

Left room**Floor**

Of timber construction laid with a fully fitted carpet, there is no undue deflection evident to the floor.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations**Floor/Joinery timbers**

No treatment.

Note:

Moisture metre readings to the walls were within the normal range.

Roof

Insulated at ceiling joist level with an insulation quilt.

Rafter level is under drawn with plaster board.

Inspection of the accessible roof timbers revealed no apparent signs of attack by wood boring insects or wood-rotting fungi.

Recommendations

No treatment.

Retail area**Front room****Floor**

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the solid walls but instrument readings suggest that rising damp does exist.

Recommendations**Floor/Joinery timbers**

No treatment.

Walls

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Note:

Damp staining, higher than normal moisture meter readings and plaster deterioration are evident to the front section of the right wall, the ceiling adjacent to the left wall and the rear section of the left wall extending onto the front and rear walls, this is due to defects to the roof fabric/flashings and we recommend that you arrange for a roofing contractor to inspect/repair as necessary.

When repairs have been carried out we recommend that you arrange for a commercial dehumidifier to be installed to dry the walls prior to redecoration.

**Rear room left
(Bathroom)**

Floor

The floor is of a solid construction, laid with ceramic tiles therefore; it is not included in our survey.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

No inspection of the external walls was possible owing to the tiles but it is highly likely that they are affected by rising damp due to the surrounding walls.

Recommendations

Floor/Joinery timbers

No treatment.

Walls

We will carry out the following treatment.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Note:

Treatment will be carried out by double drilling externally.

**Rear room right
(Bathroom)**

Floor

The floor is of a solid construction, laid with ceramic tiles therefore; it is not included in our survey.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visible evidence to indicate a problem of rising damp in the walls; this was confirmed by instrumental readings.

Recommendations

Floor/Joinery timbers/Walls

No treatment.

Note:

All walls are tiled to full height, moisture meter readings between the tiles were within the normal range.

Hall**Floor**

The floor is of a solid construction, laid with a fully fitted carpet therefore; it is not included in our survey.

Joinery timbers

There are no apparent signs of attack by wood boring insects or wood-rotting fungi.

Walls

There is no visual evidence to indicate a problem of rising damp in the rear wall but instrument readings suggest that rising damp does exist.

Recommendations**Floor/Joinery timbers**

No treatment.

Walls

We will carry out the following treatment.

Remove skirting boards and isolate the wall plaster.

Install the Sovereign Aquaject Low Odour damp proofing system in the walls detailed above, incorporating vertical isolations.

Re-fix skirting boards treating the hidden edges with aluminium primer prior to re-fixing (see Ancillary Items at the end of the report).

Re-plastering does not appear to be necessary at this time. However, you should be aware that the need for re-plastering may become apparent as the walls dry out.

Note:

Higher than normal moisture meter readings and damp staining were evident to the rear wall, this is due to defects to the external render as detailed in the building defects section.

NOTES

As detailed in the report, inspections of various floors were not possible or restricted owing to floorings and furniture. There are no obvious signs of problems to floors inspected. In the event that floorings are lifted in the future we would be pleased to carry out sub floor inspections. In the event that any works are necessary, a supplementary report and quotation will be submitted.

Treatments

For our specialist work the 30 year Guarantee will be provided when the work has been completed and the account paid in full.

Hidden Timbers

In a building of this type there may be many concealed and inaccessible built-in timbers. We are unable to comment on the condition of any such timbers and we have not allowed for any form of treatment to them in our quotation.

Ancillary Items

No allowance has been made in our quotation for the removal and replacement of floor coverings, furnishings and furniture.

Where skirting boards are removed for damp proof course work, allowance is made for re-fixing them unless otherwise stated in the report. Should the skirting boards be damaged during removal or affected by rot on the hidden edges, an extra charge will be added to the final account for new skirting boards used.

Extent of Survey

The areas reported on are those inspected in accordance with your instructions. If there are any omissions or you believe that we have misinterpreted your survey instruction, please let us know at once. Where treatment has been recommended, unless otherwise stated above, this is on the understanding that the specific area has not been treated and guaranteed previously.

Where we have drawn to your attention items that are outside the scope of our survey as defined earlier, these items should be regarded as helpful suggestions and not a full and complete assessment of any problems that may exist.

You should be aware that we have reported upon problems evident to us at the time of our visit.

Please read carefully the contents of this report and all of its enclosures. This survey must not be regarded as a substitute for a structural survey.

Products Used

The Department of the Environment advises that clients should be aware of the products to be used for remedial treatment in buildings.

