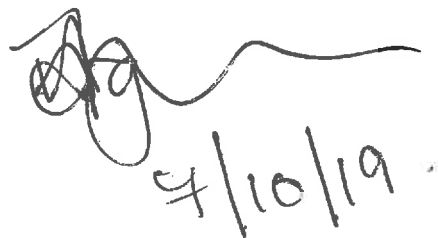


The following section was searched through the archive of the previous Clerks e-mail on 4/10/2019 and subsequently redacted on the 7/10/2019. Redaction has been limited to signatures and personal details/e-mail addresses.



Handwritten signature and date: 4/10/19.

Re: Manxonia Houose**Alastair Hamilton**

Thu 01/09/2016 10:58

To: Willoughby, Stephen <Stephen.Willoughby@gov.im> 1 attachments (558 KB)

LGU Lettter0916.pdf;

Signed and corrected copy attached.**Alastair Hamilton,**

Cleragh Ny Barrantee Phuri Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Willoughby, Stephen <Stephen.Willoughby@gov.im>**Sent:** 01 September 2016 10:52:41**To:** Alastair Hamilton**Subject:** RE: Manxonia Houose

Thanks Alistair

That was good, apart from the deliberate mistake that you must have put in to check that I was paying attention (haha!)

In the last paragraph you put "wed" instead of "we".

Other than that the letter is helpful thank you.

Kind Regards

Steve

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 01 September 2016 10:40**To:** Willoughby, Stephen**Subject:** Re: Manxonia Houose

Steve,

Draft letter attached... please feel free to suggest any amendments.

Yours aye,

Alastair Hamilton,

Cleragh Ny Barrantee Phuri Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Willoughby, Stephen <Stephen.Willoughby@gov.im>
Sent: 31 August 2016 15:10:03
To: Alastair Hamilton
Subject: Re: Manxonia Houose

Hi Alistair

We are still looking to progress this petition.

One further thing, however, I wish to discuss with you is the need to formally request from the Department approval under Section 26 of the Local Government Act 1963. The petition letter you provided did not explicitly refer to the Local Government Act 1985 Section 25 and 51 but these are the areas that I believe that you are applying to the Department for approval under.

May I request that any future request refers to under which legislation you are requesting approval? To sum up Section 25 is the approval of the purchase of land or property, Section 51 is the approval of the borrowing for the purchase.

Section 26 of the Local Government Act 1963 sets out that a local authority may with the approval of the Department provide various buildings etc. for improving the amenity of the district (1a) and also (1c) erect, provide or adapt any buildings, in its district for the purpose of providing offices or other premises or accommodation for – i) any Department, Statutory Board, local authority or joint board.

The Department really also therefore require a request from the Commissioners for approval from the Department for the elements of the application that come under Section 26 of the 1963 Act namely the shop, the office and the flat element of the proposal.

All of this adds up to a need for a request from your office to ours in which you refer to the legislation referred to above. It may seem a little strange but to maintain a proper paper trail in the time of possible freedom of information requests we require an official request for approval. If so, then we will be directed to what we need to consider in terms of approval and can progress this.

By the way have you had any comments directed to you following the advert and notice?

Kind Regards

Steve Willoughby
Executive Officer
Local Government Unit
Strategy, Policy and Performance Division
Department of Infrastructure
Sea Terminal Building
Douglas, IM1 2RF

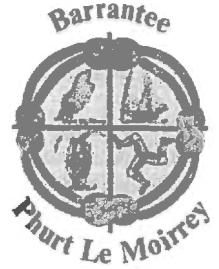
Tel 01624 686246

Stephen.Willoughby@gov.im

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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

Local Government Unit,
Department of Infrastructure,
The Sea Terminal,
Douglas

1st September 2016

For the Attention of Mr S Willoughby

Dear Steve,

PETITION SUPPORT LETTER- MANXONIA HOUSE, BAYVIEW ROAD PORT ST MARY

Please consider this letter in conjunction with the Petition and supporting letter of 12th July 2016.

The Commissioners formally request your approval to the following actions under the following legislation:

- To purchase Manxonia House and utilise it as an office for Port St Mary Commissioners, Marashen Crescent Housing Committee and the Southern Civic Amenity Site we seek approval under Section 26 1(c) of the Local Government Act 1963:
- To provide for rental a shop and a flat within the curtilage of Manxonia House we seek approval under Section 26 1(a) of the Local Government Act 1963:
- To purchase Manxonia House we seek approval under S25 of the Local Government Act 1985:
- To borrow £221 200 for the purchase and refurbishment of Manxonia House we seek approval under S51 (1)(a) of the Local Government Act 1985.

We have already provided a full business case in support of this petition and look forward to your outcome in due course.

Regards,

Yours sincerely,


Alastair Hamilton
Clerk

Public Notice

Alastair Hamilton

Mon 05/09/2016 14:23

To: Michelle Haywood <michelle@discoverdiving.im>

 1 attachments (39 KB)

Public Notice.docx;

Attached...

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),


Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

E-mail attachment of Steven Morley Structural Report dated 25 July 2016 has not been printed as was previously released under this FOI request.



