

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 2nd February 2026 at 7:00 pm.

Present:	Mr A Allen	(Chairman)
	Mr S Wilson	(Vice Chairman and Lead Member for Housing)
	Mr O Lockwood	(Lead Member for Finance and General Purposes)
	Miss G Corkish	
	Mr D Quirk	
	Mr R Turton	
Apologies:	Mr A Gibson	(Lead Member for Environmental and Technical Services)
In attendance:	Mr R Phillips	(Chief Executive/Clerk)
	Mrs S Johnson	(Chief Finance Officer)
	Mr R Forgie	(District Surveyor)
	Miss A Crellin	(Executive Officer/Assistant)

C26/02/01/01

TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT

Not applicable.

C26/02/01/02

DECLARATION OF INTERESTS OF MEMBERS AND OFFICERS (in accordance with Standing Order 18.3)

The Chairman asked Members and Officers if they wished to declare any pecuniary or non-pecuniary interests in relation to any agenda items due to be considered this evening.

The Chairman reminded Members and Officers that declarations of interests can be recorded now or when the agenda item is due to be considered during the meeting.

1. **Planning Application - PA 25/91151/B - Supermarket, The Village Walk, 4 Birchleigh Terrace**

Mr Allen declared a non-pecuniary interest as an employee of the applicant.

2. **Homelessness Legislation – Consultation**

Mr Wilson and Miss Corkish, as employees of the Isle of Man Government, both declared a non-pecuniary interest.

C26/02/01/03

BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE BEFORE ANY OTHER BUSINESS

1. **2026/27 District Rate Setting**

The Lead Member for Finance and General Purposes provided the following statement on behalf of the Board of Onchan District Commissioners:

At the Extra Ordinary Meeting of the Board of Onchan District Commissioners held on Monday 26th January 2026, the Board of Onchan District Commissioners have resolved under Section 11 of the Local Government Act 2006 that the District Rate for 2026/27 will be 457 pence in the pound, equating to a 6.03% increase.

Approximately one-third of the 6.03% increase relates to repayments on the £897,245 loan the Board resolved in September 2025 to take out to fund street lighting replacement on the following roads in the Birch Hill estate:

- Beech Avenue.
- Beech Close.
- Birch Hill Close.
- Birch Hill Crescent.
- Briarfield Avenue.
- Clypse View.
- Hawthorn Close.
- Hazel Close;.
- Highfield Crescent.
- Hillberry View.
- Hillcrest Grove.
- Hollydene Avenue.
- Ivydene Avenue.
- Laurel Avenue.
- Oak Close.
- Poplar Close.
- Rosedene Avenue.
- Rosedene Close.
- Seafield Close; and
- Sycamore Close.

Approximately one-quarter of the 6.03% increase relates to the Board's decision not to run a budget deficit financed from General Reserves as in previous years. The Board considers it important that the Authority should continue to have a sufficient level of General Reserves to meet unexpected items of expenditure.

After adjusting for the above two items, the District Rate has increased by less than inflation as measured by the Consumer Price Index, which was 3.3% for December 2025. The Board wishes to express its thanks to the Authority's Officers for managing the Authority's finances soundly and hence making this outcome possible.

C26/02/01/04
MINUTES

1. **Minutes of the Ordinary Meeting held on Monday 19th January 2026**

The minutes of the Ordinary Meeting held on Monday 19th January 2026, copies of which having previously been circulated, were considered.

Amendments:

Page 5 - **Centenary Park - Planning Update**

Replace "later this week" with "Monday 26th January 2026"

Page 10 - **2026/27 Financial Year Budget & District Rate Setting**

Budget Savings:

Bullet point 14 replace "6%" with "more than 6%"

Subject to the above mentioned amendments, it was proposed by Mr Lockwood and seconded by Mr Wilson and unanimously **RESOLVED that the minutes be agreed as a correct record of the proceedings and be signed by the Chairman.**

Mr Allen did not cast a vote as he was not present at the meeting.

