

PORT ST MARY COMMISSIONERS
ORDINARY BOARD MEETING
23rd MARCH 2022
AGENDA – OPEN SESSION

Item Number	Item	Action Required
1.	OPENING OF THE MEETING	
1.1	Welcome, Apologies & Declarations	As required by Board members
2.	MINUTES	
2.1	Minutes of the Ordinary Meeting held on the 23 rd February 2022	For Board approval
3.	MATTERS ARISING	
3.1	Matters arising from previous meetings	Clerk to provide necessary updates
4.	MOTIONS – None	
5.	FINANCE	
5.1	Invoices for payment in March 2022	For Board approval
5.2	Street light quote	For Board approval
6.	PROJECTS	
6.1	Boat Park	For Board response
6.2	Town Branding Project	For noting

6.3	Rushen Heritage Trust Street Signs	For noting
6.4	Town Hall Access	For noting
6.5	Amenities	For noting
6.6	IOM Transport	For Board discussion
6.7	Highways	For Board discussion
7.	HOUSING	
7.1	Housing Officers Report	For Board discussion
7.2	Tenancy Arrears Report	For Board discussion
8.	PUBLIC CORRESPONDENCE & COMMUNICATIONS - None	
9.	PLANNING MATTERS	
9.1	Planning Applications	For approval
9.2	Yacht Club Correspondence	For Board discussion
9.3	Allotment Sheds Update	N/A
10.	POLICY & RESOURCES	
10.1	Scoil Phurt Le Moirrey request	For noting

10.2	2022 Meeting Dates	For Board discussion
11.	PUBLIC CONSULTATIONS	
11.1	Consultation on Empty/Derelict Properties	For Board response
12.	INVITATIONS - None	
13.	ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)	

PORT ST MARY COMMISSIONERS
MATTERS ARISING & PUBLIC CORRESPONDENCE REPORT

Matters Arising

Data Sharing Agreement with the Police – Ongoing.

Simply V Traders Licence – Issued as approved.

Public Correspondence

George Herdman Library – Matter moved to the Private Agenda.

Refusal of permission regarding Cherry Tree – Refused as requested. PSMC to undertake any necessary maintenance.

PORT ST MARY COMMISSIONERS - Invoices to be paid in March 2022

Inv#	Date	Invoice number	Supplier	Details	Housing	Net (£)	VAT (£)	Total Cost (£)	Nominal code
2659	17/02/2022	1239140894	B&Q	Makita 18v combi drill & impact driver	NA	128.33	25.67	154.00	5150
2660	01/03/2022	31827	Baker Tilly	Audit of PSM year end financials 2021	NA	7,172.57	1,434.51	8,607.08	5020
2661	31/01/2022	SINV00383625	Bridson-Horrox	Binders, ink for printer, notebooks, lever arch files etc	NA	536.52	107.30	643.82	5050
2662	31/01/2022	SCRN00011433	Bridson-Horrox	Binders and visitors book	NA	-119.21	-23.84	-143.05	5050
2663	28/02/2022	SINV00388106	Bridson-Horrox	Clipboards and paper for printer	NA	110.55	22.11	132.66	5050
2664	13/01/2022	35606	Corlett Bolton & Co	Services with regard to PSM Golf Club land	NA	684.00	136.80	820.80	5040
2665	25/01/2022	35644	Corlett Bolton & Co	Services with regard to leases	NA	1,004.00	200.80	1,204.80	5040
2666	25/01/2022	431845	Department of Infrastructure	Tipping charges - Sept to December 2021	NA	20,551.32	4,110.26	24,661.58	5210
2667	20/01/2022	424481	Elitegroup (aka Wi - Manx)	VOIP calls and DSL fixed lines	NA	165.83	33.17	199.00	5140
2668	22/02/2022	46512	Flagpole Express Ltd	4.5mm Halyard to suit 8m pole and packaging	NA	34.90	6.98	41.88	5805
2669	01/01/2022	2025	HeatTech Limited	1 SF - change syphon	1 SF	37.50	1.88	39.38	6100
2670	14/03/2022	2066	HeatTech Limited	7 PR - change leaking boiler, 2 flue extensions and pipework	7PR	3,487.00	174.35	3,661.35	6100
2671	14/03/2022	2067	HeatTech Limited	4 SF - change leaking boiler	4SF	3,298.00	164.90	3,462.90	6100
2672	14/03/2022	2068	HeatTech Limited	18 SMA - change leaking boiler, fix toilet	18 SMA	3,325.00	166.25	3,491.25	6100
2673	14/03/2022	2069	HeatTech Limited	9b SMA - change leaking boiler	9b SMA	1,485.00	74.25	1,559.25	6100
2674	14/03/2022	2071	HeatTech Limited	2 PR - call out to boiler not working, no oil in tank	2 PR	24.50	1.23	25.73	6100
2675	14/03/2022	2072	HeatTech Limited	3 LA - change pipework in loft that was leaking	3 LA	141.00	7.05	148.05	6100
2676	14/03/2022	2073	HeatTech Limited	11 LA - change ignition transformer and ignitor on boiler	11 LA	157.00	7.85	164.85	6100
2677	28/01/2022	27240	Island IT Services Ltd	UPS installation and labour	NA	75.00	15.00	90.00	5140
2678	25/02/2022	27482	Island IT Services Ltd	Callout and labour	NA	45.00	9.00	54.00	5140
2679	03/03/2022	27516	Island IT Services Ltd	Microsoft exchange plan and office 365	NA	97.00	19.40	116.40	5140
2680	14/01/2022	4134406	Isle of Man Newspapers Ltd.	2 x courier adverts - refuse EOI	NA	296.32	59.26	355.58	5190
2681	22/02/2022	130551	JCK Ltd	Minor repair to Scarab	NA	487.83	97.57	585.40	5267
2682	24/02/2022	0001/00005424	J Qualtrough & Co. Ltd.	Building sand, gravel and delivery chg	NA	86.41	17.28	103.69	6020
2683	28/02/2022	0001/00006125	J Qualtrough & Co. Ltd.	KNAUF fibreglass loft roll	NA	76.96	15.39	92.35	6020
2684	28/02/2022	0001/00006126	J Qualtrough & Co. Ltd.	KNAUF fibreglass loft roll, A1 respirator and coverall	NA	206.70	41.34	248.04	6100
2685	07/03/2022	0001/00007172	J Qualtrough & Co. Ltd.	KNAUF fibreglass loft roll and 2x coverall	NA	263.28	52.66	315.94	6100
2686	21/01/2022	001/162600	JR RILEY LTD	Oil for new jetwash	NA	5.37	1.08	6.45	5267
2687	01/01/2022	21/4096	LiftMann	Call out to Creggan Beg - stairlift	NA	100.00	20.00	120.00	6100
2688	28/02/2022	21/4332	LiftMann	Servicing of stairlifts at Creggan Beg	NA	216.00	43.20	259.20	6100
2689	26/02/2022	XXX	MANNIN RETAIL LIMITED	Fuel for DLO for Jan and February 2022	NA	270.76	54.15	324.91	6060
2690	01/01/2022	961403707	Manx Gas Ltd.	Gas supply for Town Hall 18/09 - 19/11/21	NA	783.43	156.69	940.12	5151
2691	19/01/2022	961542367	Manx Gas Ltd.	Gas supply for Town Hall 20/11 - 19/01/22	NA	1,637.98	327.60	1,965.58	5151
Sub total Pg1						46,871.85	7,581.14	54,452.99	

