

Proposal

I would like to propose the following motion regarding the public consultation on the future of Manxonia:

- A public meeting to be held in the Town Hall to launch the consultation. This would consist of an update of the achievements so far, the constraints on the use of the building (see draft conservation plan & Southern Area Plan) and then breakout into smaller groups. Each group tasked with a SWOT style analysis of the options that they come up with including suggestions and concerns. Feedback recorded on flip chart paper for use in Street Stall style display.
- Set up Street Style display in West Room. Use a looped presentation of the information presented at the Public Meeting (to run on the TV). Rushen Heritage Trust to provide information boards regarding the history of the building (Estimated cost maximum £100). Display the flip charts from the small group session to provoke further debate. Use a graffiti wall (with Post it notes) to record further comments and/or reactions to specific suggestions. Display in the West Room to run for a minimum of 2 weeks.
- Use of Social Media to promote attendance interest (pictures of graffiti wall, images of past). Posters to advertise meeting and consultation to non-tech users. Also accept comments via email, social media and letter.
- Responses photographed to record them, and transcripts under each heading provided to the Board.
- Data from the consultation to be shared on our website. Date for discussion of the report to be publicised at the public meeting and in the West Room.
- All consultation to be concluded by July 16th 2017, with the report to the Board available at the meeting scheduled for 26th July 2017.

I believe that the redevelopment of Manxonia House is a high profile issue with considerable public interest. It is in the best interests of the Board to be seen to listen and respond to those with great ideas and to those with concerns. Providing a number of routes to participation signals that we are an open and accountable Board interested in fairly representing the views of our residents. Post-consultation, we will have a much better idea of what our ratepayers would like us to achieve.

Fwd: Manxonia**Skell <skell@manx.net>**

Sat 20/05/2017 10:55

To: michelle@discoverdiving.im <michelle@discoverdiving.im>**Cc:** Andrew Phair <aphair.iom@gmail.com>; Alec Merchant <alec.merchant@manx.net>; AlanGrace4psm@manx.net <AlanGrace4psm@manx.net>; Alastair Hamilton <a.hamilton@portstmary.gov.im>; mrsbmccabe@gmail.com <mrsbmccabe@gmail.com>; richashcroft@gmail.com <richashcroft@gmail.com>; Rob Hirst <rob.hirst60@gmail.com>; christopher.kinley.psmc@outlook.com <christopher.kinley.psmc@outlook.com>**Subject: Manxonia consultation.**

Hi Michelle,

I was waiting to see if any other board members came back before I replied, but I have to say your consultation document is an excellent professional piece of work which I believe needs serious consideration as Manxonia is a enormous project which could easily spiral out of control. After the Richie's motion to disband the Manxonia sub committee the onus is on those members who voted for that to keep they eye on the project as they have more faith in the project than I do.

Regards Skell.

Sent from my tablet

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

Mon 22/05/2017 09:49

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

Who would you use for survey work re levels?

David Millar RIAS RIBA
Architect
denning millar projects limited
t – 07624 414231

**From:** Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 22 May 2017 09:31**To:** David Millar <davidmillar@dmp.im>**Subject:** Re: Manxonia House

David,

No problem- crack on. For information I go on leave on Friday for 2 weeks.

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:** 22 May 2017 09:10:29**To:** Alastair Hamilton**Subject:** FW: Manxonia House

Alastair,

Drawings look fine, but I will need levels around the building and floor levels inside.

Regards,

David Millar RIAS RIBA
Architect
denning millar projects limited
t – 07624 414231

**From:** Ashley [mailto:ashley@apa-iom.com]**Sent:** 20 May 2017 12:54**To:** Alastair Hamilton <a.hamilton@portstmary.gov.im>; Megan <megan@apa-iom.com>**Cc:** David Millar <davidmillar@dmp.im>**Subject:** RE: Manxonia House

Please see if this is sufficient.

From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]
Sent: 17 May 2017 09:12
To: Ashley; Megan
Cc: David Millar
Subject: Fw: Manxonia House

Good morning Ashley,

Please, can you take a look at the email below that was sent to Megan in April and remains unanswered.

Please, would you forward the AutoCAD plans for Manxonia as it exists directly to David Millar, whom I am copying into this message.

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

From: Alastair Hamilton
Sent: 25 April 2017 09:44
To: Megan Neary
Subject: Re: Manxonia House

Megan,

You may recall that as part of the transactions to purchase Manxonia House we were to receive the electronic plans of the property. You sent me these in October and I took received them in good faith- but could not open them as I do not run Autocad.

Last week I sent them to our architect for the project- David Millar. He has come back with the response that these are not plans for the existing building, but for some development scheme or other. Do you hold plans for the existing building? If so, could you send them to me.

Kind regards,

Alastair Hamilton,

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

From: Megan Neary <Megan@apa-iom.com>
Sent: 17 October 2016 10:09:09
To: Alastair Hamilton
Cc: Ashley Pettit
Subject: RE: Manxonia House

Good morning Alastair,

Please find attached the Planning and Building Regulation Drawings as carried out for the previous owner. Although we did carry out work for Building Control drawings these were never submitted as requested at the time.

Please feel free to contact Ashley or myself if you require anymore information.

Kind regards,

Megan

Megan Neary BSc (Hons) ACIAT
Architectural Technologist

apa



Tel: 01624 624307

From: Ashley Pettit
Sent: 07 October 2016 13:32
To: Alastair Hamilton
Cc: Megan Neary
Subject: RE: Manxonia House
Importance: High

Alastair, very happy to release CAD drawings. Megan can do this on 17th October when she get back in the office after a week's leave. So now you have a permanent place for the Christmas Tree!