C26/02/01/05**TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES****1. Minutes of the Ordinary Meeting held on Monday 19th January 2026**

None.

C26/02/01/06**TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

None.

C26/02/01/07**TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE**

None.

C26/02/01/08**PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT
PLANNING COMMITTEE**

(i) PA 25/91151/B Mr K Lees – Tesco Supermarket, The Village Walk, 4 Birchleigh Terrace

Members were advised that the planning application is for the installation of eight condensers, refrigeration and air handling units to the rear elevation (retrospective).

In answer to questions, the District Surveyor advised:

- No comments have been received from neighbouring properties; and
- The return date for the planning application is 6th February 2026.

Following a discussion, it was proposed by Miss Corkish and seconded by Mr Wilson and unanimously **RESOLVED that planning application 25/911511/B – Supermarket, The Village Walk, 4 Birchleigh Terrace be recommended for approval.**

Mr Allen declared a non-pecuniary interest as an employee of the applicant and did not cast a vote.

Mr Allen highlighted that the application address is incorrect, and requested that the District Surveyor report this matter to the Planning and Building Control Directorate.

C26/02/01/09**FINANCE AND GENERAL PURPOSES****1. Lead Member Report – Quarter 3**

It was noted that the report relates to the period from the 1st October to 31st December 2025.

The contents of the report were noted.

C26/02/01/10**CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS****1. Sterling Trust Limited – Commercial Tenancy Request**

To be considered In Committee.

2. Local Government Pension Funding Strategy

To be considered In Committee.

C26/02/01/11**CONSIDERATION OF ANY CORRESPONDENCE****1. Isle of Man Government – Waste Strategy 2025-2035**

A copy of the Isle of Man Government 2025-2035 Waste Strategy, copies of which having been circulated was considered.

The Chief Executive/Clerk requested that the Board Members consider this agenda item and the next agenda item at the same time, as they are both related.

The Chairman confirmed that both agenda items will be considered at the same time.

The Chief Executive/Clerk provided the Board with the following overview:

- To date, the Department of Infrastructure has not approached the Authority to make it aware that the Strategy was due for consideration in Tynwald. Awareness of the matter is only due to local media reporting.
- An email was circulated to the Board Members on 5th January 2026 to raise awareness of the document, and that the matter would be considered at a future Board Meeting.
- All wording relating to local authorities within the document has been highlighted for the Members to consider; and
- It is highlighted that the reoccurring wording in relation to local authorities relates to standards of performance provision for all refuse services and civic amenity sites, provision of recycling services, and regulatory enforcement.

The Lead Member for Finance and General Purposes made the following statement:

- The strategy refers to imposing performance standards on local authorities, in respect of both general waste collections and recycling.
- The legal power for the Department of Infrastructure to do this already exists, in section 4A of the Local Government Act 1985.
- The strategy also refers to “making it a duty for Local Authorities to recycle materials that have an environmental and economic benefit in the context of the Isle of Man”.
- It is not known at present whether the introduction of kerbside recycling will be required or whether the current bring banks are sufficient.
- Currently, primary legislation would be required to introduce such a requirement. However, if clause 5 of the Local Government (Amendment) Bill is passed, then it will be possible for the DOI to introduce such a requirement through secondary legislation; and
- If kerbside recycling is to be required, then the demand for the bring banks will reduce. Therefore, it makes sense for the Authority to defer a decision on the replacement of the Port Jack recycling bring bank that was recently removed due to safety concerns.

A discussion in relation to the following took place:

- Concerns were raised regarding the potential financial implications for the Authority and ratepayers if refuse services are to be changed.

- Noted that it is disappointing that Tynwald were due to consider the Strategy, and there had been no consultation regarding the completed document with local authorities beforehand.
- Highlighted that the new Department of Infrastructure Minister, Tim Crookall, advised earlier this evening that the matter is going to be deferred before being presented to Tynwald to allow time for the Department to engage with local authorities; and
- Queried if the matter had been considered by the Eastern Civic Amenity Joint Committee.