Inv#	Date	Invoice number	Supplier	Details	Housing	Net (£)	VAT (£)	Total Cost (£)	Nominal code
2692	01/01/2022	14829831	Manx Telecom Ltd.	Overdue bill - 01/04 to 30/06/21	NA	25.50	5.10	30.60	5160
2693	01/01/2022	15106469	Manx Telecom Ltd.	Overdue bill - 01/07 to 30/09/21	NA	25.50	5.10	30.60	5160
2694	01/01/2022	15418074	Manx Telecom Ltd.	Overdue bill - 01/10 to 31/12/21	NA	25.50	5.10	30.60	5160
2695	25/01/2022	15713660	Manx Telecom Ltd.	Bill for period 01/01 - 31/03/22	NA	25.50	5.10	30.60	5160
2696	01/02/2022	15776540	Manx Telecom Ltd.	Calls, line renatal and broadband - 01/02 - 28/02/22	NA	76.09	15.22	91.31	5160
2697	01/03/2022	15874790	Manx Telecom Ltd.	Calls, line renatal and broadband - 01/03 - 31/03/22	NA	67.12	13.42	80.54	5160
2698	26/01/2022	U1928255	Manx Utilities	Town hall electricity - 26/10/21 - 20/01/22	NA	699.28	139.86	839.14	5151
2699	15/02/2022	SPI4414738	Manx Utilities	Installation and removal of Xmas lights	NA	893.76	178.75	1,072.51	5830
2700	01/01/2022	34102	Manx and Glass Glazing	3 BB - supply and install 2 panes toughened autumn leaf glas	3 BB	410.72	82.14	492.86	6100
2701	27/01/2022	34225	Manx and Glass Glazing	14 BB - supply and install 1 toughened double glazed unit	14 BB	318.37	63.67	382.04	6100
2702	01/01/2022	16286	ORB Limited	PSM payroll admin fee for December 21	NA	66.00	13.20	79.20	5170
2703	01/03/2022	16709	ORB Limited	PSM payroll admin fee for February 22	NA	111.00	22.20	133.20	5170
2704	01/02/2022	MI/3184821/03	Paytek Admin Services Ltd	Service charge - card payment system	NA	22.00	4.40	26.40	5100
2705	13/01/2022	4942	RCC Enterprises Limited (Apollo Blinds)	Supply and fit 2 x roller blinds - Town Hall	NA	250.00	50.00	300.00	5150
2706	13/01/2022	4942	RCC Enterprises Limited (Apollo Blinds)	Supply and fit 4 x roller blinds - East Room	NA	320.00	64.00	384.00	5150
2707	10/03/2022	146153	SCS	Supply and install doorbell	NA	147.62	29.52	177.14	5150
2708	10/03/2022	146162	SCS	2 SMA - site survey to replace fan and damp report	2 SMA	212.68	42.54	255.22	6100
2709	10/03/2022	146165	SCS	9 SFA - electrical installation report, supply and replace po	9 SFA	641.35	128.27	769.62	6100
2710	10/03/2022	146166	SCS	Workshop - supply and install socket	NA	75.92	15.18	91.10	6020
2711	10/03/2022	146167	SCS	Town Hall - relocate light	NA	50.25	10.05	60.30	5150
2712	10/03/2022	146168	SCS	12 LA - attend site to investigate fault to extractor fan	12 LA	199.31	39.86	239.17	6100
2713	15/02/2022	38320	Signrite Ltd	1000mm x 170mm road sign for Plantation Road	NA	48.00	9.60	57.60	5050
2714	14/02/2022	3585	Southern Civic Amenity Site Board	560kg commercial waste - rubble	NA	39.20	7.84	47.04	5210
2715	14/02/2022	3586	Southern Civic Amenity Site Board	340kg commercial waste - rubble	NA	25.50	5.10	30.60	5210
2716	15/02/2022	3601	Southern Civic Amenity Site Board	270kg commercial waste - rubble	NA	21.60	4.32	25.92	5210
2717	23/02/2022	3641	Southern Civic Amenity Site Board	170kg commercial waste - rubble	NA	14.45	2.89	17.34	5210
2718	24/02/2022	3130	Southern Civic Amenity Site Board	170kg commercial waste - EFW	NA	44.20	8.84	53.04	5210
2719	24/02/2022	3650	Southern Civic Amenity Site Board	60kg green waste	NA	5.70	1.14	6.84	5260
2720	02/03/2022	3160	Southern Civic Amenity Site Board	100kg green waste	NA	11.22	2.24	13.46	5260
2721	04/03/2022	3182	Southern Civic Amenity Site Board	220kg green waste	NA	20.79	4.16	24.95	5260
2722	08/03/2022	3710	Southern Civic Amenity Site Board	240kg green waste	NA	22.68	4.54	27.22	5260
2723	08/03/2022	3207	Southern Civic Amenity Site Board	80kg green waste	NA	8.98	1.79	10.77	5260
2724	01/01/2022	010034	Suntera Global	Accountancy fee for period ended 31.03.21	NA	3,025.00	605.00	3,630.00	5030
Sub total Pg2						7,950.79	1,590.14	9,540.93	