4/10/19.

Re: Manxonia

Andrew Phair <aphair.iom@gmail.com>

Mon 05/09/2016 16:33

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>

Thanks Alastair. Will do.

On 5 Sep 2016 2:45 p.m., "Alastair Hamilton" <a.hamilton@portstmary.gov.im> wrote:

Andy,

That will probably be the same concerned ratepayer as has contacted various board members simultaneously! Reports attached. Please treat them as confidential.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Andrew Phair <aphair.iom@gmail.com>

Sent: 05 September 2016 14:12:17

To: Alastair Hamilton

Subject: Manxonia

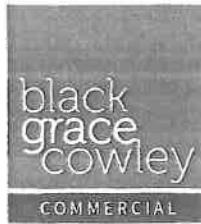
Hello Alastair,

Just had a call from a concerned ratepayer regarding the purchase of Manxonia.

Would you be able to forward me a copy of the valuation / surveyors report? I think you said that one was required as part of the submission to DoI ?

Regards

Andrew Phair.



File

22 March 2016

MG/mw/22-1

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

Dear Mr Hamilton

Manxonia House, Port St Mary, Isle of Man

Instructions

We refer to your recent instructions to provide our opinion of the current Market Value of the above freehold property in connection with a possible acquisition. We have inspected the property, made relevant enquiries and now have pleasure in reporting to you.

We confirm that Black Grace Cowley Limited does not have a conflict of interest in connection with this instruction; the valuation date is the date of this report and the valuation has been made in accordance with the RICS Valuation – Professional Standards, (January 2014), (The Red Book).

The property was inspected on 16 March 2016 by M N Grace, BSc (Hons) MRICS, Director, who is an RICS Registered Valuer and who has prepared the report and valuation and is qualified and suitably experienced for the purpose of this instruction. Black Grace Cowley Limited are an RICS Regulated Firm.

A copy of our Engagement Letter which includes of Terms of Engagement is attached.

Basis of Valuation

The basis upon which we usually prepare our valuations and reports is set out in the Terms of Engagement attached. Unless and except where here specifically stated otherwise, the report has been prepared in accordance with these Terms of Engagement.



We have prepared our valuation on the basis of Market Value (MV) which is defined in the RICS Valuation – Professional Standards, (January 2014), published by Royal Institution of Chartered Surveyors, as:

‘The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion’.

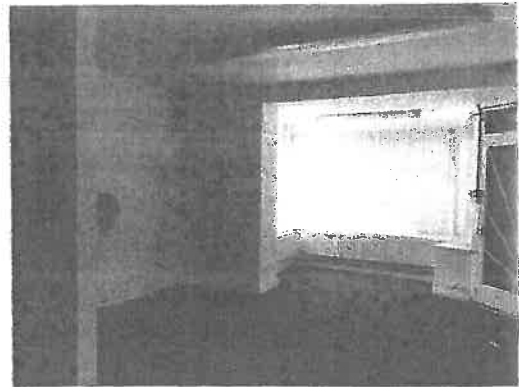
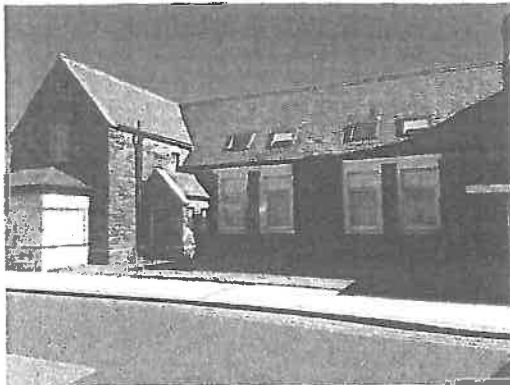
With regard to tenure, tenancies, planning and statutory consents etc, we have relied upon information that you have supplied to us and have assumed that this information is correct.

We have not inspected Title Deeds and for the purposes of this valuation report we have assumed that the property possesses a good marketable title free from any onerous burdens, restrictions, covenants or rights of way and that it is not affected by any Government or Local Authority proposals. We have not made any formal planning enquiries and have assumed that all necessary planning and regulatory consents have been obtained for the current uses.

We have not carried out a building survey nor have we inspected those parts of the property which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. We cannot express an opinion about nor advise upon the condition of uninspected parts and this report should not be taken as making any implied representation or statement about such parts.

No allowance has been made for any costs of sale or liabilities for taxation, including vat, which may arise on disposal of the property.

Description & Location of the Property



The property comprises a corner commercial building at the junction of Bay View Road and The Promenade, comprising a retail shop and offices on the ground floor, and a residential apartment and further office suite at first floor level. There are four car parking spaces to the rear, off the Promenade.



The property is substantially stone built under pitched slated roofs with two main entrances to the front elevation, and access to the car park at the rear. The main internal accommodation can be summarised as follows;

Ground Floor

Retail unit (approx 410 sq ft)
Office suite (approx 552 sq ft)
Communal kitchen, toilets and hall

First floor

Office suite (approx 618 sq ft)
1 bedroom apartment (accessed via separate staircase)

Outside

Four onsite car parking spaces to the rear
Hard surfaced front garden area with raised flower beds.

