

Fw: Regeneration - RGSW03/17**Port St Mary Commissioners**

Mon 20/03/2017 08:48

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

From: Stanley, Steven (CSO) <Steven.Stanley3@gov.im>**Sent:** 17 March 2017 10:52**To:** Port St Mary Commissioners**Subject:** Regeneration - RGSW03/17

Dear Alistair,

Just to confirm we have received your Regeneration application relating to Manxonia House. I will let you know once a decision has been made.

Regards,

Steven

Mr Steven Stanley MA (Hons), MRTPI | Regeneration Manager | Cabinet Office | Government Office,
Bucks Road, Douglas,
Isle of Man, IM1 3PN.

Tel: (+44)(0)1624 687371 | **Email:** steven.stanley3@gov.im | **Website:** www.gov.im/regeneration



Isle of Man
Government

Cabinet Office

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SKINMEE | IN PEOPLE

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No employee or agent is authorised to conclude any binding agreement on behalf of any of the Departments or Statutory Boards of the Isle of Man Government with any party by e-mail without express written confirmation by a Manager of the relevant Department or Statutory Board.

RAAUE: S'preevaadjagh yn chaghteraght 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 scruit leayr veih Reireyder y Rheyynn ny Boayrd Slattyssagh t'eh bentyn rish.

RE: Manxonia House**David Millar** <davidmillar@dmp.im>

Tue 04/04/2017 08:23

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

Alastair,

We have a single hourly rate which is £75/hour plus expenses plus VAT.

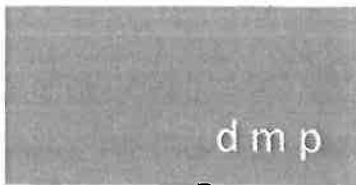
Regards,

David Millar RIAS RIBA

Architect

denning millar projects limited

t – 07624 414231

**From:** Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 31 March 2017 14:14**To:** David Millar <davidmillar@dmp.im>**Subject:** Manxonia House

David,

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 for architects at various levels of seniority by Wednesday 5th April.

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 report

Alastair Hamilton

Wed 05/04/2017 10:16

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

 1 attachments (17 KB)

Architect Procurement.docx;

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

Report on Procurement of Architectural Services

Decision Sought:	Approval of an Architect to provide technical support to the redevelopment of Manxonia House
Expected Cost:	<p>If full scope of work was provided then this work would potentially cost £6 000- £9 000. As the job is currently being progressed on a trade by trade basis it is expected that, charged on an hourly rate, the cost will be between £3 000 and £5 000.</p> <p>The assessment of these bids requires to place as much emphasis on recent experience and capability as it does on price.</p>
Process:	<p>Four firms were assessed as capable of providing the required service and requested to provide tenders on an hourly based on the following request:</p> <p style="text-align: center;"><i>"The 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."</i></p> <p>The firms requested were:</p> <p>McGarrigle Architects: Niall McGarrigle is a frequently used architect and one of the most highly- regarded on the island. He has managed housing projects for Port St Mary Commissioners and Marashen Crescent Housing Committee as follows:</p> <ul style="list-style-type: none"> • Barna Beg/Seafield Avenue- removal of chimneys and replacement of fascias (£180k) 2015 • Barna Beg- garage demolition and parking provision- design only (£30k) 2016 • Marashen Crescent Cill Replacement: (£82k) 2017 <p>Niall has a significant staff and provided a range of rates based on the seniority that range from £54 to £85 per hour, the upper rate being for Niall himself.</p> <p>Hugh Logan Architects: Hugh Logan operates the largest practice in the South of the island. He is well regarded in Government but we have no direct recent experience of using him. He requested the opportunity to quote when word of our acquisition became public.</p> <p>Hugh, Like Niall provided a range of prices based on the seniority of the staff. His ranged from £35 per hour to £125 per hour. The Project Architect would be charged at £80 per hour and his own time at £125 per hour.</p>

	<p>Samson Designs Ltd. Samson designs are a local company who featured on our list in order to provide an enhanced opportunity to local businesses. We have no track record of using them. No response was received to the request.</p> <p>David Millar Partnership David Millar Partnership are the phoenix that rose from the liquidation of Dalrymple Architects in 2014. David was the senior architect in that practise for many years. They are unusual insofar as they are a multi disciplinary practise that have an in- house, quantity surveyor and Clerk of Works. David has been the architect to Port St Mary Commissioners as follows:</p> <ul style="list-style-type: none"> • Reconstruction of the Garden of Remembrance 2014: (£52k) • Port St Mary Golf Club- maintenance survey and report; proposed extension- design only. <p>David has a single charge out rate, that reflects his small but relatively experienced staff of £75 per hour.</p>
Qualitative Assessment	<p>No firm who was not assessed as competent to provide the service was asked to tender. There are however, subtle differences between the firms:</p> <p>David Millar Partnership as previously stated have the added depth of being capable of handling QS tasks as well as architectural work. This is a benefit where tender documentation requires to be drawn up issued and analysed. They have a track record of excellent service with us and an ability to cut a job to fit a budget as they demonstrated at the Garden of Remembrance.</p> <p>Samson Designs are limited in the service they offer as they are a one- man band- albeit a local one. Their refusal to price excludes them.</p> <p>McGarrigles are the most highly regarded firm on the list and our experience is that they deserve that reputation. Hugh Logan Architects, it has emerged are not well regarded by certain Board members. They do, however, have a sound reputation in the public sector housing world.</p> <p>It is my recommendation that either McGarrigles or David Millar Partnership offer the most appropriate service that we require.</p>