Inv#	Date	Invoice number	Supplier	Details	Housing	Net (£)	VAT (£)	Total Cost (£)	Nominal code
2725	01/01/2022	140997	Viking Direct	Town Hall photocopier meter reading	NA	155.81	31.16	186.97	5060
2726	24/02/2022	141987	Viking Direct	Town Hall photocopier meter reading	NA	70.10	14.02	84.12	5060
2727	04/03/2022	75557	WDS Ltd.	Cleaning supplies	NA	272.72	54.54	327.26	5152
2728	09/03/2022	75772	WDS Ltd.	Blue hand towels	NA	50.62	10.12	60.74	5152
2729	02/03/2022	3094	WINDOW MAINTENANCE SERVICES	14 PR - replacement D/G unit, 600mm friction hinges, trickle	14 PR	195.00	39.00	234.00	6100
2730	02/03/2022	3095	WINDOW MAINTENANCE SERVICES	2 CB - 450mm egress hinges, adjust sash guides	2 CB	93.00	18.60	111.60	6100
2731	09/03/2022	3100	WINDOW MAINTENANCE SERVICES	9a SMA - repair french doors	9a SMA	120.00	24.00	144.00	6100
Sub total Pg3						957.25	191.44	1,148.69	
Totals						55,779.89	9,362.72	65,142.61	

Breakdown by type of expense

Nominal code	Nominal description	Amount (£)
5020	Audit Fees	8,607.08
5030	Accountancy	3,630.00
5040	Legal Fees & Professional fees	2,025.60
5050	Printing & Stationery	691.03
5060	Photocopying	271.09
5100	Bank Charges	26.40
5140	Computer Expenses	459.40
5150	Town Hall expenses	1,075.44
5151	Town Hall Heat & Light	3,744.84
5152	Town Hall Cleaning	388.00
5160	Office - Telephone Expenses	294.25
5170	Office Expenses	212.40
5190	Advertising	355.58
5210	Refuse Expenses	24,835.52
5260	Gardens and Flowerbeds	83.24
5267	Gardening - Machinery	591.85
5805	Memorials	41.88
5830	Christmas Tree and lights	1,072.51
6020	Sundry - Store	287.14
6060	Sundry - Fuel Costs	324.91
6100	Housing Repairs	16,124.45
	Total	65,142.61