Ashley Pettit RIBA
Chartered Architect



From: Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]
Sent: 07 October 2016 09:21
To: Peter [REDACTED]
Cc: Ashley Pettit
Subject: Re: Manxonia House

Peter,

As discussed by telephone we seek access to the CAD drawings of the property completed by Ashely Petit Architects as part of our purchase of this property. Please can we either, cover that in the contract, or can you arrange informally for your architectt to send the files to me. Ashley is available on 01624 624307 and I am copying him this email.

Kind regards,

Alastair Hamilton,

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

From: Peter [REDACTED]
Sent: 07 October 2016 09:01
To: Alastair Hamilton
Subject: Re: Manxonia House

Thank you

Sent from Samsung Mobile on O2

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

From: Alastair Hamilton <a.hamilton@portstmary.gov.im>
Date: 07/10/2016 09:00 (GMT+00:00)
To: Peter [REDACTED]
Subject: Re: Manxonia House

peter,

I have invited my Chairman in to the office today to sign the contract.

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: Peter [REDACTED]
Sent: 06 October 2016 16:20
To: Alastair Hamilton
Subject: Manxonia House

Dear Alistair

I have just spoken to my advocate who confirms that your legal representative has yet to be informed regarding moving forward to both exchange and completion.

What's the hold up?

Peter

Sent from Samsung Mobile on O2

SM/eq/quote

12 October 2016

FAO Mr Alastair Hamilton
Clerk
Port St Mary Commissioners
Town Hall
PORT ST MARY
Isle of Man
IM9 5DA

Dear Mr Hamilton

**RE: MANXONIA HOUSE, BAY VIEW ROAD, PORT ST MARY
REBUILDING INSURANCE VALUATION**

Further to your email of 12 October 2016, we advise we are able to provide a rebuilding insurance valuation estimate for the above premises.

The rebuilding cost comprises the cost of demolishing and clearing away the existing structure and rebuilding to its existing design in modern materials, using modern techniques, to a standard equal to the existing and in accordance with current Building Regulations and other statutory requirements.

It is assumed the premises contains no deleterious or hazardous materials, there is no contamination, the property is not subject to any unusual or specially onerous restrictions or covenants, and all planning, byelaw, building regulation and other consents have been attained.

Allowance is made for replacing foundations and for temporarily making safe the damaged structure. In the case of attached buildings allowance is made for half the cost of replacing party walls and for the cost of protecting adjoining structures during rebuilding.

Allowance is made for professional fees payable in connection with the rebuilding of the properties.

No allowance is made for credits for salvaged materials.

No allowance is made for inflation during the currency of the policy or in any subsequent period before rebuilding is completed.

No allowance is made for water and sewerage infrastructure charges which are not applicable to one-for-one rebuilding.

The basis of Reinstatement Cost Assessment is the cost of totally rebuilding the insured property. VAT Leaflet No. 708 (August 2014) states that the construction of new dwellings or complete rebuilding using part or all of the foundations of an existing dwelling is zero rated. VAT is not, therefore, applicable to total rebuilding of dwellings and should not be included in a house Reinstatement Cost Assessment. VAT has to be paid on professional fees and this will be included.

VAT is, however, payable on all other new construction. It is therefore advisable that you discuss with your insurance company the inclusion of the VAT element in assessment of the sum assured.

/continued



Chartered Surveyors
Building Surveying Consultants

**77 Circular Road
Douglas
Isle of Man IM1 1AX**
Tel: **01624 629629**
Fax: **01624 611800**

email: steven.morley@smcs.co.im
web: www.smcs.co.im

Directors Steven Morley BSc (Hons) MRICS AaPS C.Build E FCABE
Jonathan Morley BA (Hons)
Darren Cain BSc (Hons) MRICS IMaPS
Registered Office 77 Circular Road, Douglas, Isle of Man IM1 1AX
Registration No 106840C
VAT Reg No 002 1226 54



RICS
Registered Valuers
Regulated by RICS

SM/eq/quote
12 October 2016
FAO Mr Alastair Hamilton

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For the purpose of assessing rebuilding costs, a property comprises of the structure including all walls, roofs, floors, stairs, partitions, doors and windows; any applied finishes and decorations; built in fittings including fitted wardrobes and kitchens, the installations for heating, hot and cold water, gas, electricity, lighting (excluding light fittings), ventilation, sanitation and disposal, including all sanitary fittings.

Our fee for brief inspection and undertaking measured checks on site, and calculation of the rebuilding insurance valuation will be at our reduced hourly fee rate of £115 + VAT (total hourly rate £138.00) plus copy costs and disbursements.

All services are offered in accordance with the RICS Conditions of Engagement for Building Surveying Services 2001 ed amended to suit Manx law and our Complaints Procedure, copies of which are available upon request. Invoice terms are seven days with interest applied on late payments in accordance with the RICS Conditions of Engagement for Building Surveying Services.

Notwithstanding anything to the contrary contained in this appointment, our liability under or in connection with this appointment whether in contract or in tort, in negligence, for breach of statutory duty or otherwise (other than in respect of personal injury or death) shall not exceed the sum to be agreed that would be no more than (i) £200,000 or (ii) 10 times the fee, whichever is the lesser. If no fee has been agreed then (i) will apply.

Without prejudice to any other exclusion or limitation of liability, damages, loss, expense or costs our liability for any claim or claims under this appointment shall be further limited to such sum as it would be just as equitable for us to pay having regard to the extent of our responsibility for the loss or damage giving rise to such claim or claims ("the loss and damage") and on the assumption that:

- (i) All other consultants, contractors, subcontractors, project managers or advisers engaged in connection with the works have provided contractual undertakings on terms no less onerous than those set out in this appointment to you in respect of the carrying out of their obligations;
- and
- (ii) There were no exclusions of or limitations of liability nor joint insurance or coinsurance provisions between you and any party referred to in this clause and any such other party who is responsible to any extent for the loss and damage is contractually liable to you for the loss and damage; and
- (iii) All such other consultants, contractors, subcontractors, project managers or advisers have paid to you such sum as it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

No actions or proceedings under or in respect of this appointment whether in contract or in tort in negligence or for breach of statutory duty or otherwise shall be commenced against us after the expiry of 6 years following completion of the services or such earlier date that may be prescribed by Manx law.