Financial Assessment:	<p>While the picture is blurred by the practice of two of the firms of offering a range of prices. To add clarity I have drawn a line at Principal Architect level. This is the seniority of architect we require. At this level the prices are:</p> <p>David Millar Partnership :£75 per hour McGarrigles: £76.50 per hour Hugh Logan Architects: £100 per hour Samson Designs: did not respond</p>
Recommendation:	<p>There is very little to draw between David Millar Partnership and McGarrigle Architects. We have successful recent experience of both and the difference in cost is negligible. On balance, I recommend that the job goes to David Millar partnership as they :</p> <ul style="list-style-type: none"> • won the tender process: • offer a broader range of services that McGarrigle's: • we get the principal for £75 per hour, not an employee. That brings enhanced experience to bear.

Re: Architect: Manxonia House**Andrew Phair** <aphair.iom@gmail.com>

Sat 08/04/2017 14:39

To: Alastair Hamilton <a.hamilton@portstmary.gov.im>**Cc:** Alan Grace <alangrace4psm@manx.net>; Alec Merchant <alec.merchant@manx.net>; Ian Skelly <skell@manx.net>

Also happy to agree with recommendation of David Millar.

On 6 Apr 2017 1:58 p.m., "Ian Skelly" <i.skelly@portstmary.gov.im> wrote:

David Millar looks to be the best on paper and starting on his own I think he'll be hungrier than the others to make his mark.

Cheers Skell

From: Alastair Hamilton**Sent:** 04 April 2017 10:09:28**To:** Alec Merchant (alec.merchant@manx.net); Alan Grace; Andrew Phair; Ian Skelly**Subject:** Architect: Manxonia House

Good morning all,

Please find a report on the procurement of architectural support services for the above job. Please, would you confirm whether you agree the recommendation or wish a meeting to discuss it.

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

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Clerk to the Board of the Southern Recycling Centre

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

Manxonia House

AlanGrace4psm <AlanGrace4psm@manx.net>

Thu 06/04/2017 09:58

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

Morning Alastair.

Thank you for your analysis of the architectural support services that have responded to being asked to tender for the above ad-hoc architectural support.

Happy to proceed with your recommendation of the David Millar Partnership.

MacGarrigle architects are equally acceptable, but agree with your point about getting the principal senior architect with David Millar, I was very impressed with the poppy design done by David Millar on the railings to the Garden of Remembrance, and I am very confident that you and the Board of PSM Commissioners can work well together to achieve the best price and refurbishment of Manxonia House.

Alan

Sent from my Samsung Galaxy smartphone.

Manxonia House proposal - Architect Procurement.

Alec Merchant <alec.merchant@manx.net>

Wed 05/04/2017 14:11

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

Hi Alastair,

I would have been happy with either McGarrigle or David Millar Partnership. I am happy to accept your recommendation of the David Millar partnership on the grounds put forward. There is no way I would have considered Hugh Logan, based on past experience of his Regeneration "Consultancy".

Alec.

Manxonia House

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Decision Sought:	Approval of an Architect to provide technical support to the redevelopment of Manxonia House
Expected Cost:	<p>If full scope of work was provided then this work would potentially cost £6 000- £9 000. As the job is currently being progressed on a trade by trade basis it is expected that, charged on an hourly rate, the cost will be between £3 000 and £5 000.</p> <p>The assessment of these bids requires to place as much emphasis on recent experience and capability as it does on price.</p>
Process:	<p>Four firms were assessed as capable of providing the required service and requested to provide tenders on an hourly based on the following request:</p> <p style="text-align: center;"><i>"The 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."</i></p> <p>The firms requested were:</p> <p>McGarrigle Architects: Niall McGarrigle is a frequently used architect and one of the most highly- regarded on the island. He has managed housing projects for Port St Mary Commissioners and Marashen Crescent Housing Committee as follows:</p> <ul style="list-style-type: none"> • Barna Beg/Seafield Avenue- removal of chimneys and replacement of fascias (£180k) 2015 • Barna Beg- garage demolition and parking provision- design only (£30k) 2016 • Marashen Crescent Cill Replacement: (£82k) 2017 <p>Niall has a significant staff and provided a range of rates based on the seniority that range from £54 to £85 per hour, the upper rate being for Niall himself.</p> <p>Hugh Logan Architects: Hugh Logan operates the largest practice in the South of the island. He is well regarded in Government but we have no direct recent experience of using him. He requested the opportunity to quote when word of our acquisition became public.</p> <p>Hugh, like Niall provided a range of prices based on the seniority of the staff. His ranged from £35 per hour to £125 per hour. The Project Architect would be charged at £80 per hour and his own time at £125 per hour.</p>

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Fw: Regeneration Funding Letter**Alastair Hamilton**

Thu 13/04/2017 12:05

To: Adrian Renshaw <finance@portstmary.gov.im> 1 attachments (135 KB)

170412 Replacement Windows, Manxonia House, Port St Mary.docx;

Well done 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: Port St Mary Commissioners
Sent: 13 April 2017 08:46
To: Alastair Hamilton
Subject: Fw: Regeneration Funding Letter

From: Stanley, Steven (CSO) <Steven.Stanley3@gov.im>
Sent: 12 April 2017 17:13
To: Port St Mary Commissioners
Subject: Regeneration Funding Letter

Dear Mr Hamilton,

Please find attached a funding offer letter in relation to your recent regeneration application.

