

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 3rd November 2025 at 7:00 pm.

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

C25/11/01/01

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

Not Applicable.

C25/11/01/02

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.

C25/11/01/03

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

None.

C25/11/01/04

MINUTES

1. Minutes of the Ordinary Meeting held on Monday 20th October 2025

The minutes of the Ordinary Meeting held on Monday 20th October 2025, copies of which having previously been circulated, were considered.

Amendments:

- | | | |
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| Page 4 | - | <u>Data Protection Registration Fees – Public Consultation</u>

Third paragraph amend “Lead Member for Housing and General Purposes” to “Lead Member for Finance and General Purposes”

Fourth paragraph amend “Monday 17 th November” to “Monday 3 rd November” |
| Page 5 | - | <u>Lead Member Report – Quarter 2</u>

Third paragraph amend “one rejected” to “none rejected”. |

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

For: Mr Allen, Mr Lockwood and Mr Turton

Against: Mr Quirk

Mr Wilson and Miss Corkish did not cast a vote as they were not present at the meeting.

2. Staff Minutes of the Ordinary Meeting held on Monday 20th October 2025

To be considered In Committee.

C25/11/01/05

TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

1. Minutes of the Ordinary Meeting held on Monday 20th October 2025

A Member highlighted that the first bullet point page 2 states “a Member” had expressed concerns, but this was two Members and that the same Members had also declared interests in relation to Proposal 4 of the Rating^[ODC 17/11/2025] and Valuation (Amendment) Bill consultation.

The Chief Executive/Clerk advised that this matter should have been raised during the previous agenda item, and that the minutes were now resolved as a correct record of the proceedings.

Following a discussion, the Chairman confirmed that the Member’s comments will be recorded, but the minutes of the Ordinary Meeting held on Monday 20th October 2025, will not be changed.

C25/11/01/06

TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

1. Minutes of the Ordinary Meeting held on Monday 6th October 2025

The minutes of the Ordinary Meeting held on Monday 6th October 2025, copies of which having previously been circulated were considered.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and **RESOLVED that the minutes be agreed as a correct record of the proceedings and be signed by the Chairman.**

For: Mr Allen, Mr Wilson, Mr Lockwood, Miss Corkish and Mr Turton

Against: Mr Quirk

2. Motion 75 – Submitted under Standing Order 19

The Vice Chairman and Lead Member for Housing tabled Motion 75.

“That in conjunction with Onchan District Commissioners’ Social Housing Strategy, the Authority resolves to:

- 1. Explore the acquisition of larger residential properties within the District with the specific intention of converting them into House of Multiple Occupancy (HMOs) to help meet the diverse housing needs of residents. This can be achieved through direct contact with estate agents, and an advertising campaign encouraging those considering the sale of their properties to contact the Onchan District Commissioners.*
- 2. Undertake an advertising campaign encouraging local landowners to contact the Authority should they wish to sell land that could be used for the development of affordable social housing.*

3. *Investigate the feasibility of compulsory purchase of land and properties where necessary to progress the delivery of social housing. Such compulsory acquisition would be undertaken under the powers granted by local authorities in the Acquisition of Land Act 1981 (of Tynwald) which enables compulsory purchase for housing and other public purposes, subject to Tynwald approval and safeguards for affected landowners”.*

A discussion in relation to the following took place:

- A Member suggested that the contents of the motion should be used to form part of the Authority’s draft social housing strategy, which is due to be considered by the Board when the document has been drafted.
- Concerns were raised regarding the maintenance costs and the administrative burdens of owning and operating houses in multiple occupancy.
- Highlighted that there may not be any properties suitable within the District that lend themselves to becoming a house in multiple occupancy.
- Some Members noted that they do not support the current wording of the motion, but would support it if some of the wording were amended.
- Concerns were raised regarding converting larger properties into houses in multiple occupancy, or flats, due to the high construction costs associated with achieving Building Regulations approval, and the ongoing conformity with the Fire Regulations.
- Concerns were raised regarding advertising costs, especially the high cost of advertising in the local newspapers.
- Suggested that the Authority should contact estate agents to see if they have any properties or land available and to ask them to consult with the Authority when the properties or land are due to become available for purchase; and
- All the Members agreed that they are in favour of providing more social housing within the District, but noted the current lack of land availability provided for within the Area Plan for the East.

The Lead member for Finance and General Purposes advised the Board Members that he has researched the Acquisition of Land Act 1984. A compulsory purchase order requires the approval of Tynwald and is subject to a 10% uplift of the purchase price above market value, so it is recommended that this option only be considered if voluntary negotiations with a property or land owner were to fail.