/continued

SM/eq/quote
12 October 2016
FAO Mr Alastair Hamilton

-3-

Our liability is excluded in respect of any claim, costs, expenses or action relating in any way to mould or asbestos in any form, unless expressly excluded. If these matters are to be addressed, arrangements can be made to appoint specialists who can report directly to you.

We trust we have interpreted your requirements correctly and await your further instruction, but should you wish to discuss the above in more detail please do not hesitate to contact us.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Steven Morley BSc (Hons) MRICS AaPS C.Build E FCABE
For and on behalf of
Steven Morley, Chartered Surveyors

Re: Press Release**AlanGrace4psm** <AlanGrace4psm@manx.net>

Tue 23/05/2017 11:49

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

Hi Alastair

I don't know?

Can you check with Bernadete if there is a precedent from her 5 years in office.

I will be guided by you on this.

It should have been part of our last board discussion maybe.

Alan

Sent from my Samsung Galaxy smartphone.

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

From: Alastair Hamilton <a.hamilton@portstmary.gov.im>**Date:** 23/05/2017 10:02 (GMT+00:00)**To:** AlanGrace4psm <AlanGrace4psm@manx.net>**Subject:** Re: Press Release

Alan,

Changes have been made.

Do you feel that you require a Board decision before releasing it? Under Standing Order 15.5 you "require the consent of the Authority" before making any statement on its behalf.

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:** 22 May 2017 15:51:54**To:** Alastair Hamilton**Subject:** Re: Press Release

Hi Alastair

Thanks for that.

I have spoken to Margaret as you were out of the office, and made a few changes.

Alan

Sent from my Samsung Galaxy smartphone.

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

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

Date: 22/05/2017 14:23 (GMT+00:00)

To: Alan Grace <alangrace4psm@manx.net>

Subject: Press Release

Alan,

Please take a look at the attached press release and let me know if you are content for it to be sent out.

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

Re: Manxonia

Alastair Hamilton

Wed 24/05/2017 09:28

To: Jon [REDACTED]

📎 4 attachments (13 MB)

DRAWING.PDF; Manxonia Titles.pdf; STRUCTURAL REPORT.pdf; Manxonia Title Plan.pdf;

Jon,

Thank you for meeting me this morning.

I attach for your information:
the drawing that you already hold a paper copy of:
an electronic copy of the titles and title plan:
the structural report.

Please treat this information in confidence.

If you wish to progress your interest please let me provide me with a written submission that I can take to my Board this evening.

Kind regards,

Alastair Hamilton,

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

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: [REDACTED] on behalf of Jon [REDACTED]

Sent: 23 May 2017 10:52:07

To: Alastair Hamilton

Subject: Re: Manxonia

That is also perfect for me, thanks.

See you tomorrow at 8.30am in front of Manxonia

regards

Jon

[REDACTED]
Director

Follow us on:  [Facebook](#)

On 23 May 2017 at 10:47, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:
Sorry Jon,

I am tied up this evening. Can we postpone until first thing tomorrow- 08 30 here?

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] on behalf of Jon [REDACTED]

Sent: 23 May 2017 10:43:38

To: Alastair Hamilton
Subject: Re: Manxonia

Hi Alastair

I also have to be in Douglas for 4pm but then should be back for about 6. Could we perhaps meet at say 7 - I can combine the evening dog walk with a meeting with you which would be a great use of time.

regards

Jon

[REDACTED]
Director
[REDACTED]

Follow us on:  [Facebook](#)

On 23 May 2017 at 10:39, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:
Morning Jon,

What excellent news!

That said, once the euphoria passes there are a number of issues to sort- not least the need to work out what to do about a communal roof and external envelope.

I am in meetings in Douglas this afternoon, but happy to meet wherever convenient. I can be back in the south for 17 00 if that suits you.

Simply let me know what works and I shall make myself available.

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 [REDACTED] on behalf of Jon [REDACTED]

Sent: 23 May 2017 10:34:24

To: Alastair Hamilton

Subject: Re: Manxonia

Hi Alastair

We would like to proceed with an offer to purchase the middle section of Manxonia which would suit us very well.

An outright purchase would be preferable because we would like to sort out where our new premises are as soon as possible and therefore would like to proceed at a time frame under our control. Perhaps we could get together today (early afternoon) or early tomorrow to discuss our proposal ahead of the commissioners meeting tomorrow.

Many thanks

Jon

[REDACTED]
Director
[REDACTED]

Follow us on:  [Facebook](#)

On 22 May 2017 at 10:02, Jon [REDACTED] > wrote:
Thanks Alastair

If we could collect the keys that would be fine thanks. Margaret - we will try and be with you at about 4.15pm

Many thanks

Jon

[REDACTED]
Director
[REDACTED]

Follow us on:  [Facebook](#)

On 22 May 2017 at 09:55, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:
Good morning Jon,

I would be delighted to show your wife around. Unfortunately, I am committed to a meeting in Douglas later this afternoon. I can, however, arrange for you to collect the keys from our office and show yourselves around. Alternatively, Margaret, our admin lady, would happily show round. I am copying this email to her.

I should return from Douglas around 5 45 if you require me- my telephone number is 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

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Re: Fw: Manxonia

AlanGrace4psm <AlanGrace4psm@manx.net>

Wed 24/05/2017 12:43

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

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

Dear Alastair.