Regards,

Steven

Mr Steven Stanley MA (Hons), MRTPI | Regeneration Manager | Cabinet Office | Government Office,
Bucks Road, Douglas,
Isle of Man, IM1 3PN.
Tel: (+44)(0)1624 687371 | **Email:** steven.stanley3@gov.im | **Website:** www.gov.im/regeneration**Cabinet Office***Oik Coonceil ny Shirveishee*



Isle of Man. Giving you freedom to flourish

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No employee or agent is authorised to conclude any binding agreement on behalf of any of the Departments or Statutory Boards of the Isle of Man Government with any party by e-mail without express written confirmation by a Manager of the relevant Department or Statutory Board.

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 choold 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 Slatyysagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruit leayr veih Reireyder y Rheyenn ny Boayrd Slatyysagh t'eh bentyn rish.



Cabinet Office

Oik Coonceil ny Shirveishee

Regeneration Manager
Government Office
DOUGLAS
Isle of Man
IM1 3PN
Tel: +44 1624 687371
Website www.gov.im/regeneration

Our Ref: **RGSW03/17**

12 April 2017

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

Dear Mr Hamilton

Regeneration: South West
RGSW03/17 – Replacement of Existing Doors and Windows to Manxonia House, The Promenade, Port St Mary

I write with regard to your application for financial assistance from the Town and Village Centre Regeneration Scheme towards the works set out above.

The South West Regeneration Committee has now considered the application and I am pleased to confirm that the Minister for Economic Development has approved that financial assistance of up to £9,388.00 be offered to you towards the replacement of existing doors and windows to Manxonia House, The Promenade, Port St Mary.

Approval of funding is subject to the following conditions:

1. On completion of the works, the applicant must provide the following to the Regeneration Manager:
 - A letter confirming works are complete and suppliers/contractors have been paid;
 - Itemised receipts for any materials and work undertaken;
 - Bank details as to where payment is to be made.
2. Financial assistance is offered for a period of 12 months from the date of the funding offer letter (this may be increased if sufficient reason is provided by the applicant during the works).
3. Planning approval must be obtained if required prior to any works being carried out.

Please also note that invoices for payment will be paid in arrears and through BACS.

If you are content to carry out the works outlined above **in accordance with the conditions above** then please sign the enclosed copy letter and return it to me at the address at the top of the page.

Yours sincerely



Steven Stanley
Regeneration Manager

Name of Company/Local Authority/Individual/Charity and address

.....
.....
.....

Name of principle contact.....

Contact details

I agree to undertake the tasks as set out above and to the conditions of financial assistance

Signed **Date**

Name in Print

RE: Manxonia House**Hugh Logan** <Hugh.Logan@hla.im>

Wed 19/04/2017 10:44

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

Alistair

Please thank the Commissioners for their consideration. I hope we can be of use on another project.

Hugh

**HUGH LOGAN** RIBA

MANAGING DIRECTOR

PRINCIPAL ARCHITECT

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

PHONE [01624 825872](tel:01624 825872) | EMAIL HUGH.LOGAN@HLA.IM | WEB HLA.IM**From:** Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** Wednesday, April 19, 2017 10:15 AM**To:** Hugh Logan <Hugh.Logan@hla.im>**Subject:** Re: Manxonia House

Good morning Hugh,

Thank you for your proposal below. I regret to inform you that on this occasion you have been unsuccessful.

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:** 10 March 2017 09:41:48**To:** Alastair Hamilton**Subject:** RE: Manxonia House

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 | 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 House

Thank 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 | 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 Commissicners),

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**Niall McGarrigle** <niall@mcgarrigle-architects.com>

Wed 19/04/2017 10:51

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

Alastair

Thanks for letting me now.

I can make 10.30am on Monday 24th April if that's any good?

Regards

Niall

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 19 April 2017 10:16**To:** Niall McGarrigle <niall@mcgarrigle-architects.com>**Subject:** Re: Manxonia House

Good morning Niall,

Thank you for your proposal below. I regret to inform you that on this occasion you have been unsuccessful.

Can you, however, arrange to meet me on the 24th or morning of the 25th to discuss other arising work that we would like to engage you for.

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: Niall McGarrigle <niall@mcgarrigle-architects.com>**Sent:** 07 March 2017 16:47:23**To:** Alastair Hamilton**Subject:** RE: Manxonia House

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 <niall@mcgarrigle-architects.com>

Subject: Manxonia House

Niall,

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RE: Manxonia House**David Millar** <davidmillar@dmp.im>

Mon 24/04/2017 09:48

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

Yes, no problem.

David Millar RIAS RIBA

Architect

denning millar projects limited

t – 07624 414231

**From:** Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 24 April 2017 09:41**To:** David Millar <davidmillar@dmp.im>**Subject:** Re: Manxonia House

David,

Another commitment has emerged over the weekend- could we put our meeting tomorrow back until 11 00 please?

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: David Millar <davidmillar@dmp.im>**Sent:** 20 April 2017 16:11:11**To:** Alastair Hamilton**Subject:** RE: Manxonia House

Alastair,

Do you have cad drawings of the property? Only a PDF attached.

