although I do believe that a village entry scheme at Brewery Bay is justified in any case. As you are aware the ratepayer who raised this issue is likely to be seeking some progress. Do you regard these results as confidential or can they be shared in a public forum?
2. The Board of the Southern Recycling Centre believe that these results justify their case for a stacking lane on the eastbound side of Castletown Road. The land is all in public ownership. Can you advise if you would be willing to progress such a scheme to the design stage.

Many thanks,

Alastair Hamilton,

TRAFFIC SUMMARY

Civic amenity entrance
00:00 10 October 2016 to 00:00 17 October 2016 (7 days)

Total Volume

	Total	Weekday	Weekend
Combined	3977	3000	977
North	2357	1783	574
South	1620	1217	403

Speed

	North	South	
Max (Hr) speed	15.7 (12)	12.6 (14)	mph
Median Speed	8.9	7.2	mph
Mean speed	9.1	7.4	mph
85% speed	10.5	8.1	mph
Number speeding	0	0	
Percent speeding	0.0%	0.0%	
Peak Speeding Hour	0 (00)	0 (00)	mph (HOUR)

Posted speed limit = 30 mph

Peak Hour Totals

	All Days	Weekdays	Weekend
AM Peak - Volume	611 (1100)	463 (1100)	148 (1100)
AM Peak - Percent	15.4%	15.4%	15.1%
PM Peak - Volume	685 (1400)	502 (1400)	183 (1400)
PM Peak - Percent	17.2%	16.7%	18.7%

Class Totals			
Class	Volume	% volume	Mean speed
1 - SV	3672	92.3	8.4
2 - SVT	30	0.8	9.0
3 - TB2	138	3.5	8.9
4 - TB3	71	1.8	8.6
5 - T4	2	0.1	8.9
6 - ART3	0	0.0	0.0
7 - ART4	0	0.0	0.0
8 - ART5	1	0.0	6.6
9 - ART6	0	0.0	0.0
10 - BD	0	0.0	0.0
11 - DRT	0	0.0	0.0
12 - TRT	0	0.0	0.0
14 - M/C	29	0.7	9.9
15 - CYCLE	34	0.9	6.9

Class scheme = VRX

Report created 12:21 21 November 2016 using MTE version 4.0.6.0

TRAFFIC SUMMARY

Near Creggan Lea
00:00 09 October 2016 to 00:00 16 October 2016 (7 days)

Total Volume			
	Total	Weekday	Weekend
Combined	18721	14077	4644
North	9539	7202	2337
South	9182	6875	2307

Speed			
	North	South	
Max (Hr) speed	60.0 (15)	65.2 (00)	mph
Median Speed	30.0	30.0	mph
Mean speed	30.3	30.2	mph
85% speed	34.9	34.7	mph
Number speeding	4895	4649	
Percent speeding	51.3%	50.6%	
Peak Speeding Hour	105 (08)	81 (17)	mph (HOUR)

Posted speed limit = 30 mph

Peak Hour Totals			
	All Days	Weekdays	Weekend
AM Peak - Volume	1703 (0800)	1527 (0800)	354 (1100)
AM Peak - Percent	9.1%	10.8%	7.6%
PM Peak - Volume	1643 (1700)	1281 (1700)	448 (1200)
PM Peak - Percent	8.8%	9.1%	9.6%

Class Totals			
Class	Volume	% volume	Mean speed
1 - SV	16924	90.4	30.4
2 - SVT	88	0.5	26.4
3 - TB2	1290	6.9	29.3
4 - TB3	43	0.2	25.3
5 - T4	68	0.4	27.4
6 - ART3	16	0.1	27.3
7 - ART4	9	0.0	29.0
8 - ART5	3	0.0	24.3
9 - ART6	4	0.0	23.3
10 - BD	0	0.0	0.0
11 - DRT	0	0.0	0.0
12 - TRT	0	0.0	0.0
14 - M/C	171	0.9	33.7
15 - CYCLE	105	0.6	14.7

Class scheme = VRX

Report created 12:59 03 November 2016 using MTE version 4.0.6.0

Item 6.2

From:

Sent: 05 December 2016 16:10

To: Alastair Hamilton

Subject: Mannin Angling Club

Hi Alastair,

This is the idea of what we are looking at. Pics attached for Mannin Angling Club

Mannin Angling Club is a sea fishing club based in Port St Mary on the Isle of Man. We are mainly a boat fishing club, but we are also active off the shore.