Absolutely not.

This must not be on the agenda tonight and should not be mentioned.

It is worrying that the letter opens with discussions with yourself, when we are going through an expressions of interest and the board is possibly looking to hold a public meeting to involve the opinions of the people of The Port.

It could be misconstrued as you being in league with this company.

Why would you even consider this being on the table at the last minute?

We are expecting an update tonight on the progress of Manxonia House as regards the architect and prices for the envelope of the building and also what expressions of interest we have received, after the closing date, plus a discussion on the possibility of holding a public meeting following on from Michelle's email, we don't need another row about selling to muddy the discussions.

Alan

Sent from my Samsung Galaxy smartphone.

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

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

Date: 24/05/2017 11:47 (GMT+00:00)

To: Alan Grace <alangrace4psm@manx.net>

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

Subject: Fw: Manxonia

Alan,

Please confirm by 2 00 that you are happy to take this as a private supplementary this evening

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: Jon [REDACTED]
Sent: 24 May 2017 10:58
To: Alastair Hamilton
Cc: Andrea [REDACTED]
Subject: Manxonia

Hi Alastair

Many thanks for the documents and plans. Please find attached our proposal and a bit of background. I hope this meets your requirements.

I should mention that I am known to a couple of your Commissioners, it is after all a small world here.

I look forward to hearing from you tomorrow.

regards

Jon

[REDACTED]
Director
[REDACTED]

Manxonia House**Alastair Hamilton**

Thu 25/05/2017 10:14

To: sally.bolton@corlettbolton.com <sally.bolton@corlettbolton.com>

 3 attachments (3 MB)

EPN Offer.pdf; EPN 0517.pdf; Disposal Plan.pdf;

Good morning Sally,

Please find attached recent email traffic regarding a partial sale of Manxonia House. As you acted for us on the purchase can we retain you to advise on this transaction.

Since we last discussed this matter this Board have the renounced the plan that the last Board formulated, to put our offices on the High St. As a result we advertised for Expressions of Interest and the attached letter is the result.

This will require a legal sub-division of the property, and it is that question that I first pose to you. Is this feasible? I attach a crudely drawn map of the area to be disposed of.

On another front, Alec and I wish to have an hour with you regarding the Underway. Unfortunately I start a fortnight's leave tomorrow. Can we schedule it for your earliest convenience.

Kind regards,**Alastair Hamilton,**

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

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

Manxonia House

Alastair Hamilton

Thu 25/05/2017 11:00

To: Marc Grace <m.grace@blackgracecowley.com>

 3 attachments (3 MB)

Disposal Plan.pdf; EPN Offer.pdf; EPN 0517.pdf;

Marc,

This Board considered the attached offer for part of Manxonia (in its current condition) last night. They are minded to move forward with it.

As part of due diligence can we have your written opinion on the acceptability of the offer and any effect it will have (in either direction) on the remainder of the building that we still intend to renovate and let.

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

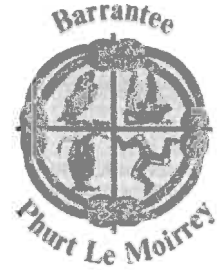
Port St. Mary Commissioners

Town Hall, Port St. Mary, Isle of Man. IM9 5DA

Tel: (01624) 832101

www.portstmary.gov.im

Email: commissioners@portstmary.gov.im



[REDACTED]

25th May 2017

FOR THE ATTENTION OF [REDACTED]

Dear [REDACTED]

Thank you for your letter of 24th May detailing your interest in Manxonia House . This was considered by this Board last night.

Your offer was welcomed and I am instructed to commence the research into the necessary process we have to follow in order to dispose of the property as proposed. This, I shall set out on this morning.

Regards,

Yours sincerely,

[REDACTED]

Alastair Hamilton
Clerk

Fw: Manxonia House and The Underway**Alastair Hamilton**

Mon 12/06/2017 09:56

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

Private Supplementary

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

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From: Julie OShea <Julie.OShea@corlettbolton.com>**Sent:** 01 June 2017 17:55**To:** Alastair Hamilton**Cc:** Nicky Merritt**Subject:** Re: Manxonia House and The Underway

Dear Alistair

Thank you for your email of the 25th of May with attachments, that does certainly seem like a very workable plan, particularly as Manxonia House is land registered and it would be quite easy to have the shop separated from the other part of the building in land registry terms. The more difficult part will be to identify the terms of the contract and any obligations which need to be put on either Party. There will of course have to be a Planning Application, I would think, by the Purchaser for change of use, and we would suggest that their advocate and ourselves have a meeting to agree the terms of the Contract for both sides. This should not take too long in my view as it appears from the letter from Mr Allen that you are already well on the way to achieving a reasonable solution. I assume that you already have a Schedule of Works that are required for the building yourselves, and that you take advice on the works that need to be done on the part of the property that you will be retaining and how this should be effected.

I am away until the 12th of June and have a hearing on the 13th, and other business matters will be engaging me until Friday the 15th. Nicky in our Port St Mary office will be happy to deal with the transfer of ownership, and to deal with the negotiation of the terms of sale involving works on the property and access for those works in the meantime, and I have copied her in so that you have her email address.

With regard to the Underway I would also be happy to meet with your and Alec and will let you have preliminary advice which I will state as being in draft at the present time subject to further discussions with you at our meeting.

Kind regards

Sally Bolton

Corlett Bolton & Co

Fw: Petition Letter**Alastair Hamilton**

Wed 14/06/2017 11:44

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

 2 attachments (109 KB)

Sbizhub_C3616093015400.pdf; Section 26 Local Government Act 1963.docx;

I attach to this email a response received from the Department of Infrastructure in response to a request for them to consider the required process for the Board to consider selling a part of Manxonia House.