Services

The property is served by gas fired central heating via three separate systems. There are a number of double glazed Velux windows at first floor level. Mains electricity and drainage.

Although we did not carry out any form of survey report, we did note during the course of the inspection;

- Numerous areas of water ingress and damp penetration, with resultant damage to internal finishes, plasterwork and decoration both at ground and first floor levels.
- Much of the external timberwork is in need of repair/replacement.
- Seals have gone on a number of the Velux windows.
- Some of the rainwater goods are still of cast-iron construction, and replacement should be considered.
- There are a number of chipped and broken slates which require attention.
- Rainwater goods should be cleared of all debris and vegetation.
- The external mortar joints to the stonework require attention by a stone mason.

This is not an exhaustive list of defects, but a summary of visible problems identified during our inspection.

We also understand you have had a quote for the treatment of rising damp, wood boring insects, and introduction of air vents, in the sum of £8,192.00.



Overall, the property has suffered significantly over recent years due to being vacant, and a lack of active maintenance and repairs. This has resulted in significant water ingress and damp penetration throughout the property, which will require urgent and extensive works to eradicate. Some of the attached photographs indicate the level of damage to the internal finishes.

Market Commentary

The Isle of Man, Jersey and Guernsey comprise the three principal locations for the offshore finance industry in the British Isles and the Island has established an international reputation as an offshore financial centre, currently attaining a Moodys credit rating of Aa1 (stable).

Over the last 35 years there has been a continuing demand for offices to service the expansion of the finance sector, although this demand has slowed in recent years. The market for other types of property on the Island is largely dependant on the continued health of the offshore finance industry.

The Island's economy has enjoyed 30 years of unbroken growth with reported growth of 3% in 2014 and Government forecast growth of 3% - 4% each year in real terms to 2020. The latest Government accounts for 2012/13 indicate the continued dominance of the finance sector as a contributor to national income with strong growth in E-Gaming (up 49.9%) and ICT (up 28.7%). However, construction and catering continue to struggle. Total GDP is £4.1 bn (2010/11). Per capita income is double that of the UK at £47,536 (2012/13).

In the property sector there was a sustained demand post 2000 for residential and commercial property with the result that rental and capital values increased year on year. More recently UK & Island property values have largely declined as the prospects for future economic growth were severely affected by the economic downturn from 2008. World economies have been affected by the worldwide banking and economic crises which continue to dominate the financial markets.

The Island has been directly affected by the crises in financial markets with the collapse of the Kaupthing Singer & Friedlander, the drop in vat income and the consequent reduction in government spending. Subsequently, the Island's government has reduced gross spending and achieved its 4 year aim of a rebalanced revenue budget. The 2015-16 budget contained measures to increase the tax cap for high networth individuals to £125,000 and to increase the income tax rate paid by companies on income from local land and property. This latter provision may have a detrimental effect on investment sentiment within the property sector.

As a consequence, any decline in the Island's status as an offshore centre and in the local finance sector would be likely to result in a decline in the level of demand for all types of property on the Island and, therefore, property values.



In the light of changing economic, taxation and political factors, future trends and property values are extremely difficult to predict with any degree of accuracy although it is possible that the economic picture and future prospects for the Island will become clearer as the Government takes further action to maintain a balanced economy and grow the economy. However, in the current economic and financial climate it is possible that the future demand for property and property values could be subject to fluctuation and change. Our own view is that demand will remain at a fair level in the medium term following which we anticipate a gradual increase in demand as the Island's economy improves in line with world economies.

Valuation

In arriving at our valuation we have considered the current demand for this type of property in the area of Port St Mary, current property values, and have also taken account of the accommodation and specification of the property.

Accordingly, we estimate the current Market Value of Manxonia House, Port St Mary, Isle of Man, assuming vacant possession, to be in the region of £200,000, (two hundred thousand pounds).

Limitation of Liability/Publication

This valuation report is provided for the stated purpose and for your sole use and that of your professional advisors and no responsibility is accepted to any third party for the whole or any part of its contents.

Neither the whole nor any part of this valuation report nor any reference hereto may be included in any published document, circular or statement or published in any way without the Valuer's written approval of the form and context in which it may appear.

We thank you for instructions and if you require any further assistance please do not hesitate to contact us.

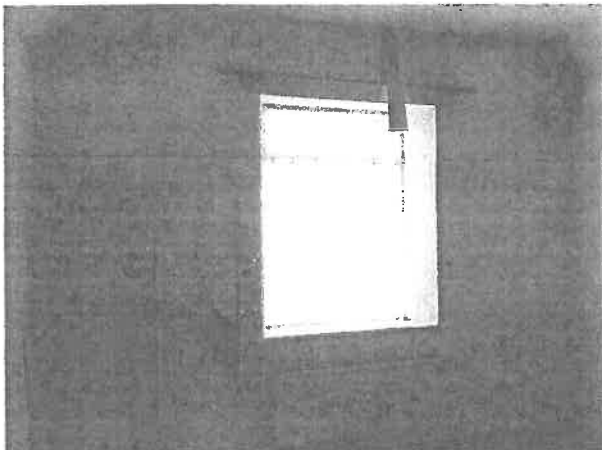
Yours faithfully

A large black rectangular redaction box covering the signature of the valuer.