Breakdown of invoices by supplier

Supplier	Amount (£)
B&Q	154.00
Baker Tilly	8,607.08
Bridson-Horrox	633.43
Corlett Bolton & Co	2,025.60
Department of Infrastructure	24,661.58
Elitegroup (aka Wi - Manx)	199.00
Flagpole Express Ltd	41.88
HeatTech Limited	12,552.75
Island IT Services Ltd	260.40
Isle of Man Newspapers Ltd.	355.58
J Qualtrough & Co. Ltd.	760.02
JCK Ltd	585.40
JR RILEY LTD	6.45
LiftMann	379.20
MANNIN RETAIL LIMITED	324.91
Manx and Glass Glazing	874.90
Manx Gas Ltd.	2,905.70
Manx Telecom Ltd.	294.25
Manx Utilities	1,911.65
ORB Limited	212.40
Paytek Admin Services Ltd	26.40
RCC Enterprises Limited (Apollo Blinds)	684.00
SCS	1,592.55
Signrite Ltd	57.60
Southern Civic Amenity Site Board	257.19
Suntera Global	3,630.00
Viking Direct	271.09
WDS Ltd.	388.00
WINDOW MAINTENANCE SERVICES	489.60
Total	65,142.61

Item 5.2

PORT ST MARY COMMISSIONERS
STREET LIGHT REPORT

We have recently attended the following street light that requires further attention following maintenance;

Street light location: PL098

Reported issues: Fistard Road

(Please see attached report for further details)

Please see option(s) and estimated costs below for replacement parts;

- 1) Axia 3.1 and 1m Pole Arm, Inc. Installation - £649.00 + VAT

Please advise if you would like us to progress with these works. If you have any queries please contact me on 693591.

Public Light Damage Report

Record: 448

Reported Date	2022-02-24
Streetlight Number	Pm098
Location	Fistard road
Reported Issue	Fitting Damaged
Additional Details	Fitting damage in the strong winds Remove for safety reasons Requires replacement fitting and arm
Is light suspended?	Yes
Type of Service	Other
Is Service Pot End required to change column?	No
Action Required	New Fitting, New Arm

Photo1



Photo2



Reported By

mepquayle

PORT ST MARY COMMISSIONERS
PROJECTS UPDATE

6.1	<p>Boat Park</p> <p>Resurfacing is scheduled for summer 2022. Letter from ratepayer below for discussion & response;</p> <p style="text-align: right;">9th March 2022</p> <p style="text-align: center;"><u>Re Boat Park at the Breakwater</u></p> <p>Dear Commissioners,</p> <p>I have spoken to four boat owners who use the area and all are strongly against the proposals to improve the area at the present time. They all believe it should not be a priority in the present economic environment and time of uncertainty. The focus should be on keeping the most vulnerable in mind regarding their cost of fuel, rates and other outgoings. All these appear likely to rise with inflation and other uncertainties which will inevitably cause great hardship for the least fortunate.</p> <p>I agree with these sentiments</p> <p>It would be good to see the proposed improvements but the time is not right to do so and I hope they are postponed.</p>
6.2	<p>Town Branding Project</p> <p>Verbal update to be provided by the Clerk regarding printing of maps. Final case has been submitted for Departmental approval.</p>
6.3	<p>Rushen Heritage Street Signs</p> <p>Original proofs were returned with requested amendments, response is awaited.</p>
6.4	<p>Town Hall Access</p> <p>Access options are being explored with the structural engineer.</p>
6.5	<p>Amenities</p> <p>Tennis Courts – The contractor has been appointed, fencing has been ordered and a start date is awaited.</p> <p>Playpark Flooring – On hold until consultation ends.</p> <p>Splash Park & Beach Huts (including feasibility study requested by LVW) – no update available.</p>
6.6	<p>IOM Transport</p> <p>Verbal discussion to be had to agree a date for postponed meeting.</p>

Highways

Ongoing correspondence re road conditions

A second chaser e-mail has been sent to the Department regarding outstanding items.

Residents Parking Permits

I believe this subject was raised a couple of years ago and it was my understanding that the commissioners were going to carry out some form of consultation with the residents who this may effect.

I have had a quick look on the system and from my experience feel that the below locations would still be warranted due to the volume of residential properties and vehicles

- High Street – Currently 9am-6pm – 23 current permits
- Athol Street – Currently 9am – 6pm – 4 current permits
- Bay View Road – Currently 9am – 6pm Mon-Sat (shops/restaurants) – 36 current permits in total along Bay View Road (4 of these are Carrick Mews)
- Bay View Road – Currently 9am -6pm (Primrose Terrace End)

There are possibly some areas that could be assessed, but consultation would need to be carried out, these areas include:

- Bay View Road – Currently 9am-6pm (outside Lighthouse Buildings and vicinity of Church)
- Gellings Avenue – 0 current permits
- Victoria Avenue – 10 current permits

6.7

There are some people still on the system which may want a current permit but the system show they haven't put in a renewal for their permit yet, as follows.

Athol St: 5
Bay view Road: 13
Carrick View: 3
Gellings Ave: 2
High St: 15
Victoria road: 5

20mph zone

Hi Hayley

I have received an updated boundary proposal from the designers that I hope will be more suitable to the commissioners.