This is to be considered as a supplementary item in private this evening. It requires some reading and therefore is being transmitted electronically in advance of the meeting.

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:** 07 June 2017 12:09**To:** Alastair Hamilton**Cc:** Curphey, Emily; Brooks, Ian; Bevan, Rachel**Subject:** FW: Petition Letter

Dear Alastair

I write to acknowledge receipt of the petition letter re Manxonia House. In response to this letter I ask on behalf of the Department the following:-

Firstly, the Department approved the previous petition re Manxonia House and sent a letter on the 30th September 2016 (see attached). This set out a number of conditions which the Department attached to the approval of the purchase of Manxonia House. The letter referred to the approval being on the condition that Manxonia House only be utilised expressly for the purposes set out in s.26 of the Local Government Act 1963. This was based therefore on the basis that Manxonia House would be utilised as a shop for rental, a flat for private rent and as an office for Port St Mary Commissioners, Marashen Crescent Housing Committee and the Southern Civic Amenity Site Committee. A business case had been provided to that purpose. Can your Authority inform the Department whether these new plans comply with the legislation and if so in what way? (see extract attached).

Secondly, presuming that you have the vires to sell the property to a company of the type that you are suggesting, we would require all the relevant papers around the new proposal such as the full set of minutes of any discussions that took place by the Commissioners on this proposal, the new business case that would presumably have been drawn up for this new proposal and other documentation such as a plan of the

building setting out which areas are up for sale and which will remain in the Authorities ownership and any draft contracts of sale etc.

Thirdly, I also ask on behalf of the Department why the Authority has changed their plans. We were aware that recently the Authority advertised in the press seeking out potential "users or tenants". The Department are now being informed that the plan is to sell part of the building to an Isle of Man company, Eclipse Nursecall Systems Limited. It does not appear that the process carried out so far follows the usual financial regulations. If the intention is to sell the building or part of the building it is usual practice that the property be advertised for sale to allow any interested parties the opportunity to buy all or part of the building. We would expect this to be advertised to allow a fair and transparent process to be carried out.

Fourthly, when the Department considered your previous petition in the Autumn of 2016 you will be aware that the Department received an objection to the petition from a Mr Kelly. One of his comments questioned the need to buy Manxonia House and the need to relocate staff to the building (which was a major part of the original business case). The Commissioners response to that was relayed to us and set out in a letter dated 7th September 2016. I quote the following section "our plan is to relocate all office functions and all four staff into Manxonia House, which will allow the basement of the Town Hall, where the offices currently are to be redeveloped as public toilets and/or back of house space related to our letting rooms here". The Department took these comments on board when considering the objection and of course took on face value the Commissioners response. Are you able to justify this fundamental change to the Department and more importantly your ratepayers?

Turning to the other conditions set out in our original letter perhaps these could be addressed in the business case /letter in response to this email. For example, can you set out the financial situation, did you draw down the monies from HSBC for the purchase, how are you funding the loan payments? If there is no rental income forthcoming at the moment how is that being addressed. We were under the impression that there was maintenance works required to bring the building up to standard, what is happening with these works?

In addition have the Authority thought as to whether selling part of the building will have an impact on the long term viability of attaining rental income for the other parts of the property. Has a buy back clause been considered if the business that is potentially moving in fails or decides to move away?

Lastly, in your letter dated 26th May 2017 there is a reference to the need to "postpone our demand for more office accommodation; we have options that will see that created as a future date on an alternative site". Are you able to elaborate on this as this formed a key part of the case for purchasing the building, of which we considered only 9 months ago?

In conclusion, the Department have a number of questions about the petition presented to us. Please provide further details as set out above. Until this further information is provided the Department will not be in a position to consider this petition.

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: 26 May 2017 15:44
To: Bevan, Rachel
Cc: Willoughby, Stephen
Subject: Petition Letter

Good afternoon Rachel,

Please find attached a Petition Letter and one other supporting document.

I look forward to hearing from you in due course.

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-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 scruiit leayr veih Reireyder y Rheyynn ny Boayrd Slattyssagh t'eh bentyn rish.

26 Supplementary powers of the Department and local authorities

(1) A local authority may, with the approval of the Department —

(a) erect, provide, adapt or maintain, hotels, inns, boarding or guest houses, lodging houses, holiday camps, holiday hostels, youth hostels, camp sites, shops, garages, crèches and other buildings required for improving the amenities of their district;

(b) either manage any such premises themselves or, if they think fit, let them to any person.

(c) erect, provide or adapt any building, or construct or carry out works on land, in its district for the purpose of providing offices or other premises or accommodation for —

(i) any Department, Statutory Board, local authority or joint board,

(ii) any unincorporated association of which one or more Departments and one or more local authorities are members,

(iii) any company incorporated under the Companies Act 1931 of which one or more Departments (or a nominee of one or more Departments) and one or more local authorities (or a nominee of one or more local authorities) are members;

(iv) any charity, or

(v) any person providing medical, dental or ophthalmic services or other services of a like kind.

(2) The Department, with the approval of Tynwald may, on land vested in the Department, provide and maintain shops, garages, and other buildings which will serve a beneficial purpose in connection with the requirements of persons for whom housing accommodation is provided by the Department.

(3) A local authority may provide and maintain pleasure boats to be let for hire or to be used for carrying persons for hire, and charge for the use of the pleasure boats so provided, or let or authorise the exercise of any of the powers or rights conferred by this subsection to or by any person for any term not exceeding seven years, and fix the terms and conditions and fees or charges which may be made by such person for the use of facilities so provided.