We have set out below the products that we intend to use for the treatments referred to in this report.

Sovereign Aquaject Low Odour Injection Fluid.

Sovereign 'Sovaq' Aqueous Insecticide.

None of the products used are listed in Schedule 1, 4 & 5 of The Control of Substances Hazardous to Health regulations. (C.O.S.H.H.) Which relates to products with Maximum Exposure Limits or products requiring Monitoring Exposure and Medical Surveillance.



property renovation limited

Unit 4 Concorde House Westbourne Road Ramsey IOM IM8 2ER Tel: 816969 Fax: 815985

Reference: SA

Enquiry No: 26E/6311

Date: 7th March 2016

Client

Port St Mary Commissioners
Commissioners Office
Town Hall
Port St Mary
Isle of Man
IM9 5DA

Property to be treated

Manxonia House
Bayview Road
Port St Mary
Isle of Man
IM9 5AE

GUARANTEED TREATMENT - QUOTATION AND ACCEPTANCE FORM

QUOTATION

Cost of Treatment

(i) Rising damp	£ 7650.00	[]
(ii) Woodboring Insects	£ 525.00	[]
(iii) Air vents	£ 290.00	[]

Sub Total: £ 8192.00

Cost for all Treatments: £ 8192.00 []

Excludes VAT @ 5%*

Please tick the boxes next to the items that you wish to accept.

* NOTE: REDUCED V.A.T. RATE FOR THIS TYPE OF WORK

ACCEPTANCE

I accept the items ticked in accordance with the conditions of the contract enclosed.

I wish to pay by: (*delete as appropriate)

* (i) Cash/Cheque

I declare that I am: (*delete as appropriate)

* (i) The owner of the above Property
* (ii) Duly authorised to contract as Agent
on behalf of the owner

Signature: _____ Date: _____

If Agent, signed for and on behalf of _____ (Owner(s) of property)

Preferred Treatment date:

Re: Manxonia

Bernadette McCabe <psmcbmccabe@outlook.com>

Thu 17/11/2016 13:04

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

Will go through the statement again. Am uneasy stating what are intentions for use are as it is still undecided by the board.

Ta

Bernadette

On 17 Nov 2016, at 11:23, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

Bernie,

Please see below from Mel....

Is there any progress on the draft statement I sent to you on Monday.

Thanks,

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: [REDACTED]
Sent: 17 November 2016 11:09
To: Alastair Hamilton
Subject:

Hi Alastair,

Is there an update on Manxonia pls? I understand a statement will be issued.

Best wishes, Mel

PRESS RELEASE



COMMISSIONERS BUY COMMERCIAL PROPERTY IN HEART OF VILLAGE

Port St Mary Commissioners have completed the purchase of Manxonia House in Bayview Road Port St Mary.

The Commissioners purchased the property from Deorum Ltd, a company controlled by the family of the last occupying owner, Mr Taylor, who operated a legal business from there.

The Commissioners intend to refurbish the property bringing back into use the shop and flat above. They also intend to use the office space as their main office offering a public counter to tenants and ratepayers alike.

Speaking today Mrs Bernadette Williams, Chairman of Port St Mary Commissioners said,

"With our office in Port St Mary Town Hall we are becoming victims of our own success. We have two busy function halls in the Town Hall and West Room with each hosting more than one hundred days of bookings per year. Both facilities require space for storage, changing and equipment. That is a demand for space that we don't have.



We also have a growing business hosting weddings and their associated receptions. To maximise this business we will require kitchen space. While our plan for the future development of the Town Hall is not finalised, the opportunity to relocate our office to the main commercial area of the village both makes sense and is very welcome.

In addition we are aware that, while the Town Hall is a beautiful historic building it will be difficult and thus expensive to convert it to meet changing disabled access requirements.

PRESS RELEASE



The last rightly government invested heavily in the regeneration of the centres of our towns and villages. With this considerable investment we are following that lead and supporting our local retailers by making the village centre a more desirable place in which to shop."

For further information contact:

Alastair Hamilton, Clerk to Port St Mary Commissioners on 832101

Manxonia Press Release

Alastair Hamilton

Mon 14/11/2016 11:42

To: Bernie McCabe <psmcbmccabe@outlook.com>

 1 attachments (1 MB)

Manxonia.docx;

1st draft of a press release for your approval.