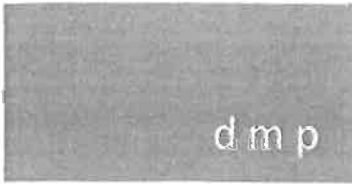
Regards,

David Millar RIAS RIBA

Architect

denning millar projects limited

t – 07624 414231



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

Sent: 19 April 2017 10:13

To: David Millar <davidmillar@dmp.im>

Subject: Re: Manxonia House

Good morning David,

I am pleased that this Board have accepted your quote and are seeking to engage you to assist us with the development of Manxonia House.

I suspect that we need a preliminary site meeting, but in advance of that I attach the following:

1. Structural condition report
2. Business case
3. Plans (cad files a

Can I suggest anytime on the 24th or the morning of the 25th for such a meeting. Items for discussion are:

1. future uses of the building:
2. condition of the roof:
3. development of applications for the necessary approvals.

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: David Millar <davidmillar@dmp.im>

Sent: 04 April 2017 08:23:38

To: Alastair Hamilton

Subject: RE: Manxonia House

Alastair,

We have a single hourly rate which is £75/hour plus expenses plus VAT.

Regards,

David Millar RIAS RIBA

Architect

denning millar projects limited

t – 07624 414231



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

Sent: 31 March 2017 14:14

To: David Millar <davidmillar@dmp.im>

Subject: Manxonia House

David,

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 for architects at various levels of seniority by Wednesday 5th April.

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**Alastair Hamilton**

Wed 26/04/2017 09:27

To: David Millar <davidmillar@dmp.im>

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: David Millar <davidmillar@dmp.im>**Sent:** 26 April 2017 09:06:04**To:** Alastair Hamilton**Subject:** Manxonia

Alastair,

I took the opportunity to have a look at the roof of 'Manxonia' on my way past yesterday and consider that it may well require to be recovered.

Having re-read Steven Morley's report I note that it recommends recovering and the opportunity to inspect the roof timbers that this provides – on reflection I would concur with this view.

Regards,

David Millar RIAS RIBA

Architect

denning millar projects limited

t – 07624 414231



Fw: Manxonia building

Port St Mary Commissioners

Fri 28/04/2017 08:46

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

FYI

From: Julie [REDACTED] <[REDACTED]>

Sent: 27 April 2017 19:49

To: Port St Mary Commissioners

Subject: Manxonia building

Good evening,

Could you please confirm that Mel Wright's report on page 22 of the Manx Independent is factually accurate or not?

If it is, then I'm very concerned as to the basis upon which the decision to purchase the property was made as it appears that there still is no clear and agreed plan about what to do with it?

Is this normal procedure with ratepayers money?

Best regards

Julie [REDACTED]

Sent from my iPhone

FW: Manxonia and also the "Beach" and Juan Watterson's question.**Alec Merchant** <alec.merchant@manx.net>

Fri 28/04/2017 13:44

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

Hi Alastair,

A small storm in a teacup for you to come back to on Tuesday. Bernie and I were both alarmed to be hearing that there was traffic on Facebook about possible commercial uses of Manxonia House, straying into "commercially sensitive" topics that are not yet resolved within the Board.

Alec.

From: Alec Merchant [mailto:alec.merchant@manx.net]**Sent:** 28 April 2017 11:21**To:** 'mrsbmccabe@gmail.com'**Subject:** Manxonia and also the "Beach" and Juan Watterson's question.

Hi Bernie,

Unfortunately Geoff was out on his delivery round when I went into the Post Office. I had a not very useful conversation with Tina. She said that Geoff had gone onto Face-book after reading page 22 of this week's Independent.

Basically he was reacting to the reporting of our previous Board Meeting where Manxonia got a mention and Ian had mentioned a Tesco's Express or similar. Tina basically believes, like Rob, that we should sell it off and take the money and run rather than risk it being a "money pit".

I explained to her that last year's Board had a clear idea and purpose behind the purchase, at a very reasonable price, of the building but that newer members of the Board were trying to reopen the debate. I expressed my personal view that we needed the additional space to support the successful operation of the Public Hall events and that it made sense for the Commissioner's front of house public counter and tourist information to be on the main road frontage and that I would prefer any retail business considered to be a niche operation such as a butcher's or some other unique specialist "food" business not currently in the village.

I should also draw your attention to page 11 which I believe does us no harm?

Alec.

Fw: Notice of Meeting**Alastair Hamilton**

Tue 02/05/2017 13:40

To: Bernadette McCabe <mrsbmccabe@gmail.com> 1 attachments (95 KB)

260417 frontpage.docx;

Response from Stephen Willoughby below.**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: Willoughby, Stephen <Stephen.Willoughby@gov.im>**Sent:** 02 May 2017 12:48**To:** Alastair Hamilton**Subject:** RE: Notice of Meeting

Afternoon Alastair

Thanks for your email.

Firstly, I can only comment based on the information you have given me today.

It appears that your authority's standing orders govern your meetings. The standing order you quoted referring to meetings starting at 7.30pm unless notice given to the contrary. This is for ordinary and extraordinary meetings. This does not refer to pre-meetings and I would suggest that these have no legal basis.

It appears that these pre-meetings are information gathering meetings, however, you do refer to one of your Members suggesting that this meeting was not valid and that there should be a subsequent meeting to ratify any decisions made. I think they have a point. The Standing Orders clearly are referring to ordinary /extraordinary meetings not pre-meetings. I am unsure as to why decisions are being made at these pre-meetings. Consequently, it would appear that these pre-meetings are not legally constituted meetings as such. I would recommend your authority to seek independent legal advice on this point.