M N Grace, BSc (Hons) MRICS
BLACK GRACE COWLEY



Manxonia House, Port St Mary, Isle of Man



Re: Manxonia House**Gawne, Phil (MHK) <Phil.Gawne@gov.im>**

Thu 08/09/2016 12:54

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>**Cc: Skelly, Laurence (MHK) <Laurence.Skelly@gov.im>; Watterson, Juan (MHK) <Juan.Watterson@gov.im>**

Thanks Alastair

I've given the Department a nudge to try and get a swift and positive resolution.

Phil

Sent from my iPad

On 8 Sep 2016, at 10:31, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

Gentlemen,

Can I update you on our progress with the above petition to purchase the above property and, hopefully engage your support in drawing this to a successful conclusion.

We have now supported our business case by providing the Department of Infrastructure with a structural condition survey and input from a quantity surveyors. The deadline for our public advertisement of the petition has expired and one objection was received. It, together with our response, are attached as is the original business case.

This project is not only sound financially but will both improve the public service that we are able to provide and regenerate the shopping area of Port St Mary considerably. Any support you feel able to give would be greatly appreciated.

Kind regards,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

<Business Casev2.docx.awsec>

<Objection letterv2.pdf.awsec>

<Sbizhub_C3616090611260.pdf.awsec>

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RAAUE: S'preevaadjagh yn ghaghteraght post-l shoh chammah's coadany'n erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-l shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyynn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruid leayr veih Reireyder y Rheyynn ny Boayrd Slattyssagh t'eh bentyn rish.

manxonia House**Alastair Hamilton**

Tue 13/09/2016 09:13

To: Bernie McCabe (mrsbmccabe@gmail.com) <mrsbmccabe@gmail.com>; Rich Ashcroft (richashcroft@gmail.com) <richashcroft@gmail.com>; Alec Merchant (alec.merchant@manx.net) <alec.merchant@manx.net>; Alan Grace (AlanGrace4psm@manx.net) <AlanGrace4psm@manx.net>; Christopher Kinley <christopher.kinley.psmc@outlook.com>; Ian Skelly <i.skelly@portstmary.gov.im>; rob.hirst60@gmail.com <rob.hirst60@gmail.com>; Michelle Haywood <michelle@discoverdiving.im>; Andrew Phair <aphair.iom@gmail.com>

Good morning all,

The Chair has asked that Board members who can make it attend an opportunity to inspect Manxonia House at 19 00 on Wednesday evening.

Regards,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

RE: Manxonia House**Bevan, Rachel** <Rachel.Bevan@gov.im>

Tue 13/09/2016 09:49

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>**Cc:** Willoughby, Stephen <Stephen.Willoughby@gov.im>; Curphey, Emily <Emily.Curphey@gov.im>

Good morning Alastair,

The respondent has been afforded the opportunity to view the Authority's response to his objection, with the deadline for any further comments being today. Department consideration will be given following this, which will involve a memo being put forward for signature by senior officers in the Department in addition to the Political Member.

Kind regards
Rachel

Rachel Bevan

Administrative Officer

Local Government Unit

Strategy, Policy and Performance Division

Department of Infrastructure

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 13 September 2016 09:29**To:** Bevan, Rachel**Subject:** Re: Manxonia House

Good morning Rachel,

I have a Board meeting tomorrow night and my Board will be seeking a timescale for resolution of this petition. Is there any information on this that you provide to me.

Thank you.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Alastair Hamilton**Sent:** 08 September 2016 10:38:32**To:** Bevan, Rachel**Subject:** Re: Manxonia House

Rachel,

Apologies- dunno what went wrong there. Rescanned copy attached.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Bevan, Rachel <Rachel.Bevan@gov.im>

Sent: 08 September 2016 10:32:31

To: Alastair Hamilton

Subject: RE: Manxonia House

Alastair,

Many thanks. Could you please send on the second page of the letter – it doesn't seem to have come through on the attachment.

Kind regards

Rachel

From: Alastair Hamilton [<mailto:a.hamilton@portstmary.gov.im>]

Sent: 08 September 2016 09:39

To: Bevan, Rachel

Cc: Curphey, Emily; Willoughby, Stephen

Subject: Re: Manxonia House

Rachel,

Please find attached a slightly amended letter which fully addresses the points that you raise.

Regards,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Bevan, Rachel <Rachel.Bevan@gov.im>

Sent: 07 September 2016 16:50:01

To: Alastair Hamilton

Cc: Curphey, Emily; Willoughby, Stephen

Subject: RE: Manxonia House

Alastair,

With regard to point 1, you mention that having assumed responsibility for the administration of two other local authority organisations this has increased pressure on the Commissioners already cramped offices. In order to fully answer the writer's query about extra staff, could you please clarify the numbers of staff who are intended to be relocated to Manxonia House and also advise how many additional staff members have been employed as a result of the extra responsibilities assumed?