The proposed signage will be as below;

we will propose 20mph Zone / 30mph terminal signs at all Zone entry points. The zone is mostly closed off so I believe there will only be 4 terminal locations. These will be;

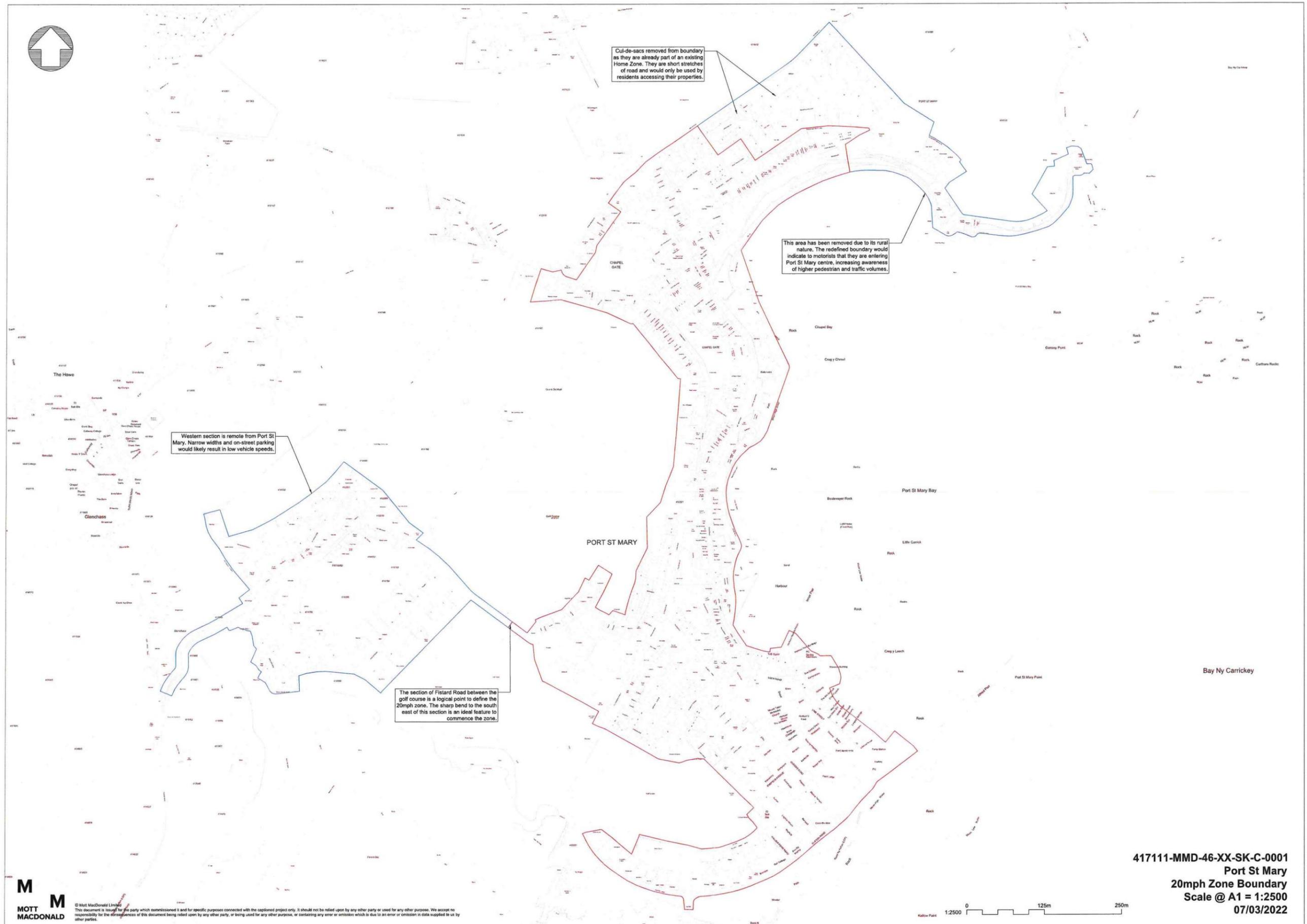
- Station Road
- Cronk Road
- The Promenade
- Fistard Road

We will also propose additional traffic calming features to achieve a compliant zone as per Traffic Signs Manual Chapter 3. Along with the physical measures, this will mostly be roundels or repeaters depending on preferences.

I hope this helps provide clarification, happy to discuss over a call if this would help.

Kindest regards

Andy



Cul-de-sacs removed from boundary as they are already part of an existing Home Zone. They are short stretches of road and would only be used by residents accessing their properties.

This area has been removed due to its rural nature. The redefined boundary would indicate to motorists that they are entering Port St Mary centre, increasing awareness of higher pedestrian and traffic volumes.

Western section is remote from Port St Mary. Narrow widths and on-street parking would likely result in low vehicle speeds.

The section of Fislard Road between the golf course is a logical point to define the 20mph zone. The sharp bend to the south east of this section is an ideal feature to commence the zone.