For clarification I feel that there is no problem with having a pre-meeting where discussions are held on an informal information gathering basis, however, I suggest that no decisions should be made in those pre-meetings. Any meetings where decisions are being made should be minuted and those minutes made available to the public.

I can not offer any particular legal advice on these matters except to say you may want to re-consider this and re-look at your standing orders if necessary.

I trust that this answer suffices

Kind Regards

Steve

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

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]
Sent: 02 May 2017 09:31
To: Willoughby, Stephen
Subject: Notice of Meeting

Stephen,

I have been asked by my Chairman to clarify a point relating last week's meeting....

This Board have, since before my appointment, had the practice of having a 30 minute pre meeting starting at 7 00 pm on a single subject. The subjects have varied- community liasion with the Police, meetings with Ministers or MHK's, meetings with the Board's accountant, Mr Begley or consideration of any of a number of subjects that are deemed to require too much discussion to handle within the tight time frame of the main meeting.

These pre-meetings are always included in the notice of meeting as in the attached extract from last week's agenda.

Last week's meeting took place with a quorate Board with three members absent. One of the absent members is maintaining that this was not a valid meeting of the Board and that any decisions reached would require subsequent ratification at the main board. They maintain that in our standing orders it states that meetings begin at 7 30.

Standing Order 1.3 states that:

"All ordinary and extraordinary meetings of the Authority shall commence at 7 30 pm unless notice to the contrary is given by the Clerk."

I maintain that I gave that notice and that the meeting held at 7 00 was a valid meeting of the Board- as have all the previous such meetings.

Please would you consider this and provide your opinion on it.

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

Isle of Man. Giving you freedom to flourish

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No employee or agent is authorised to conclude any binding agreement on behalf of any of the Departments or Statutory Boards of the Isle of Man Government with any party by e-mail without express written confirmation by a Manager of the relevant Department or Statutory Board.

RAAUE: S'preevaadjagh yn ghaghteraght 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 Rheyynn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scruit leayr veih Reireyder y Rheyynn ny Boayrd Slattyssagh t'eh bentyn rish.

Date: 19th April 2017

NOTICE OF ORDINARY BOARD MEETING

In accordance with Schedule 1 of the Local Government Act 1985, Notice is hereby given that the next Board Meeting of Port St Mary Commissioners will be held in the Board Room of Port St Mary Town Hall on **Wednesday 26th April 2017 at 7.30 p.m.** The Ordinary Board Meeting will commence at 7.30 p.m. Private session of Port St Mary Commissioners will be held following conclusion of the Public Board Meeting.

Only business of a formal nature as defined in the Agenda for the meeting which is set out below, may be discussed as defined in Port St Mary Commissioners Standing Orders governed by Section 27 of the Local Government Act 1985 [as amended by Section 8 Local Government Act 2006]. All Commissioners are urged to attend and bring with them their copy of Standing Orders.

There will be a pre-meeting at 7 pm to discuss Manxonia House



Re: Manxonia Press Release**Bernadette McCabe** <mrsbmccabe@gmail.com>

Fri 05/05/2017 15:40

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

IMO that's good to go. Are we sending this to Mell or straight to press ? (latter is best option!) also send out to Board, they won't have time to respond I don't think, but needs to be done anyway.

Thanks Alistair

Bernadette

On 5 May 2017, at 15:26, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

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:** 05 May 2017 14:30**To:** Bernie McCabe**Subject:** Manxonia Press Release

Draft for consideration.....

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

<Manxonia0517.docx>

PRESS RELEASE



Commissioners Test the Water for Use of Vacant Property

Port St Mary Commissioners are seeking the views of the public regarding the future use of Manxonia House in Bayview Road- a property which they acquired in October 2016.

The property was purchased for renovation and reuse following in being empty and unmaintained over the last decade.

Chairman, Mrs Bernadette Williams said,

"This is a high profile building within our village that has cast a shadow over the success of our shopping centre for some time now. The Board of Commissioners have purchased it and we will restore it to productive use over the coming year or two. We have already been successful in attracting funding from the government's Regeneration Fund towards this cost.

We have developed a couple of options for its re-use, but before committing to the best one, we are going to consult the public and the business community to discover if there are any better plans out there.

We are aware that properties in our commercial area come to the market only occasionally and we are committed to obtaining the maximum benefit for the village from this opportunity. Port St Mary would benefit from a commercial operation coming here, creating more jobs and wealth."

As currently laid out the building extends to 140 square metres of space useable for retail or commercial purposes and a 1 bedroom apartment.

The Commissioners have already received a number of expressions of interest for part of the property but are advertising currently for interest in taking on either part or the whole of it.

For more information please contact Alastair Hamilton, Clerk to Port St Mary Commissioners on 832101 or a.hamilton@portstmary.gov.im

EoI Advert

Alastair Hamilton

Mon 08/05/2017 09:27

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

 1 attachments (10 KB)

Expression of Interest.docx;

Wording 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

Expression of Interest- Manxonia House, Bayview Road, Port St Mary

Port St Mary Commissioners are seeking expressions of interest from potential users of part or all of the above property. The 140 square metre building is currently laid out over two floors as a shop, with accommodation above and offices. Subject to planning permission it may be suitable for a range of alternative uses.