**Isle of Man
Government**

Rettlys Eilan Vaunin

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



infrastructure

strategy, policy & performance
bun-troggalys ~ strateysh, polasee as cooilleeney

**Mrs Emily Curphey
Director of Strategy, Policy & Performance**

Contact: Local Government Unit
Telephone: (01624) 685900
Email: Rachel.Bevan@gov.im
Our Ref: Petition 16/I/13
Date: 30 September 2016

Dear Mr Hamilton

Re: Petition – Port St Mary Commissioners – Manxonia House

The Department of Infrastructure has approved the application from Port St Mary Commissioners, under:-

- Section 25 of the Local Government Act 1985 to purchase Manxonia House from Deorum Ltd;
- Section 51 of the Local Government Act 1985 to borrow a sum not exceeding £221,200.00 repayable within a period of 15 years, to defray the cost of the aforementioned acquisition and part of the refurbishment costs; and
- Section 26(1)(c) of the Local Government Act 1963 ("the 1963 Act") to utilise Manxonia House as a shop for rental, a flat for private rental, and as an office for Port St Mary Commissioners, Marashen Crescent Housing Committee and the Southern Civic Amenity Site.

Please be advised that the Department has placed the following conditions upon its approval:-

- that Manxonia House only be utilised expressly for the purposes set out in s.26 of the 1963 Act. The Commissioners will need to satisfy themselves that their proposals are compliant in this regard and seek their own independent legal advice should there be any uncertainty concerning what premises local authorities may erect, provide, adapt or maintain in accordance with s.26 of the 1963 Act;
- that the proposed flat must not form part of the public sector housing stock;
- that Port St Mary Commissioners will need to satisfy themselves that they have sufficient monies to fund the cost of the loan repayments, in particular in the event that little interest be found to be shown in the 3 properties which the Commissioners intend on placing on the market for sale, and/or should the intended shop and private flat incur a void period, and/or should the Commissioners not obtain the rental incomes anticipated on the shop and flat; and
- that Port St Mary Commissioners seek advice from the Department of Environment, Food and Agriculture's Planning and Building Control Directorate to clarify whether or not they are correct in their assertion that they would not need to seek planning approval.

Cont. overleaf

The Department required the scheme to be advertised in the local newspaper for a period of two weeks in accordance with sections 25(3)(b) and 51(3)(b) of the Local Government Act 1985. One objection was received dated 5 September 2016. You provided the Department with a response to each of the points raised and the respondent after having been afforded a further opportunity to comment, did so again by letter dated 12 September 2016, and to which you also provided a response. The Department gave consideration to all the comments made in its determination of this petition application.

Please be advised that a letter will be sent to the respondent who submitted comments, to inform them of the Department's decision to approve the application.

Yours sincerely,



Miss R Bevan
Administrative Officer

Copy to: Mr A McCusker, Highway & Asset Management, Highway Services Division, DOI (email)
HSBC Bank representatives: Mr J P Andrew, Ms P Waterhouse (email)
Mr M Blackburn, Financial Management Adviser, Treasury (email)
Mrs J Smith, Accountancy Section, Finance Division, Treasury (email)

Petition for borrowing - Manxonia

Andrew Phair <aphair.iom@gmail.com>

Wed 14/06/2017 23:24

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

Alastair. Could you please send me a copy of the petition above? I've checked my records but can only find a photo of the petition to purchase posted to the noticeboard at happy valley.

I'll try and get over tomorrow to have a listen to the recording regarding the proposed public meeting on Manxonia as previously discussed.

Andy.

Re: Tynwald Petition- In Confidence**Alastair Hamilton**

Thu 29/06/2017 14:42

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

Hi Andy,

The issue regarding the beach is, as you are aware, more complex than straightforward access. The issue spans three government departments (DEFA- planning and building control; Infrastructure- harbours and custodians of the government estate; Department of Economic Development- as Land Registrars). The issue centres on the lack of joined up government and the petition seeks to have that addressed.

The Board last night re-affirmed its commitment to the original Business Plan as circulated.

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: Andrew Phair <aphair.iom@gmail.com>**Sent:** 29 June 2017 14:17:26**To:** Alastair Hamilton**Subject:** Re: Tynwald Petition- In Confidence

Alastair, whilst I do completely agree that the building of any structure on the beach should not be allowed, I wonder whether the argument would just run that access to the foreshore had been maintained and therefore no case to answer ?

I didn't send this as a group email as I don't intend to start another pointless debate..... I simply raise it as a consideration, maybe one that's already been addressed.

On another note, I'm told that there was a vote to approve £100k of expenditure on Manxonia last night, can you please confirm if that's the case ?

Andrew Phair.

On 29 Jun 2017 2:08 p.m., "Alastair Hamilton" <a.hamilton@portstmary.gov.im> wrote:
Good afternoon all,

Alec and I have now agreed with the Clerk to Tynwald the text of a petition which is to be presented at the summer sitting of Tynwald next Wednesday. The petition is only slightly amended from the version presented to the Board and now reads:

"The general public's right to enjoy beaches, foreshores, rights of way and other areas that are held on behalf of the Manx nation by the Isle of Man Government is being jeopardised by the Government's failure to protect this right.

In particular, that as a result of this failure the community of Port St Mary has been denied free access to a public shore."

As the submission of this petition has the unanimous support of the Board it is hoped to have as many Board members as possible subscribe to it.

A signature sheet will be available at the Town Hall Office from 3 30 this afternoon. Please could members arrange to attend and sign it before close of business on Monday.

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

Jon [REDACTED]

Tue 04/07/2017 15:18

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

Hi Alastair

Any progress to report on this?

many thanks

Jon

[REDACTED]
Director
[REDACTED]

On 26 May 2017 at 16:24, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

Jon,

Can I bring you up to date before I check out on holiday:

Yesterday I wrote to both our valuer (Black Grace Cowley) and lawyer (Corlett Bolton). The former to gain their support that the offer price was fair, the latter to gain their opinion on any difficulty in sub-dividing the title. I await their responses:

Today I have lodged a formal request for permission from the Department of Infrastructure (who oversee local authorities) to sell the property to you. I have copied your letter to them.