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417111-MMD-46-XX-SK-C-0001
Port St Mary
20mph Zone Boundary
Scale @ A1 = 1:2500
07/03/2022

Housing Officer's Report to Port St Mary Commissioners
23rd March 2022

Subject	Information
February Summary of Housing Works & Repairs	<ul style="list-style-type: none"> • Responsive repairs carried out by DLO in February (<i>data not available</i>) <p>18 responsive repairs were carried out by contractors in February:</p> <ul style="list-style-type: none"> • 8 Boiler related issues • 4 Plumbing repairs • 5 Electrical issue • 1 Window/door repair <p>2 Boilers were also replaced (1 oil & 1 gas)</p>
Void Properties	One property was handed back in February.
Allocations	In February, one property was allocated to a single person from Port St Mary.
Fixed Term Tenancy & Temporary Licences	There were no fixed term tenancies renewed or temporary licences expired in February.
Southern Shared Housing Waiting List	<ul style="list-style-type: none"> • Three new applications were made at this office in February. • As at 16th March 2022, there are 122 applicants on the Shared Waiting List. • To date, there are 14 applicants who have selected 'all island', 25 have selected 'all south' and 28 have selected 'Port St Mary' in their area choices. <p>At the time of writing there are technical issues with the waiting list so information may not be up-to-date.</p>
Transfer Waiting List	<ol style="list-style-type: none"> 1. There is one tenant wanting to transfer to a one bed bungalow after retirement in April 2022. 2. One tenant needs to transfer to a bungalow for health reasons. 3. One family is on the transfer waiting list to downsize to a two bed property. 4. There are two families on the list for a three bed property. 5. One family wants to transfer to a different area in the South.
Out of Hours Callouts in February 2022	One callout was attended to in February.
Ukrainian Refugees	A tenant with an empty bedroom has expressed an interest in offering accommodation for one refugee. Guidance is awaited from Central Government.
Mutual Exchanges	DoI Housing is removing their data base of Mutual Exchanges on the government website for tenants wishing to swap homes. This is due to it being superseded by tenants using social media such as Council House Swaps on Facebook.

PORT ST MARY COMMISSIONERS

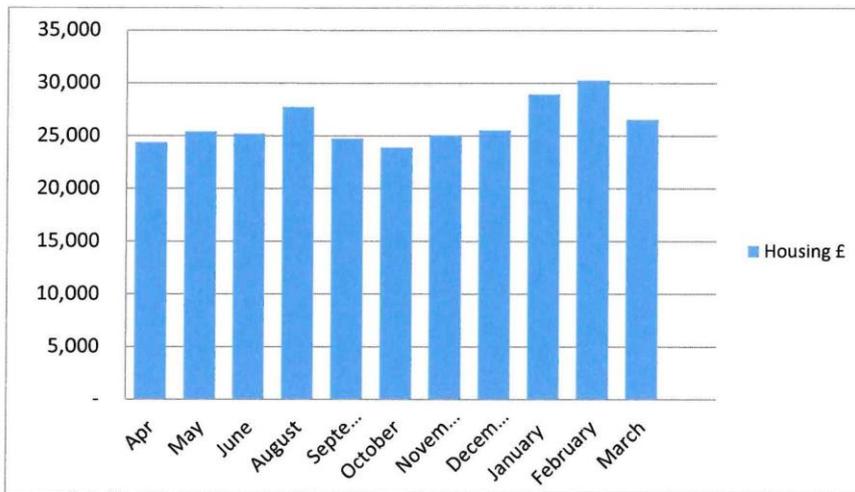
Tenancy Arrears Report for August Meeting

Week 50 2022 commencing 14th March 2022.

Management Summary

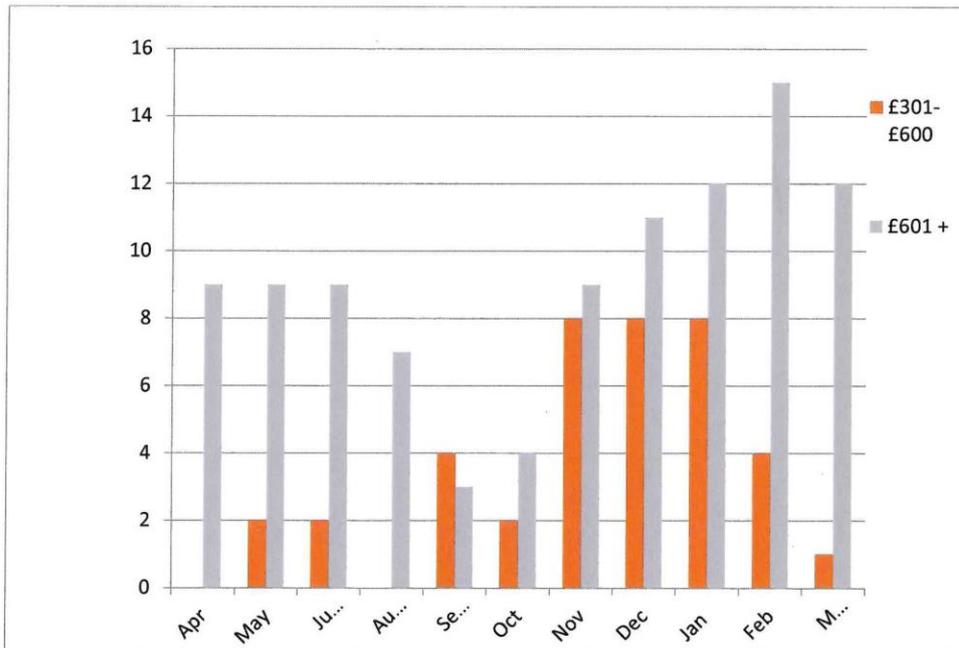
Unpaid rents currently stand at £26,529.99 an decrease of £3,729.50 since the previous report— see detailed analysis on the following page.