A Member highlighted that when he was a national politician, the Attorney General's Chambers considered compulsory purchase if it was for a national need, and it is noted that the Isle of Man Government may not consider the Authority’s proposals as a national need.

The Member further highlighted that there have been recent attempts to purchase land from the Isle of Man Government to provide social housing developments, but the Isle of Man Government did not want to sell the sites to the Authority.

The Chief Executive/Clerk confirmed that the Authority’s approach to purchase the sites on Second Avenue had been rejected, but he is due to meet with representatives from the Department for Health and Social Care^[ODC 17/11/2025] later this month to discuss the potential purchase of the currently vacant properties within the Meadow View complex on Second Avenue.

The Lead Member for Housing made the following comments:

- With regards to advertising, this does not need to cost the Authority a lot of money if the Authority uses modern platforms such as social media and the local estate agents.
- In relation to houses of multiple occupancy, his wording was intended to relate to converting larger buildings into maisonettes or flats.
- He is prepared to amend the wording of the motion in relation to houses in multiple occupancy; and

- He wishes for the motion to be accepted and to form part of the Authority's social housing strategy to provide more social housing properties for the residents of the District.

The Chief Executive/Clerk provided the Board Members with an overview of the provisions of the Authority's Standing Orders 21 and 22.

The Chairman asked the Vice Chairman and the Lead Member for Housing if he wished to amend the wording of his motion to change houses in multiple occupancy to flats and apartments.

The amended Motion 75 was proposed by Mr Wilson and seconded by Miss Corkish and **RESOLVED that in conjunction with Onchan District Commissioners' Social Housing Strategy, the Authority resolves to:**

1. **Explore the acquisition of larger residential properties within the District with the specific intention of converting them into flats or apartments to help meet the diverse housing needs of residents. This can be achieved through direct contact with estate agents and an advertising campaign encouraging those considering the sale of their properties to contact the Onchan District Commissioners.**
2. **Undertake an advertising campaign encouraging local landowners to contact the Authority should they wish to sell land that could be used for the development of affordable social housing.**
3. **Investigate the feasibility of compulsory purchase of land and properties where necessary to progress the delivery of social housing. Such compulsory acquisition would be undertaken under the powers granted by local authorities in the Acquisition of Land Act 1981 (of Tynwald), which enables compulsory purchase for housing and other public purposes, subject to Tynwald approval and safeguards for affected landowners.**

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

4. Lead Member for Housing Report – Quarter 2

The report of the Lead Member for Housing dated 20th October 2025, copies of which having previously been circulated and considered.

It was noted that the report relates to the period from the 1st August 2025 to the 30th September 2025.

The Lead Member for Finance and General Purposes highlighted that the Lead Member Report for Quarter 1 refers to work being ongoing to create a safeguarding policy; however, the Quarter 2 report does not mention anything regarding the policy. The Lead Member for Housing was asked to provide an update.

The Vice Chairman and Lead Member for Housing confirmed that he has been provided with a draft of the Safeguarding Policy by the Housing Manager and that they are working together to finalise the draft before bringing it to the Board for consideration.

The Chief Executive/Clerk advised the Board that the policy will be presented to the Board for consideration before the end of 2025. It was further advised that the delay in presenting the policy is due to changes being required following the Chief Executive/Clerk and the Housing Manager recently attending safeguarding training, which has influenced the policy.

The remainder of the report was noted.

C25/11/01/07TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C25/11/01/08PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT PLANNING COMMITTEE**(I) PA/25/90954/B Mr & Mrs M Evans – 19 Larch Hill Grove, Tromode**

Members were advised that the planning application is for the erection of a two storey extension to the side elevation of the existing dwelling.

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 the 14th November 2025.

Following a discussion, it was proposed by Mr Quirk and seconded by Miss Corkish, and unanimously **RESOLVED that planning application PA 25/90954/B – 19 Larch Hill Grove be recommended for approval.**

(ii) PA 25/90955/B Mr R Brown – 5 Maple Avenue

Members were advised that the planning application is for the erection of a single storey extension to both side elevations and alterations of doors and windows to the rear elevation.

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 the 14th November 2025.

Following a discussion, it was proposed by Mr Quirk and seconded by Mr Wilson and unanimously **RESOLVED that planning application PA 25/90955/B – 5 Maple Avenue be recommended for approval.**

(iii) PA 25/80819/B Mr & Mrs S Colquitt – 4 Hillcrest Grove

Members were advised that the planning application is for the erection of fencing to the residential curtilage (retrospective).