It is noted that the answer to this has partially been addressed within the Commissioners Business Case where reference is made to the creation of one additional full-time equivalent job, in addition to the need for additional storage. However, for the purposes of clarity it would be appreciated if

you could please set out a full response to this particular point.

It is intended that your response be issued to the writer to afford them the opportunity to view the response given. Once your additional comments regarding the above have been received, could you please advise whether you would be happy for this and your letter to be circulated to the writer in its current form. Please bear in mind that where having made references to the Business Case, the applicant may request to see sight of this.

Kind regards

Rachel

Rachel Bevan

Administrative Officer
Local Government Unit
Strategy, Policy and Performance Division
Department of Infrastructure

From: Alastair Hamilton [<mailto:a.hamilton@portstmary.gov.im>]
Sent: 07 September 2016 13:44
To: Bevan, Rachel
Cc: Willoughby, Stephen; Curphey, Emily
Subject: Re: Manxonia House

Rachel,

Please find attached our response to your written objection.

Yours aye,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),
Clerk to the Board of Marashen Crescent Housing Committee
Clerk to the Board of the Southern Recycling Centre
Tel : 01624 832101
Mob: 07624 230202

From: Bevan, Rachel <Rachel.Bevan@gov.im>
Sent: 06 September 2016 11:59:46
To: Alastair Hamilton
Cc: Willoughby, Stephen; Curphey, Emily
Subject: Manxonia House

Good morning Alistair,

The attached objection has been received in respect of Port St Mary's proposal to purchase Manxonia House.

Could you please provide your comments on the points raised?

Kind regards

Rachel

Rachel Bevan
Administrative Officer
Local Government Unit
Strategy, Policy and Performance Division
Department of Infrastructure
Sea Terminal
Douglas, IM1 2RF



Tel: 01624 685900

E-mail: Rachel.Bevan@gov.im

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RAAUE: S'preevaadjagh yn chaghteraght post-I shoh chammah's coadanyn erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-I shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-I er son Rheyenn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scrut leayr veih Reireyder y Rheyenn ny Boayrd Slattyssagh t'eh bentyn rish.



Rachel Bevan, Administrative Officer,
Local Government Unit,
Department of Infrastructure,
The Sea Terminal Building,
Douglas

7th September 2016

Dear Rachel,

Thank you for your email of yesterday and for providing us with the opportunity to respond to the objection raised. We welcome the engagement of our ratepayers in this process.

Let me respond to the points raised in the order in which the writer raises them:

1. *"The Commissioners have occupied their present office for many years. During that time their responsibilities have steadily reduced...."*

This statement is not factually accurate. Our workload has increased recently due in part to the initiative stemming from your Department to localise the delivery of as many services as possible. We have absorbed this workload and are ready and willing to take on more responsibilities as the Department sees fit. The major generator of additional workload, however, has been our significant contribution to the region. In the last three years we have assumed responsibility for the administration of two other local authority organisations. This has improved their financial efficiency, but has put pressure on our already cramped offices. This petition is, in part, to resolve this issue.

- 1.a *"A solution might be to erect a small office unit at the rear for the Town hall perhaps with public toilets annexed."*

In 2015 our Board considered a preliminary design along these lines as a potential solution. We dismissed it due to a mixture of technical issues and planning considerations.

2. *"It is not clear whether the flat is to be let on the open market."*

As you are aware from our business case and your own enquiries it is planned to let the flat on the open market.

3. *"A shop unit may prove difficult to let in the present economic climate."*

As this remark assumes a future economic situation any response is, by definition, speculative. Let me share the evidence of our recent performance as an economy. Thirty months ago Port St Mary had three vacant shops in its shopping area of Bayview Road. Today it has none. The reasons for that are not easy to pinpoint but certainly the investment by your Department in new paving, the investment by the Commissioners in new street furniture and planters and the focus of our Board in economic enhancement have contributed. While the writer may well be correct and

that an available shop will incur a void period, we believe it unlikely as it will be the only shop available in the village. We have taken advice on this matter from Mr Mark Grace of Black Grace Cowley who concurs that, providing we seek realistic lease terms, the property should let.

4. *"...renovation and conversion works needed ...will be considerably in excess of the purchase price...."*

We are in possession of, and have shared with you, both a structural condition survey completed by Stephen Morley RICS and a report on costings received from Bell Burton Quantity Surveyors. They do not support the statement made by the writer.


5. *"The Commissioners already have borrowings of £5.8m as per the accounts for the year to 31st March 2015 and annual interest charges of £181 000."*

We do not dispute these figures but point out that they have no impact on the rate charges in our village. 100% of this borrowing is related to the cost of provision and maintenance of social housing which, as you are aware, is met from rental income and, failing that from Housing Deficiency Payments.

The Commissioners are proud to have operated this long without the need for rate borne borrowing, but when a capital investment of this scale is considered understand the need to ameliorate its impact over a number of financial years.

I trust this answers the points you raise, but am happy to expand on any point you wish further clarified.