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

Fw: Manxonia Press Release**Alastair Hamilton**

Mon 21/11/2016 11:04

To: Bernie McCabe <psmcbmccabe@outlook.com>

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: AlanGrace4psm <AlanGrace4psm@manx.net>**Sent:** 17 November 2016 16:11**To:** Alastair Hamilton**Subject:** Re: Manxonia Press Release

Excellent Alaister

Gives the details of the sale and the background without committing us as at the present to what will happen as it is still being discussed.

Keeping people in the Port up to speed with what we do stops all the rumours.

Alan

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Alastair Hamilton <a.hamilton@portstmary.gov.im>**Date:** 17/11/2016 14:22 (GMT+00:00)**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, Michelle Haywood <michelle@discoverdiving.im>, Andrew Phair <aphair.iom@gmail.com>**Subject:** Manxonia Press Release

Good afternoon all,

The Chairman has today given me authority to circulate the attached press release regarding the purchase of Manxonia House.

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

04/10/2019

Mail - Alastair Hamilton - Archive - Outlook

Tel: 01624 832101

Mob: 07624 230202

6 Special Projects:

6.1 Manxonia House – A paper was tabled and discussed. AG proposed that we offer £180k and authorised the Clerk to negotiate and progress the purchase up to a purchase price limit of £200,000 AM seconded the proposal. All are in agreement. IS abstained.

The meeting considered the future of the Gellings Avenue toilets and asked the Clerk to come back with proposals.

7 Staffing:

7.1 Staff Appraisal – A paper was tabled and the Clerk and Chairman's thoughts were noted.

The placing of staff on scale points were approved in line with recommendations. CK/AG

A rationalisation of contracted hours was approved in line with recommendations.

The regrade of a Housing Officer's post was not approved.

Clerks mileage was approved AG/CK all in favour

8 Representative's Confidential Reports:

SRC- management of longtails being contracted out. Proposed that we send a letter to the Allotment Society to introduce baited traps.

9 Any other business of an urgent nature (by permission of the Chairman):

Team photo of outgoing Board requested.

Meeting closed 22 10.

Fw: Manxonia

Alastair Hamilton

Wed 23/11/2016 09:46

To: [REDACTED]

As requested....

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: 15 November 2016 11:24

To: Alastair Hamilton; Ian Skelly; Richard Ashcroft; Alan Grace; Alec Merchant; Bernadette McCabe; Christopher Kinley; Michelle Haywood; Rob Hirst

Subject: Manxonia

Alastair, as you advised the board that the structural survey had found it was not necessary to re-roof the building, would you please give your comments on the following sections of the report

To the property roof verges concrete cappings have been installed. We noted various areas where the capping has cracked and will require repair/renewal. To the north west porch the capping appears to have been renewed. Our recommendation to renew the roof covering will require these areas of verge cappings to be renewed to ensure the slate covering covers the full extent of the external wall to help reduce water ingress to the top of the external wall. Recent revision to the British Standards now suggest ridges and verges to be a dry fixed and not finished with mortar which would look materially different than the current roof at the verge and ridge. You should consult with the planning department in this respect due to the position of the property with the draft conservation area.

We recommend the roof is recovered and all new leadwork installed in compliance with the Lead Sheet Association requirements due to the damp ingress evident to the structure below, at which time a full inspection of all timber concealed timbers can be undertaken potentially with improved insulation and ventilation of the roof to reduce heat loss from the roof and to help reduce running costs.

The roof covering appears to be original and the roof structure to the property is predominantly concealed by boarding and inaccessible eaves voids. There is evidence of previous repairs undertaken to the slate covering where damp ingress is evident to the roof timbers and the structure below. Previous additions of lead flashings to various areas of wall and roof, paint to the external wall to presumably prevent water ingress and lead cappings are evident. **We recommend the roof is recovered to address the damp ingress issues and at the same time take the opportunity to inspect the complete roof structure, address any timber repairs and to improve the level of insulation and ventilation to the roof.**

Was the cost of re-roofing and replacement lead work included in the projected costs of £100,000

?

There are many recommendations for further investigative works to be carried out such as the ones below - as the board was not given any opportunity to query the report prior to the purchase, can you please advise on what further investigations were advised in the report and which of them have been carried out prior to purchase? Would you also please advise on each of the following points and any cost implications it may have for the project and the projected costs?

We recommend a CCTV survey of the drains to check condition and to map the drainage for any refurbishment proposals.