In answer to questions, the District Surveyor advised:

- No comments had been received from neighbouring properties; and
- The return date for the planning application is the 21st November 2025

Following a discussion, it was proposed by Miss Corkish and seconded by Mr Quirk, and unanimously **RESOLVED that**

planning application PA 25/80819/B – 4 Hillcrest Grove be recommended for approval.

C25/11/01/09

FINANCE AND GENERAL PURPOSES

None.

C25/11/01/10

CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. Data Protection (Fees) Regulations 2018 – Public Consultation

The report of the Chief Executive/Clerk dated 3rd November 2025, copies of which having previously been circulated was considered.

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

- The Information Commissioner has launched a public consultation regarding proposed changes to the registration fees organisations pay to the Information Commissioner's Office ("the ICO").
- It is highlighted that there are no proposed changes to the current fees that apply to local authorities' political representatives i.e. that they are exempt from paying a fee.
- The current fee structure for organisations comprises of £70.00 registration fee and a £50.00 renewal fee. These amounts have remained unchanged since 2011.
- The ICO is proposing the following new tiered fee system:
 - Small businesses (fewer than 10 employees) - £75.00.
 - Medium businesses (11 to 49 employees) - £150.00.
 - Large businesses (50 plus employees) - £2,400.
 - Isle of Man public sector - £300,000 group fee; and
 - Charities and non-profits – free registration.
- The closing date for responses is the 1st December 2025.
- The ICO has confirmed that the proposed Isle of Man public sector fee of £300,000 also includes local authorities, and at present, there is no clarification as to how the fee would be proportioned between the Isle of Man Government departments and the local authorities.

Some Members raised concerns regarding the Authority potentially having to pay more than the current £50 renewal fee per annum.

The Vice Chairman and Lead Member for Housing stated that he is in agreement with the proposed responses, but he would like further time to consider the public sector fee and to seek clarification regarding how the fee will be proportioned.

Following a discussion, it was proposed by Mr Quirk and seconded by Miss Corkish, and **RESOLVED that the proposed responses contained within the Chief Executive/Clerk's report dated 3rd November 2025, be submitted to the Information Commissioner's Data Protection (Fees) Regulations Public Consultation.**

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

2. Onchan Pleasure Park – Bandstand Proposals

The report of the Chief Executive/Clerk dated 3rd November 2025, copies of which having previously been circulated was considered.

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

- As part of the previous Board's considerations for the future of Onchan Pleasure Park, the proposals for the installation of a bandstand were explored.
- The Chairman has requested that this proposal be brought forward as a separate item for consideration to enable the works to be undertaken in advance of any larger plans for the Park.
- Should the Board be in favour of the installation of a bandstand, then the budget and location will need to be decided.

A Member asked if the Chief Executive/Clerk had spoken with the tenant from the Ocean Views and Velo Café regarding the proposal. The Chief Executive/Clerk confirmed that he had, and that the tenant was in favour of the proposal.

A discussion in relation to the following took place:

- Various ideas were provided for where a bandstand could be located within the Park.
- The majority of the Members support the proposal in principle, and agree that it would be a welcome addition to the Park.
- All of the Members, except for the Chairman, agreed that this proposal should be considered as part of the overall larger plans for the Park, as the location of it could negatively impact other plans.
- Some Members commented that there were higher priorities that require expenditure within the Park before consideration of this proposal.
- Each design and quote proposal was considered individually, and it was noted that the majority of the Members favoured a galvanised steel structure, rather than timber and lightweight steel alternatives; and
- Suggested that Onchan Silver Band be consulted with, as they would most likely use the structure if it were constructed.

The Chairman stated that there was some merit in bringing this proposal forward as a stand-alone project, due to the future of Onchan Pleasure Park being a much bigger project, which could take years for the project to be progressed or completed. However, he acknowledges the comments of the Board Members and agrees that the matter can be considered as part of the larger overall plans for the Park.

3. Future of Onchan Pleasure Park – Proposed Extra Ordinary Meeting Dates

The Chief Executive/Clerk advised that the previous Board had twice considered plans and proposals for the future of Onchan Pleasure Park and that none of the plans or proposals had progressed due to concerns regarding the expenditure required, and resolving decisions when the Board was due to end its term in office.

If the Board agrees, the Chief Executive/Clerk proposes to hold an Extra Ordinary Meeting to discuss and progress future plans for Onchan Pleasure Park with the current Board.