The Chief Executive/Clerk advised that the Eastern Civic Amenity Site Joint Committee have not met since the Waste Strategy was made available, and that it will be considered at the upcoming meeting due to be held on Tuesday 17th February 2026.

The Chief Executive/Clerk confirmed that an update will be brought before the Board for future consideration as the matter progresses.

2. Arbory and Rushen Parish Commissioners – Waste Strategy 2025-2035

A copy of the e-mail dated 16th January 2026, sent to the former Minister for Infrastructure by the Clerk of Arbory and Rushen Parish Commissioners in relation to the waste strategy 2025-2035, copies of which having previously been circulated was noted.

The Chairman confirmed that this matter had been dealt with as part of the previous agenda item.

3. Andreas Parish Commissioners – Civic Service

A copy of the invitation received from Andreas Parish Commissioners inviting the Chairman to attend the Civic Service on Sunday 22nd February 2026 at Andreas Parish Church at 10:30 am, copies of which having previously been circulated was noted.

Mr Quirk and Mr Turton confirmed that they would be attending on behalf of the Authority.

C26/02/01/12

TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25

None.

C26/02/01/13

TO CONSIDER ANY MOTIONS

1. Motion 76 – Submitted under Standing Order 19

Miss Corkish tabled Motion 76.

“That the Authority funds the installation of a pedestrian handrail at the Authority’s Springfield Court Sheltered Social Housing Complex to be positioned adjacent to the footpath linking flats 29, 31 and 32 with the central communal car park.”

A discussion in relation to the following took place:

- Proposed that, as a matter of Health and Safety, the handrail should be installed.
- Support was given by all of the Board Members to the proposal.
- Highlighted that from an equality stance, provision should be made for all persons in public spaces.
- Concerns were raised regarding the cost of the handrail and how it will be funded when the sheltered social housing maintenance budget operates a deficit each year.
- Queries were raised regarding how much the handrail will cost.
- Suggested that the works could be funded from the Authority’s housing maintenance reserves.

- Concerns were raised regarding how long it would take to have the works completed; and
- A Member noted that it is disappointing that a motion had to be tabled to get this matter addressed, rather than just requesting the Authority's officers to instruct the work.

Miss Corkish stated that she liaised with the Chief Executive/Clerk for advice, and that she felt a motion was the most appropriate way to progress the matter, as funding of the rail was going to be an issue due to the budget deficit.

The District Surveyor advised that officers have approached contractors to provide quotations for the works, but at present, no quotations have been received. It is further advised that at present the Authority is encountering delays when engaging contractors due to their workloads, so if a contractor is identified and engaged to undertake the works, it might not be completed as quickly as the Board Members wish.

The Chief Finance Officer advised that the works could be funded from either the housing maintenance reserves, as funding is available within the reserves, or the works could be deferred until April 2026, when the new financial year will commence, and funding will be available within the housing maintenance budget.

Following a discussion, the Chief Executive/Clerk advised the Board that if they wish to progress to a vote, then they can word a resolution on the principle that the works will be undertaken, subject to funding being available from either the housing maintenance reserves or from the upcoming 2026/27 financial year housing maintenance budget.

Motion 76 was proposed by Miss Corkish and seconded by Mr Wilson, and unanimously RESOLVED that:

- **The Authority will fund the installation of a pedestrian handrail at the Authority's Springfield Court Sheltered Social Housing Complex to be positioned adjacent to the footpath linking flats 29, 31 and 32 with the central communal car park; and**
- **A provision for funding the works will be made by utilising either the housing maintenance reserves or deferring the works until the commencement of the 2026/27 financial year housing maintenance budget.**

The Chief Executive/Clerk advised that once quotations and estimated dates for completion of the works have been obtained, the matter will be reported to the Board Members for consideration regarding how the works will be funded. Furthermore, if the quotations for the handrail are in excess of £10,000, a report will need to be presented to the Board for consideration under the Authority's Standing Orders on the Making of Contracts.