We have 60 + registered in the senior section which are made up of a mixture of active and none active anglers

We have a growing Kayak fishing section with over 45 active members and we have a large junior section and we run regular junior matches between April & September. We are a family friendly club and we welcome everyone who loves the sport of fishing to join us.

The Mannin Angling Club has been running fishing festivals in Port St May since 1951 and was established quite a few years before that.

Are members range from 4 to 84. The club house would be a place mainly for bringing together the different aspects of the club.

A place for our juniors to use when the weather is not suitable to fish . A place for them to come and learn about the environment and safety around water. A place that both our younger member and older members to interact.

In 2016 we had 42 juniors aged between 4 & 18 yrs regularly take part and we are growing year on year.

We work closely with the RNLI, Coast Guard, Southern Neighborhood Policing , Manx basking Shark Watch , The Manx Society for Marine Conservation and have good links with the 3 local primary schools.

Mannin Angling Club attracts members from all over the Island with families regularly travelling from Douglas , Ramsey , Laxey.

It has been the clubs dream over the last 10 years to try and establish a place that we can call home in Port St Mary and in 2017 we would like to try and make that dream a reality.

Details on the building.

BRAND NEW 3 Section 20' x 24' (6m x 7.2m) Modular Office Building finished in blue externally with a full perimeter fascia also in blue. Constructed with a solid steel frame, steel roof & floor joists and composite steel PU wall & ceiling panels. This building has 2 doors & 7 UPVC tilt & turn double glazed windows with integrated roller shutters. Full heating & electrics & grey vinyl flooring.

As per the attached building type & details to include:

Infrastructure
Bun-troggalys

News Release



**Isle of Man
Government**
Reillys Eilan Vannin

Sea Terminal
Douglas
Isle of Man
IM1 2RF

Date: 2 December 2016

Public sector rents to rise by 2%

Public sector rents in the Isle of Man are set to rise by 2%, with effect from 1 April 2017.

This increase is in line with the uplift in rental income for 2017-18 budgeted for by the Treasury.

The revised charges have been announced by the Department of Infrastructure and endorsed by the Council of Ministers following consultation with the 15 local housing authorities.

The 2% rise will result in average public sector rent increases of between £1.10 a week for a one-bedroom flat and £1.87 a week for a three-bedroom house.

Tenants who have their rent costs met as part of their income-assessed Social Security benefits will not be affected and public sector rents will remain significantly lower than for equivalent housing in the private sector.

The decision to introduce a 2% rise is aimed at supporting future investment in public sector housing, while protecting those on fixed or lower incomes.

The Department has considered feedback from the Island's local authority housing providers, with most indicating support for a 0% or inflationary increase for 2017-18.

The cost of providing public sector housing, including maintenance, refurbishment and new and replacement properties, continues to outstrip rental income. The Department of Infrastructure is required to fund the difference, which stands at £4.1 million for 2016-17. Any rent rise below 2% for 2017-18 would result in a budget shortfall for the Department and increased housing deficiency payments.

Item 6.4

Evening Alastair

I spoke to your office this afternoon and booked the hall for a public meeting on Tuesday 24th January 14.00 - 16.00. The meeting is for a DHSC pilot project on integrated health matters (you will be receiving an email about this either before Christmas or early in the NY.) As this is a Public Meeting please may we have it for free?