2.18 CDM Regulations

Any proposed works to the property lasting more than 30 days, 500 person days of construction work or more than 5 or more operatives will be applicable to the Regulations. We recommend the appointment of a Planning Supervisor at an early stage in your proposals to ensure the project is notified, ensuring co-ordination between designers; ensuring designers comply with their duties, preparation of the pre tender health & safety Plan, preparation of the Health & Safety File and advising the client where necessary.

Ownership and responsibility of the chimney stacks require clarification from your legal advisor. To the north and east chimney breasts we noted dampness at high level. Stacks in a property of this type and age will not have been constructed with damp courses and damp ingress is likely to the structure below. Render to the east stack is in poor condition and the condition of the metal tie bar unknown. Due to the location of the property within the Draft Conservation Area consultation with the Planning Department will be required that may direct your decision on how to rectify the damp ingress issues; or consideration of the removal of any redundant stacks belonging to the property.

The chimney breast to the residential unit appears to have been removed at ground and second floor levels. It is not known if Building Regulation approval or design calculations were undertaken for these alterations.

- 2.2 The property appears to currently comprise mixed use commercial (two storey) and residential (three storey). There are a number of car parking spaces to the rear of the property although it is not clear if the parking spaces are part of the property and should be confirmed with your legal advisor.

There were also a number of conditions that the approval letter from DoI contained, can you please confirm that all of these have been actioned, and their outcomes?

Finally, can you please supply a copy of all/any documents signed on behalf of the board in respect of the purchase as requested at the board meeting and advise of the total fees incurred in the purchase so far and provide details of any urgency surrounding the signing of the documents.

Andrew Phair

Manxonia Press Release

ROB HIRST <rob.hirst60@gmail.com>

Wed 23/11/2016 13:31

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

All,

I do agree we need to get a press release out but i do have some concerns about how we take this forward.

My main worries are that we were not given the full information to make an informative decision ie the signing of the contract before we never had access to the building survey .Which as you know is the report you read before putting pen to paper.

Also i lean towards making it totally resale and if the office needs more space they can move to the new West Room ? That has all the internet and IT access already in place so there would not be a cost to the ratepayer..And its hardly used is a pretty good business case!

I think the building should go out in the press for "Expressions Of Interest " because you never know what is out there .Could be a new business or established wanting to relocate given the right deal.. If they have a workforce base of anywhere between 10 to 40 employees the full value to the village would be great.
It would make the village more vibrant ,lunches ,coffee breaks,shopping before they go home etc.

A Proper business plan needs to be done ie a Flow Chart that we know what the pathway is for this project to work.

But i agree we do need a press release because there is to many rumours flying around .

Regards
Rob

Re: Manxonia

Bernadette McCabe <psmcbmccabe@outlook.com>

Mon 28/11/2016 17:11

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

Thats fine. Given that they didn't like anything else!

Thanks

Bernadette

On 28 Nov 2016, at 16:51, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

I think that this is all we are authorised to say!

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

<Manxonia.docx>

PRESS RELEASE



COMMISSIONERS BUY COMMERCIAL PROPERTY IN HEART OF VILLAGE

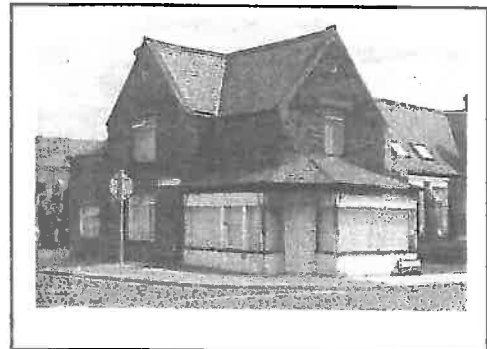
Port St Mary Commissioners have completed the purchase of Manxonia House in Bayview Road Port St Mary.

The Commissioners purchased the property from Deorum Ltd, a company controlled by the family of the last occupying owner, who operated a legal business from there.

The Commissioners intend to refurbish the property bringing it back into use as a shop, a flat above and an office.

Speaking today Mrs Bernadette Williams, Chairman of Port St Mary Commissioners said,

The last government invested heavily in the regeneration of the centres of our towns and villages. With this considerable investment we are following that lead and supporting our local retailers by making the village centre a more desirable place in which to shop."



For further information contact:

Alastair Hamilton, Clerk to Port St Mary Commissioners on 832101

Re: Press Release

Tue 29/11/2016 11:22

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

how much is the purchase for please?