The Chairman suggested that the Board Members who are due to attend the Commissioners' Surgery, which is due to be held on Tuesday 3rd February 2026 at Springfield Court, inform the residents that a handrail is due to be installed.

C26/02/01/14
ENVIRONMENTAL & TECHNICAL SERVICES

1. Onchan Pleasure Park – Fencing

To be considered In Committee.

2. Onchan Pleasure Park – Bumper Boat Repairs

To be considered In Committee.

3. Onchan Pleasure Park – Branding

To be considered In Committee.

C26/02/01/15
HOUSING MATTERS

1. Homelessness Legislation – Consultation

A copy of the Cabinet Office's consultation on the framework for an Isle of Man Homelessness Prevention and Support Act, dated December 2025, copies of which having previously been circulated was considered.

The Chief Executive/Clerk provided the Board with an overview of the proposed responses drafted by the Housing Manager on behalf of the Authority.

Following a discussion, it was agreed that the draft responses provided by the Housing Manager would be submitted on behalf of the Authority.

Mr Wilson and Miss Corkish, as employees of the Isle of Man Government, both declared a non-pecuniary interest and did not take part in the consideration of the matter.

2. Housing Allocations Undertaken

The report of the Housing Manager dated 2nd February 2026, copies of which having previously been circulated was noted.

It was noted that the report provides a summary of allocations for the period 29th September to 28th December 2025 and that eight allocations have been undertaken during that period.

The Chief Executive/Clerk advised the Board that the turnover of properties is currently high and that the Housing Maintenance budget has been negatively impacted because of this.

The report was noted.

C26/02/01/16
CHAIRMAN'S ANNOUNCEMENTS

1. Dates for the Diary

Date	Organisation	Event	Time
2 nd February 2026	Onchan District Commissioners	(P) Meeting with the Minister for Infrastructure	6:00 pm
2 nd February 2026	Onchan District Commissioners	Board Meeting	7:00 pm
3 rd February 2026	Onchan District Commissioners	Commissioners Surgery – Springfield Court – Commissioners Lockwood and Quirk attending	2:00 pm to 3:00 pm
6 th February 2026	Onchan Primary School	Tea and Coffee Afternoon Fundraiser	1:30 pm to 3:00 pm
16 th February 2026	Onchan District Commissioners	Board Meeting	7:00 pm

C26/02/01/17
ANY OTHER URGENT BUSINESS

1. Isle of Man Municipal Association – Update

The Authority's representative for the Isle of Man Municipal Association provided the Board with the following update in relation to the Association's latest meeting:

- The Municipal Association is continuing to pressure the Members of the House of Keys regarding Clause 5 of the Local Government (Amendment) Bill.
- The 26th [ODC 16/02/2026] February 2026 is the date of the next meeting, which is being held at Douglas City Hall, and the Local Government Pension reforms are due to be considered.
- Highlighted that any Board Members are welcome to attend a meeting; and
- Noted that the Association's membership is growing as more local authorities are starting to acknowledge the benefits of being a member.

A discussion in relation to the following took place:

- Concerns were raised regarding the recent comments made in public and in the House of Keys by the former Department of Infrastructure Minister, Michelle Haywood, in relation to the Local Government (Amendment) Bill and the conduct of local authorities. It was noted that the comments referred to the prospect of corruption in local authorities; and
- Highlighted that the Board's meeting held earlier that evening with the new Minister for the Department of Infrastructure, Tim Crookall, had been a positive one, and it is hoped that the working relationship between the Department and the local authorities will improve.

There being no further business the meeting ended at 19:48 pm.

C26/02/01/18

CONSIDERATION OF ANY REPORTS FROM THE CLERK OR OTHER OFFICER

1. Sterling Trust Limited – Commercial Tenancy Request

The following was considered In Committee and transferred to the public domain.