Yours sincerely,

A large black rectangular redaction box covering the signature of Alastair Hamilton.

Alastair Hamilton
Clerk

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

Rachel Bevan, Administrative Officer,
Local Government Unit,
Department of Infrastructure,
The Sea Terminal Building,
Douglas

7th September 2016

Dear Rachel,

Thank you for your email of yesterday and for providing us with the opportunity to respond to the objection raised. We welcome the engagement of our ratepayers in this process.

Let me respond to the points raised in the order in which the writer raises them:

1. *"The Commissioners have occupied their present office for many years. During that time their responsibilities have steadily reduced...."*

This statement is not factually accurate. Our workload has increased recently due in part to the initiative stemming from your Department to localise the delivery of as many services as possible. We have absorbed this workload and are ready and willing to take on more responsibilities as the Department sees fit. The major generator of additional workload, however, has been our significant contribution to the region. In the last three years we have assumed responsibility for the administration of two other local authority organisations. This has improved their financial efficiency, but has put pressure on our already cramped offices. This petition is, in part, to resolve this issue.

- 1.a *"A solution might be to erect a small office unit at the rear for the Town hall perhaps with public toilets annexed."*

In 2015 our Board considered a preliminary design along these lines as a potential solution. We dismissed it due to a mixture of technical issues and planning considerations.

2. *"It is not clear whether the flat is to be let on the open market."*

As you are aware from our business case and your own enquiries it is planned to let the flat on the open market.

3. *"A shop unit may prove difficult to let in the present economic climate."*

As this remark assumes a future economic situation any response is, by definition, speculative. Let me share the evidence of our recent performance as an economy. Thirty months ago Port St Mary had three vacant shops in its shopping area of Bayview Road. Today it has none. The reasons for that are not easy to pinpoint but certainly the investment by your Department in new paving, the investment by the Commissioners in new street furniture and planters and the focus of our Board in economic enhancement have contributed. While the writer may well be correct and

that an available shop will incur a void period, we believe it unlikely as it will be the only shop available in the village. We have taken advice on this matter from Mr Mark Grace of Black Grace Cowley who concurs that, providing we seek realistic lease terms, the property should let.

4. *"...renovation and conversion works needed ...will be considerably in excess of the purchase price...."*

We are in possession of, and have shared with you, both a structural condition survey completed by Stephen Morley RICS and a report on costings received from Bell Burton Quantity Surveyors. They do not support the statement made by the writer.

5. *"The Commissioners already have borrowings of £5.8m as per the accounts for the year to 31st March 2015 and annual interest charges of £181 000."*

We do not dispute these figures but point out that they have no impact on the rate charges in our village. 100% of this borrowing is related to the cost of provision and maintenance of social housing which, as you are aware, is met from rental income and, failing that from Housing Deficiency Payments.

The Commissioners are proud to have operated this long without the need for rate borne borrowing, but when a capital investment of this scale is considered understand the need to ameliorate its impact over a number of financial years.

I trust this answers the points you raise, but am happy to expand on any point you wish further clarified.

Yours sincerely,

Alastair Hamilton
Clerk

Dear Sirs,

Petition of Port St Mary Commissioners re proposed purchase of Manxoria House

I am a long standing Port St Mary ratepayer and write to object to the petition for approval to the proposed purchase of Manxoria House.

Virtually no information regarding this matter is in the public domain. I have now been told by two Commissioners that the property is to be used for additional office accommodation for the staff, and for conversion into two flats and a shop for letting out.

No costings have been given and no details of the expected return on the investment, or of any benefit to the ratepayers.

The reasons for my objection are as follows:-

1. The Commissioners have occupied their present offices for many years. During that time their responsibilities have steadily reduced. To give but one example, the rates are now collected by central government instead of by the office staff.

If there really is a need for extra staff and extra office accommodation for them, this could be provided on the same site and not at a separate location, which will in itself lead to inefficiencies.

A solution might be to erect a small office unit at the rear of the Town Hall, perhaps with new public toilets annexed.

2. It is not clear whether the flat (or flats) are to be let out on the open market or let to Commissioners' tenants from the housing list. If the latter, it may be better to provide purpose built units in any future housing scheme, as a more efficient use of ratepayers' funds.
3. A shop unit may prove to be difficult to let in the present economic climate. The fish shop opposite Manxonic Home has been vacant for several years before being let to the present tenant.
4. Generally, taking into account the considerable renovation and conversion works needed, it would appear that the cost to the ratepayer will be considerably in excess of the purchase price, and possibly as much as the purchase price itself.

The Commissioners already have borrowings of £5.8 million, as at the account for the year to 31.3.15, and annual interest charges of £181,000.

I would question therefore whether the proposal will be in the best interests of the ratepayer.

Permission was granted to release the correspondents name but not e-mail address or postal address.

A handwritten signature consisting of a series of loops and a long horizontal stroke extending to the right.

7/10/19

Re: Manxonia Comment

Anna Kelly [REDACTED]

Tue 13/09/2016 09:39

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>

Hello Alastair

Many thanks for letting me know it arrived safely. You never know with transferring documents from a Mac to Word etc!