Many thanks, Mel

----- Original message -----

>Date: Tue, 29 Nov 2016 08:58:06 +0000

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

>Subject: Press Release

>To: "billdale@manx.net" <billdale@manx.net>, News Desk <newsdesk@manx.net>, "MT News" <news@manx.net>, "melwright@manx.net" <melwright@manx.net>, "Steve Redford (steve@gallery.co.im)" <steve@gallery.co.im>, Manx Radio <jamesdavis@manxradio.com>

>

> Please see attached press release....

>

> 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

> _____

>Manxonia.pdf (331k bytes)

Manxonia House

Hugh Logan <Hugh.Logan@hla.im>

Tue 06/12/2016 11:43

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

Dear Alistair

I have read with interest of the Commissioners plans for this property with which I am familiar having looked around it for the previous owner. Is there an opportunity here for us to provide architectural services?

Hugh



HUGH LOGAN
ARCHITECTS

HUGH LOGAN RIBA

MANAGING DIRECTOR

PRINCIPAL ARCHITECT

BRIDGE COURT, 10 BRIDGE STREET, CASTLETOWN, ISLE OF MAN, IM9 1AX

PHONE [01624 825872](tel:01624825872) | EMAIL HUGH.LOGAN@HLA.IM | WEB HLA.IM

Manxonai Sub group-= Board paper

Alastair Hamilton

Wed 07/12/2016 16:19

To: Andrew Phair <aphair.iom@gmail.com>; Ian Skelly <i.skelly@portstmary.gov.im>; alangrace4psm@manx.net <alangrace4psm@manx.net>; alec.merchant@manx.net <alec.merchant@manx.net>

 1 attachments (13 KB)

Board paper 1216.docx;

Please find attached a short Board paper for next week's Board meeting. If any member wishes additions or amendments please let me know by noon tomorrow.

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

Report to the Board of Port St Mary Commissioners

IN CONFIDENCE

Subject: Report from the Manxonia House Sub group

Decision Sought:

Agreement to carrying out emergency roofing works to prevent further water penetration

Agreement to seeking tenders to replace the roof on Manxonia House:

Agreement to the submission of a bid to the Regeneration Fund for the replacement of windows and doors:

Report

The Manxonia House sub group met on 6th December 2016 for the first time.

The group agreed that the main issue was:

1. to immediately prevent further damage by undertaking roof maintenance works:
2. to obtain prices for replacement of the roof:
3. to lodge a bid to the regeneration fund for all available financial assistance.

The Board are requested to concur with this plan.

The sub group are scheduled to meet again on 20th December.

RE: Manxonia House, Bayview Road**Corlett, Sarah** <Sarah.Corlett@gov.im>

Wed 07/12/2016 16:33

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

Will do. I hope to be down south next week. If you want to have a think about what sort of windows would work in each opening, let me know in advance of me calling in.

Miss Sarah Corlett
Senior Planning Officer,
Planning and Building Control Directorate,
Department of Environment, Food and Agriculture,
Murray House,
Mount Havelock,
Douglas,
Isle of Man IM1 2SF.

Telephone: (01624) 685906

Fax: (01624) 686443

Any views expressed in this email are those of the officer only and are without prejudice to any formal decision made under the provisions of the Town and Country Planning Act 1999 and any relevant secondary legislation



please consider the environment - do you really need to print this email?

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 07 December 2016 16:32**To:** Corlett, Sarah**Subject:** Re: Manxonia House, Bayview Road

Very much- but please pop in when you are in the area.

I may need your advice on acceptable window design.

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: Corlett, Sarah <Sarah.Corlett@gov.im>**Sent:** 07 December 2016 16:29:19**To:** Alastair Hamilton**Subject:** RE: Manxonia House, Bayview Road

Thanks Alastair,

The windows currently in the property are a real mix. They are also different shapes and sizes so whilst it would be useful to have a consistency in the windows, this may be difficult given the different sizes of openings. Something which has some consistency throughout the building would be useful. As the property is within a proposed Conservation Area you will need planning approval for the replacements. Timber, aluminium or uPVC would probably work with the right frame shape and width.

If the shop has not had any intervening alternative use then you would not need planning approval for using that part of the building for that. Similarly with the flat as no change of use would be involved. The office use was approved under 95/01284/B and we would consider the use compatible with the Commissioners' intended use so no change of use would be involved there either (both involve administration and office-based work and customers calling at the premises).

Does that help?

Sarah

Miss Sarah Corlett
Senior Planning Officer,
Planning and Building Control Directorate,
Department of Environment, Food and Agriculture,
Murray House,
Mount Havelock,
Douglas,
Isle of Man IM1 2SF.