All the best
J



**Isle of Man
Government**
Reilrys Eilan Vannin

The Treasury

Yn Tashtey

RECEIVED

1 DEC 2016

Date: 1st December 2016

Mr A Hamilton
Clerk to Port St Mary Commissioners
Commissioners' Office
Town Hall
Port St Mary
IM9 5DA

Head of Valuation and Asset Management
A C Wallis MRICS
Financial Controller: C Randall FCCA

Valuation Office
1st Floor, Illiam Dhone House
2 Circular Road, Douglas
Isle of Man, British Isles
IM1 3PX
Telephone (01624) 685636
Fax (01624) 685614
E-mail
Government Website: www.gov.im

To the Clerk to Port St Mary Commissioners

The totals on the enclosed certificate include the agricultural hereditaments (i.e. farmland) for your authority. These agricultural hereditaments are only charged a water charge and therefore do not increase your rateable income. The rateable value total that you will require to calculate your yearly estimates is the certificate figure excluding the agricultural hereditaments figure.

This total for the Village of Port St Mary at 1st December 2016 is **RV £143,766.**

**THE VILLAGE OF PORT ST MARY
3RD SUPPLEMENTAL LIST 2016**

		<u>Gross</u> £	<u>Rateable</u> £	<u>Gross</u> £	<u>Rateable</u> £
Existing list (including agricultural hereditaments)	179,739	144,671
Valuations to be ADDED thereto	850		
Valuations to be CANCELLED	358		
				492	394
				180,231	145,065

We do hereby approve the foregoing Valuation List and certify that in determining the Gross and Rateable Values of the foregoing hereditaments the provisions of the Rating and Valuation Acts 1953 to 1991, have been duly complied with.

With effect this 1st day of December 2016



 On behalf of Treasury

Valuation List for the VILLAGE OF PORT ST MARY under the Rating and Valuation Acts, 1953 to 1991
3RD SUPPLEMENTAL LIST 2016

Page 1

Property Code	Town	Property Reference		Address	Description	Proprietor	Occupier	Remarks	Valuations Cancelled		Proposed New Valuation		Final Valuation	
		Area	Prop						GV	RV	GV	RV	GV	RV
175817	59	0070	0340	Mona Cottage, Bay View Road	House	Mr & Mrs Quayle	o/o	Rear extension	63	50	94	75	94	75
170647	59	0180	0170	2 High Street	House	Mr & Mrs Quirk	o/o	Alterations & renovation	0	0	130	104	86	69
171635	59	0220	0010	Hunters Fold, Lime Street	House & garage	Howe Properties Ltd	Mr Swindles	Warehouse converted to dwelling	0	0	215	172	215	172
171627	59	0260	0030	Loch House, Loch Road	House & garage	Howe Properties Ltd		Warehouse converted to dwelling	0	0	150	120	150	120
432871	59	0300	0030	3 Perwick Rise	House & garage	Mr Barnes & Miss Smith	o/o	Extension	295	236	305	244	305	244
Total									358	286	894	715	850	680

Item 6.6

From:

Sent: 22 November 2016 23:02

To: Port St Mary Commissioners

Subject: Fw: Bicycle Stand

Dear Alastair,

I know its been a few years but nothing has emerged with regards the bicycle stand.

Photo attached - this is the bicycle stand that was put in - it took 20 months from it being tabled (2008), agreed and installed ..then sadly it was removed in 2010/11?

There is talk of a bicycle trail coming to PSM and I said I will follow this email up. I never heard back from the then Clerk Mark Cowin - see email below.

Do contact me if you need to discuss.

Regards

Daxa

452791

Dear Mark,

Thank you for keeping me informed. Hope you are settling well into your job and all the best.

I will keep the school informed as you keep me informed.

Regards

Daxa

----- Original Message -----

From: Mark Cowin

Sent: Tuesday, April 30, 2013 10:43 AM

Subject: Bicycle Stand

Dear Mrs Patel

Thank you for your email regarding the above matter which was duly considered at a meeting of the Commissioners held on 17 April 2013.

I am directed to inform that discussions are on going with the Dol regarding the provision of a bicycle stand at no cost to the ratepayer and investigations are currently being made for an appropriate location for same.