The first graph shows the rent arrears by sector over the last 12 months. As in previous months, all arrears are housing related.



Number of Debtors and Actions Taken

The second graph shows the number of debtors categorised by how much they owe.



Tenancy Arrears Report for August Meeting
Week 50 2022 commencing 14th March 2022.

(Continued)

Below is a detailed analysis of the arrears and the separate action being taken for each tenant.

Uncontrolled debt

There are currently 4 tenants with uncontrolled debt.

Tenant 1 – Arrears £2,842.83 (no movement since previous report)

Request for judgment of an instalment order granted by court, payments of £ 100.00 per month to be received from 14th September 2020. Finance officer has communicated payments are to be received no later than the 23rd of each month, tenant has defaulted on court order and further small claims court proceedings for the full amount are being initiated.

Tenant 2 - Arrears £ 13,599.88 (decreased by £242.95 since previous report)

Small claims court has granted attachment of earnings on 10 August 2020, to commence and be received by Coroner of Rushen from tenant's employer on monthly basis as of the 26 August 2020. The attachment of earnings is only in respect of the arrears, tenant is still obligated to pay monthly rent.

Further discussion through email took place at the end of September 2020 with elected advocates to ensure attachment of earnings in respect of arrears has been communicated with the tenant's employer. Payment of the attachment of earnings order has continued to be received by the coroner in the amount of £ 241.61, but there has been a delay by the coroner in the repayment to us. Tenant has commenced paying rent, having been served notice to quit in the event of further defaults on payment. Further court proceedings are underway in respect to the future of the tenancy and the arrears.

Tenant 3 – Arrears £863.34 (previous tenant)

This amount was previously removed from the report at the request of the Board. Small Claims procedures are being initiated.

Tenant 4 – Arrears £581.77 (previous tenant)

Historic arrears from a previous tenant – situation being monitored.

Controlled Debt

The following tenants have controlled debt but due to the amounts, are being brought to the Boards attention:

Tenant 5 – Arrears £ 1,139.50 (increased by £37.02 since previous report)

Tenant is now employed, and housing officer has agreed a payment plan of £150 per week with tenant to reduce arrears.

Tenant 6 – Arrears £ 831.20 (decreased by £198.15 since previous report)

A payment plan of £150 per week has been agreed to reduce the arrears. Tenant is adhering to the plan.

Tenant 7 – Arrears £ 683.99 (decreased by £129.86 since previous report)

The tenant is agreed a payment plan of £600 per month and is adhering to the plan.

Tenant 8 – Arrears £ 810.98 (increased by £ 401.85 since previous report)

Adhering to payment plan. Arrears have increased as another payment is due.

Tenant 9 – Arrears £ 735.75 (decreased by £247.71 since previous report)

Tenant is adhering to their payment plan.

Tenant 10 – Arrears £648.75 (decreased by £1,142.45 since previous report)

The tenant has paid off a bulk amount of the arrears and agreed a payment plan to clear the remainder.

Tenant 11 – Arrears £ 816.87 (decreased by £37.71 since previous report)

The tenant has agreed to pay an extra £10 per week to reduce arrears.

Tenant 12 – Arrears £ 459.54 (decreased by £145.10 since previous report)

The Housing Officer has contacted tenant and arrears are reducing.

Tenant 13 – Arrears £ 551.15 (Arrears have not moved since last report)

The Housing Officer is contacting the DHSS re rent direct payment amount being insufficient.

Tenant 14 – Arrears £794.22 (decreased by £ 279.86 since previous report)

Housing Officer has contacted the tenant with a view to agreeing a payment plan.

Tenant 15 – Arrears £651.32 (New addition to the report)

Tenant usually comes in and pays bulk amounts, Housing Officer is contacting tenant to chase them.

Tenant 16 – Arrears £518.90 (New addition to the report)

A bulk payment is expected to clear the arrears.

4 tenants from the previous report have cleared their arrears and been removed from the report.

PORT ST MARY COMMISSIONERS
PLANNING

Item 9.1 Planning Applications

22/00185/B Shangani, Beach Road, Port St Mary. Replacement single storey rear extension

22/00189/B Oxenbourne, Beach Road, Port St Mary. Remove existing bay window and sun porch and replace with extended bay window and sun porch

22/00109/B Kala (formerly East Dene), 2 Marine Terrace, Port St Mary. Alterations including windows, erection of a rear porch extension and privacy screen, and creation of rear parking and vehicle access.

Item 9.2 Yacht Club Correspondence

Sent: 16 March 2022 14:39

Subject: re: Planning Application - Clubhouse, Lime Street PSM.

Dear Hayley,

Further to the renewed objection by the commissioners on the 10th March 2022. I would like to request a meeting to discuss the plan and the actions taken in further detail.

Please can you confirm your availability to discuss?

Regards

Commodore
IOMYC

Subject: Planning Application - Clubhouse, Lime Street PSM.

Dear Hayley,

We note the commissioner's decision to object to the above planning application. It is the intention of this letter to address some of those concerns and provide some context to the rationale behind the proposed improvements.