Telephone: (01624) 685906

Fax: (01624) 686443

Any views expressed in this email are those of the officer only and are without prejudice to any formal decision made under the provisions of the Town and Country Planning Act 1999 and any relevant secondary legislation



please consider the environment - do you really need to print this email?

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

Sent: 07 December 2016 16:17

To: Corlett, Sarah

Subject: Re: Manxonia House, Bayview Road

Sarah,

The works are refurbishment rather than change. The shop will become a shop once again, the flat a flat and the former lawyers office the Commissioners office in the village. Initial questions are around:

restrictions on replacement of the windows:
any requirement for Change of Use applications.

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: Corlett, Sarah <Sarah.Corlett@gov.im>

Sent: 07 December 2016 16:14:16

To: Alastair Hamilton

Subject: RE: Manxonia House, Bayview Road

Dear Alastair,

Could you give me an idea of what it is you would like to do and I can do some background work and arrange a time to meet up?

Sarah

Miss Sarah Corlett
Senior Planning Officer,
Planning and Building Control Directorate,
Department of Environment, Food and Agriculture,
Murray House,
Mount Havelock,
Douglas,
Isle of Man IM1 2SF.

Telephone: (01624) 685906

Fax: (01624) 686443

Any views expressed in this email are those of the officer only and are without prejudice to any formal decision made under the provisions of the Town and Country Planning Act 1999 and any relevant secondary legislation



please consider the environment - do you really need to print this email?

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

Sent: 07 December 2016 14:25

To: Corlett, Sarah

Subject: Manxonia House, Bayview Road

Sarah,

Port St Mary Commissioners have recently acquired the above property and are planning a full refurbishment of it prior to returning it to its previous uses of a shop, flat and office accommodation.

Please can we meet to discuss the proposals and any constraints that may be upon us.

Many thanks,

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 chaghteraght post-l 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-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 Slattysagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruiit leayr veih Reireyder y Rheyynn ny Boayrd Slattysagh t'eh bentyn rish.

Re: Manxonia House Sub Group**AlanGrace4psm <AlanGrace4psm@manx.net>**

Tue 20/12/2016 10:11

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

Okay with me as I have a meeting tonight and family over from the adjacent island at the moment.

Alan

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Alastair Hamilton <a.hamilton@portstmary.gov.im>**Date: 20/12/2016 09:57 (GMT+00:00)****To: Ian Skelly <i.skelly@portstmary.gov.im>, Andrew Phair <aphair.iom@gmail.com>, "Alec Merchant (alec.merchant@manx.net)" <alec.merchant@manx.net>, Alan Grace <alangrace4psm@manx.net>****Subject: Manxonia House Sub Group**

Following conversations with a couple of group members this morning it is clear that

- a. they have other commitments;
- b. there is insufficient business to justify a meeting.

There is a desire to postpone this sub group meeting until the New Year.

Can I confirm that this is ok with the remaining members.

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

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Expressions of interest advert

Alastair Hamilton

Mon 09/01/2017 10:47

To: Margaret Davies <m.davies@portstmary.gov.im>

Margaret,

Please place a press advertisement seeking expressions of interest from suitably qualified contractors for the replacement of the roof on Manxonia House.

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

Re: Manxonia House Sub group**Alastair Hamilton**

Mon 20/02/2017 10:05

To: Andrew Phair <aphair.iom@gmail.com>; Alec Merchant (alec.merchant@manx.net) <alec.merchant@manx.net>; Ian Skelly <i.skelly@portstmary.gov.im>; Alan Grace <alangrace4psm@manx.net>

Gentlemen,

The next meeting of the Manxonia House Sub-group will be on Thursday 23rd February at 11 00. I shall issue a short agenda closer to the time.

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

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Tel : 01624 832101

Mob: 07624 230202

From: Andrew Phair <aphair.iom@gmail.com>**Sent:** 20 February 2017 09:50:15**To:** Alastair Hamilton**Subject:** Re: Manxonia House Sub group

Either is fine for me.

On 16 Feb 2017 2:37 p.m., "Alastair Hamilton" <a.hamilton@portstmary.gov.im> wrote:

Hi all,

The period of Expressions of Interest has now closed and we have had guidance from the planners regarding window replacement. It would be appropriate to call a meeting of this sub- group soon. Can I confirm who is available for a meeting at 10 00 on either 23rd or 24th February.

Many thanks,

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 832101Mob: 07624 230202

RE: Manxonia House**Niall McGarrigle** <[REDACTED]>

Tue 07/03/2017 16:47

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

Hi Alastair

It's difficult to give you one rate that covers all staff, as we'd only appoint the appropriate member of staff that is specific to a task, whether that task is measuring/surveying, designing and managing the project, or producing design drawings or technical drawings.