Following a discussion, it was agreed that an Extra Ordinary Meeting to discuss the future of Onchan Pleasure Park would be held on Monday 24th November 2025 at 6:00 pm.

A Member requested an update regarding the new tenant of the former Fun Factory building within Onchan Pleasure Park. The Chief Executive/Clerk advised that the Meadows Gym had opened that day and that the business is now operational.

It was suggested that the new tenant of the gym be consulted regarding the future plans for the Park, as the other tenants of the Park were previously asked for their ideas. The Chief Executive/Clerk agreed to meet with the new tenant to discuss the matter.

4. 2026 Pride Event

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

- He had been approached by the new Board of the charity Isle of Man Pride regarding using Onchan Pleasure Park as a location to host a 2026 Pride event.
- The event organisers propose to hold the event on 29th August 2026. The event proposes to include stalls, entertainment, and food vendors.
- The organisers would also like to hold a parade which would end in Onchan Pleasure Park, but this is subject to obtaining approvals for road closures.
- HSBC Bank has agreed to be one of the main sponsors of the event.
- Following issues at a previous event hosted by the charity, the Isle of Man Constabulary has been contacted and has agreed to support the community event; and
- Concerns have been raised regarding the number of people who could potentially attend the event, as Onchan Pleasure Park does not have the infrastructure to host the number of attendees that attended the previous events hosted at the Villa Marina in Douglas.

A discussion in relation to the following took place:

- Noted that the event could provide extra income for the Authority as the Park will be open and the seasonal amenities will be available; furthermore, that the Park tenants and local businesses within the District may also benefit from the additional footfall.
- Concerns were raised regarding the total number of attendees, and the issues this may cause in relation to parking and toilet provision; and
- Requested that due diligence be undertaken to obtain more details regarding security and toilet provision, and traffic management.

It was agreed that the Chief Executive/Clerk would obtain further information and bring the matter back to the Board for further consideration.

5. Ballachrink Stores – Commercial Tenancy

To be considered In Committee.

6. Onchan Raceway Limited – Commercial Tenancy Update

To be considered In Committee.

C25/09/02/11

CONSIDERATION OF ANY CORRESPONDENCE**1. Year of the Manx Language**

A copy of the correspondence received from the Clerk to the Arbory and Rushen Parish Commissioners, dated 27th October 2025 regarding the year of the Manx Language, copies of which having previously been circulated was considered.

It was highlighted that the Board had recently agreed to the Chairman's motion to include Manx wording on all future road signs.

A discussion took place, and the following ideas were agreed upon:

- The Board's Schools Representative is to engage with the Onchan schools to offer assistance with their ideas or events.
- The schools will be offered trophies for use in relation to Manx themed competitions for the students; and
- The Harvey Briggs Onchan Library staff are requested to arrange Manx themed events and displays.

The Chief Executive/Clerk requested that if any Members of the Board had any other ideas to please forward them to him for consideration.

2. 2025 Remembrance Events

A copy of the poster regarding the Remembrance Events taking place in Onchan on Saturday 8th November, Sunday 9th November and Tuesday 11th November, copies of which having previously been circulated was noted.

3. Local Government (Amendment) Bill 2023 – Clauses Stage

A copy of the correspondence dated 30th October 2025, addressed to the Chief Minister from the Chief Executive Officer and Council Leader of Douglas City Council, copies of which having previously been circulated was considered.

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

- The Legislative Council (“LEGCO”) Evidence Sitting took place on Tuesday 28th October. At this sitting, LEGCO unanimously resolved to progress the Local Government (Amendment) Bill 2023 (“the Bill”) to the clauses stage.
- LEGCO has advised that the local authorities may write to the Members of the Council again regarding the Bill to provide further support for their arguments against, and inclusion of safeguards within the Bill.
- It is noted that at the clauses stage, LEGCO may choose to either accept the Bill or propose amendments to it. If LEGCO makes amendments, the Bill returns to the House of Keys for consideration of the amendments.
- The House of Keys may agree to the amendments, reject them, or propose alternative wording.
- If the two branches of Tynwald disagree, the Bill may pass between the two until a consensus is reached. In rare cases, the Bill could fail or be withdrawn.
- It is noted that, dependent on the next stages of the Bill’s progression, it may be some time before the Bill is presented to Tynwald Court for formal approval, and then Royal Assent.