Regards

Anna

On 13 Sep 2016, at 09:10, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

Good morning Anna,

Thank you for your letter. I write to acknowledge receipt of it. I shall copy it to Bernadette in order that she can decide how best to accommodate it.

Regards,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel: 01624 832101

Mob: 07624 230202

From: Port St Mary Commissioners**Sent:** 13 September 2016 08:46:53**To:** Alastair Hamilton**Subject:** Fw: Manxonia Comment

FYI

From: Anna Kelly [REDACTED]**Sent:** 12 September 2016 20:04**To:** Port St Mary Commissioners**Subject:** Manxonia CommentI would be grateful if you could distribute this letter to The Board prior to your meeting on Wednesday.
Many thanks

Ratepayer at:-



8th September 2016

Mrs Bernadette Williams
Chairman of The Board
Port St Mary Commissioners
Town Hall
PORT ST MARY

Dear Mrs Williams

Manxonia, Bay View Road, Port St Mary

I would like to thank you and The Clerk, Mr Hamilton, for showing me around the Manxonia building on Monday after I expressed my reservations at its proposed purchase on the grounds of its commercial viability and usefulness. I was hoping to be reassured that it was a sound proposal but regret my concerns were not allayed by the viewing. I understand from Mr Hamilton that no other Board members have inspected the property or requested access and would entreat them to do so in order they can see the amount of work that would be required to turn this building into any sort of workable and useable asset.

Mr Hamilton confirmed the primary reason for the proposed acquisition would be to provide office space for the Commissioners' staff and for additional storage. I am aware that there is a wish to expand the usage of the Town Hall for events which would require an upgrade and extension of facilities. I understand the offer that has already been made to purchase the building is £190,000, subject to contract, and an estimate of essential works is £110,000 bringing an initial total of £300,000 (three hundred thousand pounds). I am afraid I cannot see the proposal as commercially viable and question the proposed purchase price, the estimated cost of works and the overall suitability of the purchase.

Over recent years we have generally seen a decline in demand for property on the Island, particularly for old non purpose built commercial stock due to market difficulties experienced here since the economic downturn of the late 2000's when prospective purchasers became more cautious and banks started enforcing very strict lending criteria making funding difficult to obtain. Demand for property has at best remained static and at worst in some sectors declined considerably on the Island thus having an effect on values.

A valuation was carried out on the Manxonia building some months ago prior to the European Referendum and subsequent vote for Brexit which has had a destabilising effect on markets and also before the real consequences of the changes in Manx commercial property tax rates had been seen. Both these events have resulted in a further damping down in demand for property and therefore a further deleterious effect on values.. All this, as well as our own forthcoming General Election, and very genuine concerns about the direction of the Manx economy, compound with the pre-existing difficulties to make for a rather lack lustre property market.

As Mr Hamilton said himself, the valuation was carried out with very little comparable market evidence. It would have been preferable to see at least some evidence of market demand for the building before making any offer. The building was on the market for several years with little interest and perhaps now that the ownership and estate issues appear to have been resolved, which I assume they have as the matter has been progressed by The Clerk. Could it be wise to suggest it be placed back on the open market in the hope or

expectation that interest might be shown and to test the market. The keys have been held by The Commissioners for over six months, I believe, and therefore completely unavailable to the market for quite some time.

The figure provided by Bell Burton of £110,000 will be for basic works to make the building stable and water tight and will not take into account full refurbishment, acting from working drawings. Plans would have to be drawn up and builders costings obtained before any true costs are estimated. In my opinion, and from recent experience, these costs would be considerably more than the £110,000 unless only a very basic 'flash up' job is done now which would then necessitate on going works and renewals for years to come. It is known already that the roof would have to be taken off and replaced. The walls will have to be stripped back to the stone and the rising, penetrating and falling damp dealt with.... not an easy task with any real and permanent solution. The maintenance costs on such an old, unmanageable and poorly laid out building will, I'm certain, be on-going.

Manxonia undoubtedly contains a great deal of space and initially, therefore, looks like a good purchase, but a good deal of that space is unusable and unsuitable. There are additional factors to consider such as the DDA which will come into effect later this year and which will necessitate all new projects to allow access for the disabled. If the first floor offices were to be used they would require a lift/stair lifts or even the staircase to be removed, repositioned and rebuilt. A local authority employer could not be seen to discriminate against possible future employees which would therefore make the first floor unsuitable without huge expenditure or for it just to be redundant. It should also be noted that there is no parking associated with the building which has a significant effect on its desirability and any possible future saleability.

The fact that The Commissioners' offices would be split between two sites would also mean two separate sets of costs and the running costs of an old, non purpose built facility are higher than average. This fact has been clearly demonstrated by the Town Hall itself. Is it then a good idea to take on another old building with all its incumbent problems and on going maintenance issues, many of which are unknown?