Our rates discounted for IOM Government projects for all staff are as follows:

Director Architect	(£ 95.00 per hour) Discounted by 10% to £ 85.50
Senior Architect	(£ 85.00 per hour) Discounted by 10% to £ 76.50
Senior Technologist	(£ 75.00 per hour) Discounted by 10% to £ 67.50
Technologist	(£ 70.00 per hour) Discounted by 10% to £ 63.00
Assistant Technologist	(£ 60.00 per hour) Discounted by 10% to £ 54.00

If you have a more detailed idea of what you need I could let you know who we'd need on the project, and perhaps be able to reduce down costs by targeting the right staff to the right task?

Happy to discuss in more detail if you need.

Regards

Niall

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 07 March 2017 14:36**To:** Niall McGarrigle <[REDACTED]>**Subject:** Manxonia House

Niall,

My Board is seeking prices for ad-hoc architectural support in regard to the refurbishment of Manxonia House, Bayview Road Port St Mary. Can you please provide us with an hourly rate by Friday 7th March.

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

Manxonia House

Alastair Hamilton

Tue 07/03/2017 14:35

To: samsondesigns@gmail.com <samsondesigns@gmail.com>

Moirrey,

My Board is seeking prices for ad-hoc architectural support in regard to the refurbishment of Manxonia House, Bayview Road Port St Mary. Can you please provide us with an hourly rate by Friday 7th March.

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**Hugh Logan** <Hugh.Logan@hla.im>

Fri 10/03/2017 09:41

To: Alastair Hamilton <a.hamilton@portstmary.gov.im> 1 attachments (21 KB)

Time Charge & Expense Rates 2013.pdf;

Dear Alistair

I attach our current schedule of Time and Expense Rates. In practice, the rates which would apply are those for a Project Architect (£80ph), a Graduate (£50ph) and a Project Technologist (£50ph).

I also hope(and believe) we will win!

Regards

**HUGH LOGAN** RIBA

MANAGING DIRECTOR

PRINCIPAL ARCHITECT

BRIDGE COURT, 10 BRIDGE STREET, CASTLETOWN, ISLE OF MAN, IM9 1AX

PHONE [01624 825872](tel:01624825872) | EMAIL HUGH.LOGAN@HLA.IM | WEB HLA.IM**From:** Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** Tuesday, March 7, 2017 2:42 PM**To:** Hugh Logan <Hugh.Logan@hla.im>**Subject:** Re: Manxonia House

Sorry 10th March. I hope we win!

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: Hugh Logan <Hugh.Logan@hla.im>**Sent:** 07 March 2017 14:41:20**To:** Alastair Hamilton**Subject:** RE: Manxonia HouseThank you Alistair. I presume you mean Friday 10th March 2017.

I am off to Twickenham that day!

Hugh

HUGH LOGAN RIBA



MANAGING DIRECTOR
PRINCIPAL ARCHITECT

BRIDGE COURT, 10 BRIDGE STREET, CASTLETOWN, ISLE OF MAN, IM9 1AX
PHONE [01624 825872](tel:01624825872) | EMAIL HUGH.LOGAN@HLA.IM | WEB HLA.IM

From: Alastair Hamilton [<mailto:a.hamilton@portstmary.gov.im>]
Sent: Tuesday, March 7, 2017 2:34 PM
To: Hugh Logan <Hugh.Logan@hla.im>
Subject: Manxonia House

Hugh,

My Board is seeking prices for ad-hoc architectural support in regard to the refurbishment of Manxonia House, Bayview Road Port St Mary. Can you please provide us with an hourly rate by Friday 7th March.

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



HL Architects Limited

TIME CHARGE AND EXPENSE RATES from October 01, 2013, subject to annual review

Time Charge

Principal	£125.00 per hour
Senior Architect	£100.00 per hour
Project Architect	£80.00 per hour
Graduate Architect	£50.00 per hour
Senior CAD Technician	£65.00 per hour
Project CAD Technician	£50.00 per hour
Junior CAD Technician	£35.00 per hour

Expenses

Mileage		£0.60 per mile
Plan Printing (colour)	A1	£4.00 each
	A2	£3.00 each
	A3	£2.00 each
	A4	£1.00 each
Copying (monochrome)	A3	£0.30 each
	A4	£0.20 each
Postage		at IOM post rate


Note: All fees and charges subject to VAT

Fw: Manxonia House

Alastair Hamilton

Fri 10/03/2017 14:58

To: Adrian Renshaw <finance@portstmary.gov.im>

 3 attachments (85 KB)

K & Skinner windows & Doors.docx; J Darbyshire Manxonia.docx; Manx Glass Windows & Doors.pdf;

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: Workshop

Sent: 20 December 2016 11:22

To: Margaret Davies

Cc: Alastair Hamilton

Subject: Manxonia House

Please find 3No. Quotes for window and door replacement.