As you may be aware the clubhouse was constructed in 1975, when both regulations were somewhat different and participation in the sport/club was dominated by older experienced sailors. The club has been successful in increasing the participation by children, not only in leisure and club racing, but in training young sailors to represent the IOM and GB.

The club is run entirely by volunteers, who are passionate about sailing and water sports and increasing participation by all ages, genders and abilities. Participation in water sports is now very mixed, with a large proportion being children and adolescents, however the existing changing/showering facilities afford no segregation and little privacy; this is the primary driver behind the proposed changes, to provide showering/changing facilities that are fit for purpose and importantly enable us to satisfy current safeguarding regulations, which currently we do not. In doing so, our architect has identified the current sail-store as the only feasible part of the existing building that can accommodate these facilities, hence the requirement to relocate the sail store.

The potential of extending the balcony is an opportunity afforded by the works and is reliant entirely on securing funded to do so, it is not a driver.

Another issue by virtue of the age of the clubhouse is the lack of disabled facilities, indeed there is no accessible WC or showering facilities and entrances are difficult to navigate. Our proposals are to convert a little used office into an accessible WC and shower room and to remodel the entrance and lobby to provide easy access and to satisfy current accessibility regulations, which currently we do not.

We acknowledge the concerns regarding parking and access to the fish factory and our proposals have considered this by positioning the proposed sail store some 1100mm from our site boundary, a boundary that is adjacent to an already shared surface. Additionally, our own parking capacity of five remains unchanged. We do sympathise with comments relating to parking generally and we entirely understand why residents may wish to pursue a residents-only parking designation adjacent to their properties. As users of the boat park, we too have suffered from less than considerate parking with boats blocked in by cars and trailers left unattended. Whilst we have some influence over our members in the part of the boat park adjacent to the club and we have communicated clearly with them the importance of consideration to all users of the area; the majority of the land including the shared surfaces and the lane are under the control of IOM Harbours and we have been in discussion with the Harbour Master who we understand is endeavouring to encourage more considerate use.

As part of a recent strategy meeting held by the directors of the Isle of Man Yacht Club, to which all members were invited, one of the action points was to engage better with our immediate community and this remains one of our focus points to enhance our offering as an asset of the Port. An open and interactive dialogue with the commissioners is clearly part of this and I look forward to establishing a close working relationship in order to bring further prosperity to our home.

In light of my above comments, I would urge the commissioners to re-consider the grounds for their objection and would welcome any further discussion that might help provide further comfort.

Kind Regards
Commodore
IOMYC

Item 9.3 Allotment Sheds – To be discussed in the private Agenda.

PORT ST MARY COMMISSIONERS

SCOILL PHURT LE MOIRREY

Beach Cleaning

Scoil Phurt Le Moirrey would like to work in partnership with us and adopt the beach, this would involve them carrying out a litter pick once each half term, PSMC would be requested to then dispose of the litter collected. PSMC have a stock of litter pickers donated previously which could be passed onto the school for use.

Town Hall small garden

There is a small fenced garden at the side of the Town Hall which the school would like to adopt and plant vegetables. The garden is not used at present, it was put in place when the Town Hall was home to a play school.

PORT ST MARY COMMISSIONERS**MEETING DATES FOR 2022**

2022 Meeting Dates	
13 th April 2022	Notice to be issued by 8 th April if meeting required
27 th April 2022	
11 th May 2022	AGM
25 th May 2022	
8 th June 2022	Notice to be issued by 3 rd June if meeting required
22 nd June 2022	
13 th July 2022	Notice to be issued by 8 th July if meeting required
27 th July 2022	
10 th August 2022	Notice to be issued by 5 th August if meeting required
24 th August 2022	
14 th September 2022	Notice to be issued by 9 th Sept if meeting required
28 th September 2022	
12 th October 2022	Notice to be issued by 7 th October if meeting required
26 th October 2022	
9 th November 2022	Notice to be issued by 4 th Nov if meeting required
23 rd November 2022	
14 th December 2022	Only 1 meeting in December

PORT ST MARY COMMISSIONERS

PUBLIC CONSULTATION

Consultation on Empty/Derelict Properties

Good morning

A Housing and Communities Board has been established with a remit to integrate and modernise all housing policy, law and provision into a National Housing Strategy with the following policy objectives of:

- everyone having a suitable and affordable place to call home
- the Island's housing stock meeting the needs of the population now and into the future

The Board has launched a consultation on the Local Authority Powers Act to seek the views from Local Authorities in respect of dilapidated properties in their respective areas.

The Board are seeking to engage with Local Authorities regarding their powers to act in respect of empty/dilapidated properties and where barriers may exist as to using the legislation. The consultation takes the form of a short online survey and the Board would be grateful for Local Authority input.

The consultation will be available from **today** (Tuesday 15 March 2022) via <https://consult.gov.im/cabinet-office/3e4f81f6> and will close on **Friday 15 April 2022**.

Please note that this is a closed consultation and will not appear on the main page of the Consultation Hub.

For any questions relating to the consultation please contact Anna Goldsmith at anna.goldsmith@gov.im

Kind regards

Rachael

Rachael Huxley | Project Support Officer (Part time Mon-Wed) | Policy Development Division |
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The Board are requested to review the consultation and send responses to the Clerk by Friday 1st April.