Mr Hamilton told me that he would be project managing the works. Unfortunately, a project such as this requires a good deal of management time and detailed structural knowledge so it would mean a big time commitment. A Planning Supervisor would also be needed to oversee matters of Health & Safety - a legal requirement on any project involving more than 500 man hours or 30 days work on site. I am also told that Commissioners' staff joiners would be used to work on the project which then raises the question of their alternative employment - would they be taken away from other necessary work or are they under employed?

The flat requires refurbishment but also raises issues of access, it being accessible from the shop, from memory. How will the units be split/independently accessed? The income achievable on the flat was estimated by The Clerk at £500 per month: - it is a unit suitable only for the agile and I fear ongoing structural issues and management problems here too and the financial return could not justify the investment.

The Clerk expressed the view during our meeting that he wanted to rationalise property held in Port St Mary, wishing to dispose of certain properties which were surplus to requirements. I would then query the rationale of buying a building such as this and suggest that a detailed assessment and plan be made for the existing portfolio before embarking on another major scheme. Indeed, if additional office accommodation is needed, would it be possible to consider one of the existing, owned sites for a purpose built, low maintenance, well insulated, comfortable, easily managed and accessible unit. Modern construction methods would certainly be readily competitive with the Manxonia proposal price wise.

Even if the purchase price were reduced and the redevelopment costs were somehow contained I still cannot persuade myself that this is a wise purchase with all its incumbent problems and shortcomings as being suitable office accommodation in a modern World. I also wonder if this is the right time to enter into such a large financial commitment when 'austerity' is being encouraged and government and local authority expenditure is such a political 'hot potato'.

I appreciate that the Manxonia building is looking run down and is not a good signpost when entering the village but perhaps a less extreme solution other than purchase could be found to make improvements.

Perhaps a request to the owners that improvement works be undertaken? Hopefully, if the property were put back on the market it might sell and be upgraded by someone with the resources to undertake the work.

I must insist that I have no wish to be vexatious or have any agenda in this matter other than a genuine and heartfelt concern about the Village and the best possible use of money and available resources. However, as a PSM ratepayer and also a Chartered Surveyor with 30 years experience in the Manx property market I do not believe this to be a prudent purchase.

I would urge you to reconsider the proposed purchase of the Manxonia Building with a view to withdrawing the offer and not proceeding further. It is not economic and will be a never ending project of works. All the necessary exploratory work has been undertaken at cost, I know, but it is surely better to withdraw now than have an albatross round our necks at the expense of the Port St Mary rate payer for a very long time to come.

Kind regards

Yours sincerely

Anna Kelly
BSc MRICS

cc - The Members of the Board of Port St Mary Commissioners

(I would request that this letter be considered in public)

RE: Manxonia House

Peter [REDACTED] <[REDACTED]>

Fri 23/09/2016 10:18

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>

Dear Alistair

For my understanding, who now takes over from Phil Gawne?

Regards

Peter

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 22 September 2016 14:00**To:** Peter [REDACTED]**Subject:** Fw: Manxonia House

Peter,

I am not avoiding you, but cannot proceed until I have government approval.

Please see the email exchange below with the relevant Minister...

It may seem like inaction from your side, but I am pedalling hard here.

Kind regards,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Gawne, Phil (MHK) <Phil.Gawne@gov.im>**Sent:** 19 September 2016 20:13**To:** Alastair Hamilton**Subject:** Re: Manxonia House

Already prodded. They need to explain your reasons to the objector and then hopefully it'll be good to go. Hopefully sorted before I move on.

Phil

Sent from my iPad

On 19 Sep 2016, at 16:11, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

Hi Phil,

When you are clearing your desk I would greatly appreciate you giving our petition for Manxonia House a prod.

Thank you for all your support over the last couple of years and best of luck in the election.

Kind regards,

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

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RAAUE: S'preevaadjagh yn çhaghteraght post-l shoh chammah's coadany'n erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-l shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyenn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruit leayr veih Reireyder y Rheyenn ny Boayrd Slattyssagh t'eh bentyn rish.

Re: Fw: Reports

Andrew Phair <aphair.iom@gmail.com>

Tue 27/09/2016 09:54

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>

Thanks Alastair, so are Manxonia and Barna Beg parking the only future capital projects that we have under consideration or planned at the moment ?

Also, is capital expenditure recorded as such to an asset code in Sage when payments are made ?

Andrew Phair

On 14 September 2016 at 18:15, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

Andy,

No budgets exist for planned or capital expenditure. The estimated cost and monitoring of spending is captured via the capital expenditure regulations. Outcomes will be reported to the Board as they arise or at the end of the project as appropriate.

Alastair Hamilton,

Cleragh Ny Barrantee Phurt Le Moirrey (Clerk to the Board of Port St Mary Commissioners),

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : [01624 832101](tel:01624832101)Mob: [07624 230202](tel:07624230202)

From: Hayley Phillips**Sent:** 23 August 2016 16:50**To:** Alastair Hamilton; psmcbmccabe@outlook.com**Subject:** Fw: Reports

Hi Alastair

I have had the below request from a Board member, as well as a verbal request for a Budget. Are you happy for me to communicate directly with Board members regarding these matters or should requests go directly to yourself as the Clerk?

Regards

Hayley Phillips