Tom

GJT/nac

FAO: Tom Brown
Port St Mary Commissioners
Port St Mary
Isle of Man
IM9 5DA

7. November 2016

Dear Sir

Ref: Property, Corner of The Promenade, Bay View Road

We thank you for your enquiry and now have pleasure in quoting as follows.

Remove existing frames, supply and install new Veka rosewood on white PVCu. Price includes for Pilkington "K" double glazed units, standard locking furniture, mastic sealing of frames and any necessary making good but excludes for painting or decorating. Note: Price based on a similar style to existing windows and a standard PVCu door.

24 n° windows
4 n° doors

For the sum of £11,400.00

Remove existing shopfront frames, supply and install new Veka rosewood on white PVCu frames to form shop front entrance. Price includes for Pilkington "K" laminate safety glass double glazed units, standard locking furniture, door closer, mastic sealing of frames and any necessary making good but excludes for painting or decorating.

For the sum of £7,375.27

I have not included in our costs for the Velux windows or the two large windows at the rear alongside the door and toplight.

Other window styles and door options are available and can be discussed further if you proceed.

The prices shown are subject to VAT at 20%, and all sizes are approximate.

If you have any queries with regard to this quotation, please do not hesitate to contact us.

Assuring you of our best attention at all times.

Yours faithfully

MR G J TURNER

Estimate for proposed new offices for Port St Mary Commissioners

D

. Press the Enter key to open the contact card."Darbs <Darbs@iom.com>

Reply all |

Wed 26/10, 17:51

Workshop

Inbox

Dear Tom

Thank you for asking us to provide a price for the manufacture and fitting of 24 replacement windows, 5 doors with frames and one shop front, all in hardwood.

The price for the windows, doors and frames would be £31,000.

All frames would match existing and would be supplied with double glazed units and the doors would have a three-point locking system fitted. All window and door furniture would be included. All would have a coat of base-coat / stain.

The price for the shop front would be £9,750.

The shop front would match the one next door in the street.

With regard to fitting, as the property is in need of renovation the above prices do not include for any making good on plasterwork or for any rot found in the lintels (this is not included as at the moment the condition cannot be seen) or any work necessary due to the existing condition of the property.

V.A.T. at the current rate would be in addition to the above prices (5% when fitting is being carried out).

We hopefully look forward to hearing from you.

Yours sincerely

Jim

Mr J Darbyshire

J Darbyshire Limited

Unit 2, Springham Park, Cooil Road, Braddan, IM2 2QU

Telephone : 662198

Mobile : 433102

9 November 2016

Mr T Brown
Commissioners' Office
Town Hall
Port St Mary
Isle of Man
IM9 5DA

Dear Tom

Replacement doors and windows to Manxonia House, Port St Mary

Thank you for your valued enquiry in connection with the above and we now have pleasure in offering our estimate as follows:

Shop front

To:

Remove existing shop front (including door, windows and fascias) and dispose
Supply and fit new shop front in white uPVC in style to match existing
Make good, trim up and seal
Dispose of all debris leaving the site clean and tidy

We would estimate the cost to be £6,475.00 plus VAT charged at the applicable rate.

Doors

To:

Remove 4 no. existing doors and dispose
Supply and fit 4 no. new composite doors in style similar to existing
Make good, trim up and seal
Dispose of all debris leaving the site clean and tidy

We would estimate the cost to be £5,975.00 plus VAT charged at the applicable rate.

Windows (including reveals)

To:

Hack off perished window reveals where required and dispose
Remove 21 no. existing windows and dispose
Supply and fit 21 no. new windows in white uPVC in style to match existing
Make good, trim up and seal
Cast new window reveals in style to match existing
Dispose of all debris leaving the site clean and tidy

We would estimate the cost to be £11,975.00 plus VAT charged at the applicable rate.

Should you require any additional information then please do not hesitate to contact us.

Yours sincerely

Mr K D Skinner
Director
Kennaugh & Skinner Limited