In the first instance please contact A Hamilton, Clerk to the Board, Port St Mary Town Hall, The Promenade, Port St Mary. Tel: 832101

Re: Consultation proposal

Andrew Phair <aphair.iom@gmail.com>

Thu 18/05/2017 20:30

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

Cc: Richard Ashcroft <richashcroft@gmail.com>; Christopher Kinley <christopher.kinley.psmc@outlook.com>; Rob Hirst <rob.hirst60@gmail.com>; Alec Merchant <alec.merchant@manx.net>; Michelle Haywood <michelle@discoverdiving.im>; Bernadette McCabe <psmcbmccabe@outlook.com>; AlanGrace4psm <AlanGrace4psm@manx.net>; Ian Skelly <skell@manx.net>

SO 18.1 relates to the NOTICE required to be given for motions, not whether or not a motion can be brought. SO18.6 refers to matters which may be the subject of a motion.

In any case, my proposal was that there should be a public consultation, having been approved that motion is no longer active - it is resolved.

I agree with Michelle that the scope of the public consultation should be agreed by the board. It would be pointless to carry out a public consultation if the results were not able to properly inform our decisions.

Incidentally the Isle of Man Munciple Association had a recent talk by Katie Ward, of the Change and Reform Team of the Cabinet Office - which highlighted some of the failing of recent public consultations. Katie would be a useful contact if any members have questions about public consultations.

I would recommend that this consultation should be carried out in accordance with IOM Govt Code of Practice on Consultations.

On 17 May 2017 11:49 a.m., "Alastair Hamilton" <a.hamilton@portstmary.gov.im> wrote:

Hi Michelle,

Under Standing Order 18.1 there is a process for handling:

"every motion relating to every new subject or matter not already before the Authority."

I would interpret the consultation on Manxonia House as a subject already before the Authority. This is reinforced by the minute of 3rd May which states that:

"A member suggested that the public be involved in the discussion on the future use of the building. He proposed that we seek expressions of interest from people seeking to use the building or part of it. He further proposed that we host a public consultation for 3 weeks and a press release seeking expressions of interest possibly followed by a public meeting."

Proposed: Mr Phair

Seconded: Mr Skelly

This was resolved with all in agreement"

My interpretation is supported by the fact that this consultation is live. Subsequent to the Board meeting we have issued the press release and placed an advert seeking Expression of Interest in the newspapers referred to in the resolution.

Beyond that, Manxonia House will be on the Agenda for the forthcoming meeting as a standing item as requested by the Board. This may allow you the opportunity to discuss your concerns.

I am happy to discuss my interpretation of the Orders if you feel there is an alternative view.

Kind regards,

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: Michelle Haywood <michelle@discoverdiving.im>

Sent: 16 May 2017 22:46:53

To: Alastair Hamilton

Cc: 'AlanGrace4psm'; 'Andrew Phair'; 'Skell'; 'ROB HIRST'; 'Bernadette McCabe'; 'Alec Merchant'; 'Rich Ashcroft'; 'Christopher Kinley'

Subject: Consultation proposal

Dear Board and Clerk

I attach a motion for discussion at the next Board meeting. Given the considerable public interest in the Manxonia project, I believe an inclusive consultation the best course of action.

I do not consider this motion to meet the grounds for confidential discussion as defined in SO 15.1.

Best wishes

Michelle

Marina House

Bay View Road

Port St Mary

Isle of Man

IM9 5AQ

Tel: +44 (0)1624 833008

Mob: +44 (0)7624 300090

PRESS RELEASE



Commissioners Test the Water for Use of Vacant Property

Port St Mary Commissioners are seeking the views of the public regarding the future use of Manxonia House in Bayview Road- a property which they acquired in October 2016.

The property was purchased for renovation and reuse following in being empty and unmaintained over the last decade.

Chairman, Mrs Bernadette Williams said,

"This is a high profile building within our village that has cast a shadow over the success of our shopping centre for some time now. The Board of Commissioners have purchased it and we will restore it to productive use over the coming year or two. We have already been successful in attracting funding from the government's Regeneration Fund towards this cost.

We have developed a couple of options for its re-use, but before committing to the best one, we are going to consult the public and the business community to discover if there are any better plans out there.

We are aware that properties in our commercial area come to the market only occasionally and we are committed to obtaining the maximum benefit for the village from this opportunity. Port St Mary would benefit from a commercial operation coming here, creating more jobs and wealth."

As currently laid out the building extends to 140 square metres of space useable for retail or commercial purposes and a 1 bedroom apartment.

The Commissioners have already received a number of expressions of interest for part of the property but are advertising currently for interest in taking on either part or the whole of it.

For more information please contact Alastair Hamilton, Clerk to Port St Mary Commissioners on 832101 or a.hamilton@portstmary.gov.im

NEWS

Infrastructure: Village authority bought Manxonia House, which had been derelict for years

Board to consider options on best way to use building

BY MARK WILKINSON
2007/05/11 09:00 AM
CML 03/27/07

Are there any ideas about the future use of Manxonia House in Port St Mary?

The village commissioners posed the question after the authority bought the property - on the corner of the Promenade and Bay View Road - last October.