I hope that when I return we are ready to move on.

Kind regards,

Alastair Hamilton,

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

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Jon [REDACTED]
Sent: 26 May 2017 11:21:17

To: Alastair Hamilton
Subject: Re: Manxonia

Brilliant thanks - if I need access to get tradesmen to quote can I just drop in to your reception while you are away?

Thanks

Jon

[REDACTED]
Director
[REDACTED]

On 26 May 2017 at 09:18, Alastair Hamilton <a.hamilton@portstmary.gov.im> wrote:

Jon,

Nothing needed from you at this stage- I seem to be on top of things at this end.

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: Jon [REDACTED]
Sent: 25 May 2017 16:26:05
To: Alastair Hamilton
Subject: Re: Manxonia

Hi Alastair

Apologies for the delay in replying but at the isleexpo all day and missed your email.

That is great news and please let me know if you need anything from me. I will start the process of quotes etc

Regards

Jon

Sent from my BlackBerry — the most secure mobile device

From: a.hamilton@portstmary.gov.im

Sent: 25 May 2017 9:44 a.m.

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Manxonia

Good morning Jon,

Please find attached a response on behalf of my Board to your letter of yesterday's date.

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: Jon [REDACTED]

Sent: 24 May 2017 10:58

To: Alastair Hamilton

Cc: [REDACTED]

Subject: Manxonia

Hi Alastair

Many thanks for the documents and plans. Please find attached our proposal and a bit of background. I hope this meets your requirements.

I should mention that I am known to a couple of your Commissioners, it is after all a small world here.

I look forward to hearing from you tomorrow.

regards

Jon

[REDACTED]
Director
[REDACTED]

Manxonia

Jon [REDACTED]

Mon 10/07/2017 12:29

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

Hi Alastair

Further to our discussion this morning I think a similar issue happened with the bus station site in Douglas and was resolved by using a very long term lease and peppercorn rent. Happy to consider this if it ticks a box

Regards

Jon

Sent from my BlackBerry — the most secure mobile device

Re: Petition Letter**Alastair Hamilton**

Thu 13/07/2017 09:19

To: Willoughby, Stephen <Stephen.Willoughby@gov.im>

Stephen,

Thank you for your helpful email of 7th June. This has now been considered by my Board who have resolved to revert to their original plan. Please consider my earlier Letter of Petition to be withdrawn.

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: Willoughby, Stephen <Stephen.Willoughby@gov.im>**Sent:** 07 June 2017 12:09:29**To:** Alastair Hamilton**Cc:** Curphey, Emily; Brooks, Ian; Bevan, Rachel**Subject:** FW: Petition Letter

Dear Alastair

I write to acknowledge receipt of the petition letter re Manxonia House. In response to this letter I ask on behalf of the Department the following:-

Firstly, the Department approved the previous petition re Manxonia House and sent a letter on the 30th September 2016 (see attached). This set out a number of conditions which the Department attached to the approval of the purchase of Manxonia House. The letter referred to the approval being on the condition that Manxonia House only be utilised expressly for the purposes set out in s.26 of the Local Government Act 1963. This was based therefore on the basis that Manxonia House would be utilised as a shop for rental, a flat for private rent and as an office for Port St Mary Commissioners, Marashen Crescent Housing Committee and the Southern Civic Amenity Site Committee. A business case had been provided to that purpose. Can your Authority inform the Department whether these new plans comply with the legislation and if so in what way? (see extract attached).

Secondly, presuming that you have the vires to sell the property to a company of the type that you are suggesting, we would require all the relevant papers around the new proposal such as the full set of minutes of any discussions that took place by the Commissioners on this proposal, the new business case that would presumably have been drawn up for this new proposal and other documentation such as a plan of the building setting out which areas are up for sale and which will remain in the Authorities ownership and any draft contracts of sale etc.

Thirdly, I also ask on behalf of the Department why the Authority has changed their plans. We were aware that recently the Authority advertised in the press seeking out potential "users or tenants". The Department are now being informed that the plan is to sell part of the building to an Isle of Man company, Eclipse Nursecall Systems Limited. It does not appear that the process carried out so far follows the usual financial regulations. If the intention is to sell the building or part of the building it is usual practice that the property be advertised for sale to allow any interested parties the opportunity to buy all or part of the building. We would expect this to be advertised to allow a fair and transparent process to be carried out.

Fourthly, when the Department considered your previous petition in the Autumn of 2016 you will be aware that the Department received an objection to the petition from a Mr Kelly. One of his comments questioned the need to buy Manxonia House and the need to relocate staff to the building (which was a major part of the original business case). The Commissioners response to that was relayed to us and set out in a letter dated 7th September 2016. I quote the following section "our plan is to relocate all office functions and all four staff into Manxonia House, which will allow the basement of the Town Hall, where the offices currently are to be redeveloped as public toilets and/or back of house space related to our letting rooms here". The Department took these comments on board when considering the objection and of course took on face value the Commissioners response. Are you able to justify this fundamental change to the Department and more importantly your ratepayers?

Turning to the other conditions set out in our original letter perhaps these could be addressed in the business case /letter in response to this email. For example, can you set out the financial situation, did you draw down the monies from HSBC for the purchase, how are you funding the loan payments? If there is no rental income forthcoming at the moment how is that being addressed. We were under the impression that there was maintenance works required to bring the building up to standard, what is happening with these works?

In addition have the Authority thought as to whether selling part of the building will have an impact on the long term viability of attaining rental income for the other parts of the property. Has a buy back clause been considered if the business that is potentially moving in fails or decides to move away?