Regarding the existing bicycle stand it is proposed to site this in front of the town hall.

Kind regards

Mark Cowin

Clerk



Item 7.1

Treasury has launched a consultation on the draft Beneficial Ownership Bill 2017 which seeks to give effect to the Island's obligation arising from an Exchange of Notes with the UK to introduce a central database of beneficial ownership of the widest possible range of corporate and legal entities incorporated in the Isle of Man by 30 June 2017.

This consultation exercise is concerned with the Beneficial Ownership Bill rather than broader developments in the beneficial ownership space.

Treasury would welcome your views on the draft Bill.

An accompanying online feedback form, allowing both general comments and comments specific to each clause, has been prepared and can be found on the [Government Consultation](#) website. The feedback form should be read in conjunction with the consultation document and draft Bill which can also be found online and attached to this email.

The closing date for the receipt of comments is **5pm on Monday 16 December 2016.**

jcfargher(1985)ltd
longest established lift engineers on the island

Unit 1
Isle of Man Business Park
Cooil Road
Douglas
Isle of Man
IM2 2QY
Tel: 01624 621776
Fax: 01624 620772
www.jcfargher.com
e-mail: mail@jcfargher.com

30th November 2016

Estimate

Site: Port St Mary Commissioners
Equipment: Platform lift

At the engineers' last call out it has been recommended that new cabling between all of the COMEPI switches is required as there is water ingress which has caused damage.

A temporary repair was made to the one area causing concern at the time of the callout this was to ensure that any inconvenience to your visitors was kept to a minimum.

Our estimate to supply and install new cabling and connections would be £550.85 plus VAT @ 20%. We have only been able to provide an estimate rather than a quotation as we will not know if there is any other water damage until the parts are stripped out.

If you would like us to proceed with the above work, please sign and return this sheet to jcfargher1985ltd or email your instruction to us on the above address.

Customer name Port St Mary Commissioners

Customer signature.....

Thank you for your continued custom

[jcfargher\(1985\)ltd](mailto:jcfargher(1985)ltd)

Regd company: J C Fargher (1985) Ltd. No. 28441 Isle of Man.
Directors I J Kaighin J A Kaighin

Item 9.2
Celebration of Christmas 2016
Donations to Participants

Decision Sought: To approve a donation of £50 to each of the following Celebration of Christmas participants:

- Ballafesson Brass Band
- Cabaret Party
- Scoill Phurt le Moirrey
- Ballabeg Hand Bell Ringers
- Mycheilley Choir
- Manx Bard
- Murray Cringle/Brian Rae

Item 9.3

Port St. Mary Commissioners

Town Hall, Port St. Mary, Isle of Man. IM9 5DA
Tel: (01624) 832101

www.portstmary.gov.im

Email: commissioners@portstmary.gov.im



Port Erin Commissioners,
12 Bridson Street,
Port Erin
IM9 6AN

15th September 2016

Dear Sirs,

The Board of Port St Mary Commissioners considered your letter of 26th August 2016 and have instructed me to reply as follows:

Subject to your stated participation of Rushen Commissioners in this process we are willing to field members to attend a meeting where it can be demonstrated in advance that there are significant advantages to be gained from further joint working.

We are not prepared to attend any meeting where the purpose is the formation of a single Local Authority in the south of the island. Our view is that any such discussion is, at best, premature.

The Board thank you for your enquiry.

Yours sincerely,

Alastair Hamilton
Clerk

Cc Rushen Commissioners

PORT ST MARY COMMISSIONERS
ORDINARY BOARD MEETING
14TH DECEMBER 2016
ITEMS FOR DISCUSSION IN PRIVATE SESSION

1. Minutes for adoption
2. Matters Arising from the Minute of 23rd November 2016
3. Health, Safety and Environmental Performance
4. Housing –
5. Policy and Resources
6. Finance
7. Staffing
8. Representative Confidential Reports
9. Private Correspondence
10. Any other business of an urgent nature (by permission of the Chairman)