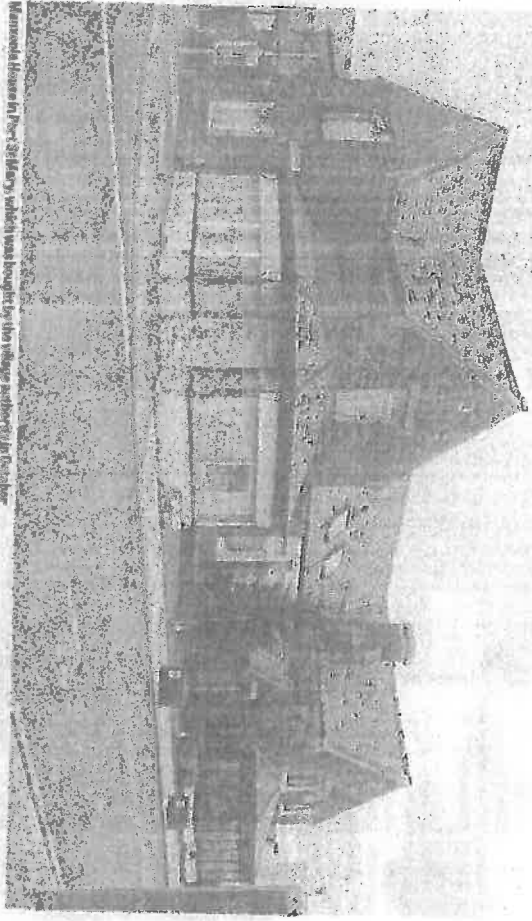
It has been uncoupled for a decade and the authority bought it to bring the building back into use.

Commissioners' chairman Bernadette Williams said: 'This is a high profile building within our village that has cast a shadow over the success of our shopping centre for some time now.'

The board of commissioners have purchased it and we will restore it to productive use over the coming year or two.

'We have already been successful in attracting funding from the government's regeneration fund towards this cost. We have developed a couple of options for its re-use, but before committing to the best one, we are going to consult the public and the business community to discover if there are any better plans out there.'

'We are aware that properties in our commercial area come to the market only occasionally and we are committed to obtaining the maximum benefit for the vil-



Manxonia House in Port St Mary, which was bought by the village authority in October

lage from this opportunity. Port St Mary would benefit from a commercial operation coming here, creating more jobs and wealth.'

The building extends to 140 square metres of space for retail or commercial purposes and a one-bedroom apartment. The authority has received a number of expressions of in-

terest in the property, but are awaiting further interest in taking on either part or the whole of it.

Commissioner Richard Ashcroft proposed its refurbishment be driven by commercial sub-group, to progress the project more quickly. Mr Ashcroft explained the

sub-group added an unnecessary level of administration creating delays in progress, adding 'its costs, money and losing revenue from a potential tenant.'

'The sooner we see it completed the sooner we see a revenue stream. Commissioners Ian Shelly asked for them to identify a definitive idea of what we want Manxonia to be. The suggested a commercial operation to bring footfall into the village, not an extension of commissioners' office.'

The authority declined to comment on the options it has considered for Manxonia or how much it has secured from the regeneration fund. Contact Alastair Hamilton, phone 83301.

THE ISLE OF MAN COMPANIES ACT 2006 COMPANY LIMITED BY SHARES PURSUANT TO SECTION 215 OF THE COMPANIES ACT 1931 AS APPLIED BY SECTION 182 OF THE COMPANIES ACT 2006 GREENWHITESTAR HOLDING COMPANY 2 LIMITED COMPANY NO 010844V MEMBERS' VOLUNTARY WINDING-UP AMENDMENT TO THE NOTICE DATED 26TH APRIL 2017.

ISLE OF MAN COMPANIES ACT 1931-2004 NOTICE OF APPOINTMENT OF LIQUIDATOR AND NOTICE TO CREDITORS DMS AUTOCENTRE LIMITED

At an Extraordinary General Meeting of the said Company held at Clifton, Ballacoates Road, Braddan on the 30 April 2017. The following Special Resolution was duly passed: "That the company be wound

NOTICE IS HEREBY GIVEN, pursuant to Section 215 of the Companies Act 1931 and pursuant to Article 19.29 of the Company's Articles of Association, that by written resolution of the members of the Company dated 26th April 2017, the following resolution was passed: "That the Company be wound up voluntarily pursuant to the Companies Act 1931-2004 as applied to the Company by virtue of section 182 of the Companies Act 2006 and that Russell Kelly of KPMG LLC, Heritage Court, 41 Athol Street, Douglas, Isle of Man IM99 1HN be appointed liquidator for the purposes of winding up and distributing the assets of the Company such appointment to be effective forthwith."

Dated this 26th day of April 2017
ALL REFERENCES TO THE 26TH APRIL 2017 IN THE ABOVE SHOULD ACTUALLY HAVE BEEN RECORDED AS 28TH APRIL 2017.

up voluntarily that Julia Callow of The Meadows, Ballig Farm, Little Mill Road, Onchan IM4 5BD Isle of Man be and is hereby appointed the Liquidator for the purposes of such winding-up". In pursuance of the above, Notice is hereby given that the Creditors of the above named Company which is being voluntarily wound up are required on or before the 31st May 2017 to send their names and addresses with particulars of their debts or claims to the aforementioned Liquidator of the said Company, and if so required by notice in writing by the said Liquidator, either personally or by their Advocates, to come in and prove their debts or claims at such time and place as shall be specified in such Notice and in default thereof they will be excluded from the benefit of any distribution made before such debts are proved.

Gerald George
Wordsworth: Chairman of the Meeting
Dated: 30 April 2017

Email
your
notice



Expression of Interest

Manxonia House, Bay View Road, Port St Mary

Port St Mary Commissioners are seeking Expressions of Interest from potential users or tenants of part or all of the above property. The 140 square metre building is currently laid out over two floors as a shop, with accommodation above and offices. Subject to planning permission it may be suitable for a range of alternative uses.