The Chief Executive/Clerk advised the Board of the following:

- That he had received a request from the tenant to consider replacing the existing aluminium windows and doors to the rear of Elm Tree House.
- It is highlighted that the current refurbishment project and budget approved by the previous Board in 2024 only included the refurbishment of the existing windows and doors, not replacement.
- Quotes had been obtained from contractors for replacing the windows and doors as requested, which are in the region of £50,000; and
- It is questioned if the Board are in favour of replacing the windows and doors as requested, and if so, how will the expenditure be funded.

A discussion in relation to the following took place:

- It was highlighted that following the recent District Rate setting for 2026/27, no provision was made within the budget for this additional expenditure.
- Concerns were raised regarding utilising the Authority's General Reserves to fund the requested works due to the level of Reserves currently held, and potential future expenditure requirements that may arise; and
- A Member supported the request and suggested that improving the thermal efficiency of the building with new windows and doors would be a reasonable duty for the Authority to undertake, as the landlord.

Following a discussion, it was proposed by Mr Lockwood and seconded by Mr Turton and **RESOLVED that the request to replace the existing windows and doors to the rear of Elm Tree House be refused at this time due to the level of funding required.**

For: *Mr Allen, Mr Wilson, Mr Lockwood, Miss Corkish and Mr Turton*
Against: *Mr Quirk*

It was requested that thanks be given to the District Surveyor, the Property Maintenance Manager, and Cedar Developments Limited regarding the current Elm Tree House refurbishment project. It was noted by the Board Members that now that the scaffold has been removed, the building is starting to look more aesthetically pleasing and positively impacts the centre of the District.

2. Local Government Pension Funding Strategy

The following was considered In Committee and transferred to the public domain.

A copy of the correspondence received from the Finance Director of Douglas City Council, copies of which having previously been circulated was considered.

The Chief Finance Officer provided the Board with the following overview:

- As per the information provided within the Local Government Pension Scheme Funding Strategy, the pension scheme is projected to be fully self-funded by 2036/37.
- Due to this estimation, there is scope to allow employing local authorities to reduce employer contributions in future years, which would positively impact local authority budgets and Rates, without negatively affecting employees; and
- The Board is requested to consider the Strategy document and to provide a response to the consultation stating either agreement or non-agreement with the proposal.

The Lead Member for Finance and General Purposes made the following statement:

- Two minor changes to the Funding Strategy Statement are being consulted on.
- The first relates to how the payment requirement from any employer that withdraws from the Scheme is calculated. Such an employer is to be required to pay more than is expected to be needed to meet their outstanding pension payments, to protect the remaining employers.
- Assuming that the Authority does not withdraw from the Scheme but another employer might, the Authority should favour a higher level of protection.
- Secondly, a provision has been added that Douglas City Council should “effectively manage any conflicts of interest arising from its dual role as Administering Authority and a Scheme employer; and
- For a multi-employer pension scheme to be administered by one of the sponsoring employers in this way is not ideal, but it is not something that can be changed without revised legislation.

Following a discussion, the Board agreed to support the proposal of the Local Government Pension Funding Strategy, and instructed the Chief Executive/Clerk and Chief Finance Officer to relay the Board's response to Douglas City Council as the Scheme Administrator.

The Chief Finance Officer left the meeting at 8:04 pm.

C26/02/01/19

ENVIRONMENTAL AND TECHNICAL SERVICES

1. Onchan Pleasure Park – Fencing

The following was considered In Committee and transferred to the public domain.

The report of the Environmental and Technical Services Manager dated 2nd February 2026, copies of which having previously been circulated was considered.

The District Surveyor advised the Board of the following:

- Officers of the Authority have been replacing sections of the fencing which surrounds the lake after identifying areas of wood rot.
- There is now one section left which needs replacement around the bumper boat lake, including the replacement of the gates into the lake.
- Officers have contacted three suitable local companies to obtain quotations to carry out the necessary repairs; and
- It is highlighted that the Board has already agreed for the works to be funded from the Authority's General Reserves.