Lastly, in your letter dated 26th May 2017 there is a reference to the need to "postpone our demand for more office accommodation; we have options that will see that created as a future date on an alternative site". Are you able to elaborate on this as this formed a key part of the case for purchasing the building, of which we considered only 9 months ago?

In conclusion, the Department have a number of questions about the petition presented to us. Please provide further details as set out above. Until this further information is provided the Department will not be in a position to consider this petition.

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: 26 May 2017 15:44
To: Bevan, Rachel
Cc: Willoughby, Stephen
Subject: Petition Letter

Good afternoon Rachel,

Please find attached a Petition Letter and one other supporting document.

I look forward to hearing from you in due course.

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

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

Fw: Manxonia Pre Refurbishment Asbestos Survey

Workshop

Mon 17/07/2017 08:27

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

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

Please add to next agenda.

From: Neil Curphey <neil.curphey@sms.co.im>
Sent: 12 July 2017 20:43
To: Workshop
Subject: Manxonia Pre Refurbishment Asbestos Survey

Hi Tom

Our fee to do a Pre Refurbishment Asbestos Survey on this property and produce a report is

£495.00 + vat

Sample analysis by a UKAS Accredited Laboratory

£25.00 per sample

Water absorption testing if required

£50.00 per sample

Thanks
Neil

Neil Curphey CMIOSH
Director
Chartered Health and Safety Practitioner

Safety Management Services (IOM) Ltd
Old Granite House
Bridge Road
Ballasalla
Isle of Man
IM9 3DA

Telephone: [01624825481](tel:01624825481)
Web: www.sms.co.im

Sent from my iPad Pro

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Manxonia House

Mike [redacted]

Tue 18/07/2017 10:00

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

Alastair,

Thank you again for your time last week to discuss Manxonia House and our interest in the potential office space within. My apologies for not getting back to you with the formal document requested. We have been incredibly busy, which is no bad thing for a young company, but it has given me little time to complete my draft to you.

We have taken on another new member of staff this week in [redacted] and you'll be pleased to hear that [redacted] is looking to move to Port St. Mary in the near future. In fact she has found a property of interest and is talking to a mortgage provider next week. We are also recruiting a marketing graduate and a software developer in the near future - hopefully!

We briefly discussed the parking spaces to the side of Manxonia House and the possibility of renting all the spaces on a month-by-month basis before work starts on the main building. I'm sure you would like to see these spaces giving some return, especially with minimal effort?

I look forward to your reply.

Best regards,

Mike [redacted]

Director

[redacted]
[redacted]
[redacted]

[WWW](#) [redacted]

[WWW](#) [redacted]

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Read my latest article ! [redacted]

Re: Manxonia House

Alastair Hamilton

Mon 14/08/2017 14:14

To: [REDACTED]

Mike,

Thank you for your email and my apologies for the delay in responding.

I did put your suggestions to our Board. At this stage, however, we are about to embark on the refurbishment and shall require the car parking spaces for use in connection with the building works. We note your interest in leasing the refurbished office space and will respond to you when we are at a more advanced stage.

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: Mike [REDACTED]

Sent: 04 August 2017 11:42

To: Alastair Hamilton

Subject: Manxonia House

Alastair,

We have been informed this week by our landlord that there is now a very good possibility that we will be able to expand our current office space sufficiently to accommodate our workforce over the coming 18 months.

I wanted to let you know as soon as possible.

We are, however, still very interested in the parking spaces to the side for as long as they are available. How can we progress with this?

I look forward to your reply.

Best regards,

Mike

Alastair,

Thank you again for your time last week to discuss Manxonia House and our interest in the potential office space within. My apologies for not getting back to you with the formal document requested.

We have been incredibly busy, which is no bad thing for a young company, but it has given me little time to complete my draft to you.

We have taken on another new member of staff this week in [REDACTED] and you'll be pleased to hear that [REDACTED] is looking to move to Port St. Mary in the near future. In fact she has found a property of interest and is talking to a mortgage provider next week. We are also recruiting a marketing graduate and a software developer in the near future - hopefully!

We briefly discussed the parking spaces to the side of Manxonia House and the possibility of renting all the spaces on a month-by-month basis before work starts on the main building. I'm sure you would like to see these spaces giving some return, especially with minimal effort?

I look forward to your reply.

Best regards,

Mike [REDACTED]

Director
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Home
[REDACTED]

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[REDACTED]

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

Thu 17/08/2017 09:33

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

Not too bad – cement based products.

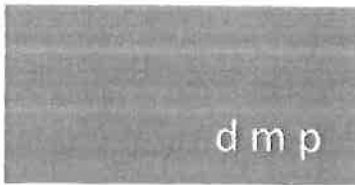
Regards,

David Millar RIAS RIBA

Architect

denning millar projects limited

t – 07624 414231

**From:** Alastair Hamilton [mailto:a.hamilton@portstmary.gov.im]**Sent:** 17 August 2017 09:29**To:** David Millar <davidmillar@dmp.im>**Subject:** Fw: Manxonia House

Asbestos survey report attached

Alastair Hamilton,

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

Clerk to the Board of Marashen Crescent Housing Committee

Clerk to the Board of the Southern Recycling Centre

Tel : 01624 832101

Mob: 07624 230202

From: Neil Curphey <neil.curphey@sms.co.im>**Sent:** 09 August 2017 14:56**To:** Workshop**Cc:** Alastair Hamilton; Darleen Greenwood**Subject:** RE: Manxonia House

Hi Tom

Asbestos survey report attached

Regards

Neil

From: Workshop [mailto:workshop@portstmary.gov.im]**Sent:** 18 July 2017 08:40**To:** Neil Curphey**Cc:** Alastair Hamilton; Darleen Greenwood**Subject:** Manxonia House