In the first instance please contact A Hamilton, Clerk to the Board, Port St Mary Town Hall, The Promenade, Port St Mary. Telephone 832101

Douglas

LOCAL GOVERNMENT ACT 1985

TAKE NOTICE that the Mayor, Aldermen and Burgesses of the Borough of Douglas have submitted to the Department of Infrastructure a petition seeking consent under Section 25 of the Local Government Act 1985 to the proposed purchase by the Borough of Douglas of the Willaston Methodist Chapel, Barnule Road, Willaston, Douglas from The Trustees for Marx Methodist Church Purposes, for the sum of £231,000.00. The reason for the proposed purchase of the property is to allow the property to be demolished and the area redeveloped as part of the Council's ongoing scheme of works in Willaston and in particular, the Council's new sheltered housing accommodation scheme

TAKE FURTHER NOTICE that the petition will be considered by the Department of Infrastructure on Tuesday, 23rd May, 2017, and any person wishing to submit views on it may do so in writing to the Petitions Officer, Local Government Unit, Department of Infrastructure, Sea Terminal Building, Douglas IM1 2RF on or before Monday, 22nd May, 2017.

Dated this 5th May, 2017.

K J RICE, CHIEF EXECUTIVE

P O Box 2, Town Hall, Ridgeway Street, Douglas, IM99 1AD

www.douglas.gov.im

Douglas

LOCAL ELECTIONS ACT 1986

DOUGLAS BOROUGH COUNCIL

NOTICE OF POLL - ST. GEORGE'S WARD

NOTICE IS HEREBY GIVEN that a poll for the election of one Member of the Douglas Borough Council for the Ward of ST. GEORGE'S will take place on Thursday the 1st day of June, 2017 and will commence at 8.00am and close at 8.00pm on that day.

The candidates nominated for this election are:-

Helen CALLOW 69, Woodbourne Road, Douglas Retired Proposer: John James McMullin Seconder: Lesley McMullin

Richard Frederick HALSALL 1, Glen Falcon Terrace, Murrays

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Manxonia Consultation Proposal

Background

- In 2016 Port St Mary Commissioners negotiated the purchase of Manxonia House in order to get the building back into use and prevent further decline in the state of the building.
- A petition to borrow was sought from central government towards the purchase cost of the building. The grant details suggested that the building may provide office space, retail and residential accommodation.
- Manxonia House sits at a prime site in the retail area within Port St Mary.
- The draft Conservation Area Character Appraisal report mentions:

“Shop fronts are a particularly challenging issue within Port St Mary. Many of the retail premises at the northern end of Bay View Road have inappropriate shop fronts 17 in timber or aluminium, some have oversized plastic signage. Only a few original shop fronts remain at this end of the village. Every encouragement should be made to retain and repair these, rather than replace them.”

- The Southern Area Plan includes Manxonia (as the former “National School”, Bay View Road) on its list of buildings which are scheduled for further investigation, but not yet included on the Registered Buildings schedule.
- At a meeting on 3rd May 2017, the Board agreed to a 3 week public consultation regarding the future for Manxonia House.

Consultations

Consultation is a very broad term and there are very many different interpretations of what it means; ranging from informing people about projects to actively engaging them in decision making. Some different types of consultation are

- *Information Giving* (Telling people what is planned. Inviting feedback). This is the minimum requirement for many of the statutory consultations that the Council is involved in, such as Planning Applications and Traffic Regulation Orders
- *Information Gathering* (Offering options, listening to and acting on feedback). As is implied by the title; this is what many understand by the term consultation. Traditional processes are used to inform strategies, service planning and projects, including surveys, public meetings, etc
- *Deciding together* (Encouraging others to provide some additional ideas and options, and join in deciding the best way forward). This is more of a deliberative process and one which works well with smaller groups of people, sometimes in a formal environment- such as meetings with representative groups or informally through focus groups and workshops. These processes can be part of an on-going process (for example to inform transport planning and libraries 'friends groups') or one-off (for example to inform the strategies and policies).
- *Working Together* (Deciding together what is best, and forming a partnership to carry it out.) There is a lead organisation for a Local Strategic Partnership, which includes other local public services and other organisations such as residents' associations.

There are also many different strategies available to consult with the public.

- 'Hands Off' methods include publishing written and graphic material, questionnaires, etc. and inviting comments by email or post. 'Hands off' techniques are efficient with regard to resources, but time and effort must be invested in making sure the questions are not limiting in scope (eg closed questions) and take up tends to be low unless participants have some personal contact. 'Hands off' methods may be supplemented by public presentations and meetings to allow for some interaction.
- 'Face to Face' methods include public meetings, focus groups and workshops. These are especially useful in local surroundings and draw on the insight and experience of local people who are willing to participate. Often 'Face to Face' methods will generate a wealth of ideas, but require facilitating to manage the event.

- 'Street stalls' are outdoor displays including idea walls or graffiti walls which can capture the views of a large number of people. Maps or plans for a project can be displayed and the participants asked to comment on particular issues, generate ideas or vote for a particular activity. These require advanced planning but are useful as they are interactive and people who would not normally speak out at a meeting will contribute. Weather conditions can be avoided by holding the event inside if needed.
- 'Public meetings' allow a large number of people to have a say, depending on the timing of the meeting. They demonstrate openness and transparency and provide an opportunity to explain processes, give information and gather feedback. A traditional format of meeting can limit the audience contribution, so public meetings that break into smaller groups for discussion are usually more effective. A public meeting is a good way to launch an event or attract publicity.