Following a discussion, it was proposed by Mr Lockwood and seconded by Mr Wilson and unanimously **RESOLVED that the Board**:

- **Accepts the quotation provided by Town and Country Isle of Man to undertake the proposed works associated with replacing the fencing around the bumper boat lake and the replacement of the gates into the lake at Onchan Pleasure Park; and**
- **Approves the utilisation of the remaining budget provision previously resolved by the Board from the Authority's General Reserves to fund the decoration of the fencing.**

2. Onchan Pleasure Park – Bumper Boat Repairs

The following was considered In Committee and transferred to the public domain.

The report of the Environmental and Technical Services Manager dated 2nd February 2026, copies of which having previously been circulated was considered.

The District Surveyor advised the Board of the following:

- In September 2025, the Board was made aware of issues that had developed regarding the bumper boats.
- Officers have contacted three suitable local companies to obtain quotations to carry out the necessary repairs; and
- It is highlighted that the Board has already agreed for the works to be funded from the Authority's General Reserves.

A discussion in relation to the following took place:

- A query was raised regarding the companies approached to provide quotations.
- A query was raised regarding the specification supplied to the companies to quote against; and
- Concerns were raised regarding the time required to undertake the repairs before Onchan Pleasure Park opens for the 2026 season.

The District Surveyor advised the Board of the following:

- The three companies approached to undertake the works all attended the site to view the issues with the boat engine mounts and the manual handling issues.
- The three companies received the same specification to price against; and
- If the Board provides a resolution as soon as possible, then the works can be actioned and completed prior to Onchan Pleasure Park opening for the 2026 season.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that the Board accepts the quotation provided by Harbour Marine Services Limited to undertake the works associated with the repair and improvement of the bumper boat engine mountings and the installation of an engine lifting mechanism at Onchan Pleasure Park.**

3. Onchan Pleasure Park – Branding

The following was considered In Committee and transferred to the public domain.

The report of the Environmental and Technical Services Manager dated 2nd February 2026, copies of which having previously been circulated was considered.

The District Surveyor provided the Board with the following overview:

- Officers of the Authority have engaged with the services of a local designer to deliver a new branding design, which is proposed to be used in Onchan Pleasure Park.
- It is proposed that the branding will give the Park its own identity, and it can be used for all aspects of the Pleasure Park in relation to promotion and signage.
- It is also proposed that the Authority could trial selling some small items of branded merchandise to visitors to generate income, as well as promoting the Pleasure Park.
- These items would be reusable bags, teddy bears, mugs and key rings which can be sold from the pay kiosk. These items could also be used as prizes for competitions held at the Authority's events within Onchan Pleasure Park.
- The designs shown in both concepts within the report have utilised the outline shape of the boating lake in the background; and
- The designs provided for the branding are designed to be inclusive for all and aid those with any visual impairment.

A discussion in relation to the following took place:

- Support was given regarding the idea of branding the Park, and for providing it with an identity.
- Support was given for the initiative, and it is requested that the branding be included within all future plans for the Park, including any redevelopment and improvements as previously discussed by the Board; and
- Arguments and counterarguments were made in relation to the different design concepts provided by Grose Design Limited.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that Concept 1, included in the report of the Environmental and Technical Services Manager dated 2nd February 2026, be adopted as the branding for Onchan Pleasure Park and incorporated into all promotional literature and any future redevelopment plans for the Park.**

C26/02/01/19

ANY OTHER URGENT BUSINESS

1. Heywood Court Sheltered Social Housing Complex – Maintenance Issues

A Board Member expressed his concerns regarding maintenance issues reported by tenants that had not been attended to.

The Chairman gave his apologies to the residents if Officers are not attending promptly enough to reports of maintenance requests; however, it is noted that the officers and the retained contractors working on behalf of the Authority have to prioritise their workload in relation to the entire housing stock, not just the sheltered housing complexes.

It was agreed that the Board Member will provide the details of the outstanding maintenance requests to the District Surveyor to investigate and resolve.

There being no further business the meeting ended at 8:29 pm.