The Chairman highlighted that the local authorities were invited to attend a meeting at Douglas City Council earlier that day to discuss how to promote the following recommendations to LEGCO, should the new Clause 5 not be removed from the Bill:

- Safeguards to be included within the Bill.
- Local authority access to financial support, such as grants for new plant and equipment to provide newly imposed functions; and
- A majority vote in Tynwald is required when a Minister is recommending any public functions to be imposed upon local authorities.

A discussion in relation to the following took place:

- Highlighted that if local authorities were unable to provide a newly imposed function, there is currently no appeal process.
- Noted that at the Evidence Sitting on 28th October, the Minister for the Department of Infrastructure and the Department Member, Mr Hooper, appeared to be determined that the new Clause 5 is approved unopposed, and that the concerns of the local authorities are not valid.
- Highlighted that all the local authorities unanimously disagree with new Clause 5.
- Noted that a Minister for the Department of Infrastructure could effectively have the power over any local authority to impose any functions and the associated costs, without any ratepayer consultation or agreement.

- Highlighted that at some Isle of Man Municipal Association meetings, it appears that some Members of the House of Keys were not aware of the impact of new Clause 5 when it was first considered in the House of Keys.
- Suggested that a Freedom of Information request be submitted to request a copy of the policy paper to determine why Mr Hooper's proposal came into existence.
- Local authorities should be considering lobbying their concerns to the Members of the House of Keys.
- Noted that many local authority political representatives do not trust the Department of Infrastructure, and that this has inflamed the opposition to new Clause 5; and
- Concerns were raised that although the Minister for the Department has confirmed that the Department will consult with local authorities in relation to the secondary legislation and regulations, due to recent experiences of consultations, the Members of the Board do not obtain any comfort that consultation will be meaningful.

Following a discussion, it was agreed that the Chief Executive/Clerk will write to LEGCO to confirm that should the new Clause 5 not be removed from the Bill, that:

- Safeguards to be included within the Bill.
- Local authority must have access to financial support such as grants for new plant and equipment to provide newly imposed functions; and
- A majority vote in Tynwald must be required when a Minister is recommending any public functions to be imposed upon local authorities.

It was requested that any submission to LEGCO be also shared with the Members of the House of Keys for Onchan and Garff.

C25/11/01/12

TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25

None.

C25/11/01/13

TO CONSIDER ANY MOTIONS

None.

C25/11/01/14

ENVIRONMENTAL & TECHNICAL SERVICES

1. Additional Staff – Parks Department

To be considered In Committee.

C25/11/01/15

HOUSING MATTERS

1. Quarterly Standards of Performance Data – Quarter 1

The report of the Housing Manager dated 3rd November 2025, copies of which having previously been circulated was considered and noted.

C25/11/01/16**CHAIRMAN'S ANNOUNCEMENTS****1. Dates for the Diary**

Date	Organisation	Event	Time
1st November 2025	Onchan District Commissioners	Commissioners Surgery – The Hub – Commissioners Lockwood and Wilson attending	10:00 am to 12 Noon
1 st November 2025	Onchan Silver Band	Concert of Remembrance – St Peter's Church	3:00 pm
3 rd November 2025	Onchan District Commissioners	Board Meeting	7:00 pm
4 th November 2025	Onchan District Commissioners	Commissioners Surgery – Springfield Court – Commissioners Lockwood and Quirk attending	2:00 pm to 3:00 pm
8 th November 2025	Royal British Legion – Onchan Branch	Children's Poppies Service – St Peter's Church	10:00 am
9 th November 2025	Royal British Legion – Onchan Branch	Remembrance Sunday	9:00 am to 11:45 am
11 th November 2025	Royal British Legion – Onchan Branch	Remembrance Day – Onchan War Memorial	10:45 am
17 th November 2025	Onchan District Commissioners	Board Meeting	7:00 pm
26 th November 2025	Onchan District Commissioners	Night of Light – Onchan Pleasure Park	5:30 pm to 9:30 pm

C25/11/01/17**ANY OTHER URGENT BUSINESS****1. Isle of Man Municipal Association – Update**

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

- Highlighted that there is to be a Planning review consultation published shortly. The Chairman of the Planning Committee is due to attend the next Municipal Meeting to provide the details.
- With regards to disposing of white goods in the UK, when you purchase white goods, there is a code on the goods which shows that you have already paid a disposal fee, and when you dispose of the goods, you are not to be charged another disposal fee. It has been identified that this currently does not apply to the Isle of Man, and the Association is trying to get the Office of Fair Trade to investigate this; and
- If any of the Members of the Board have any matters that they wish to raise at the next Municipal Meeting, please forward them to him to raise on their behalf.

The Chairman thanked the Member for the update.

There being no further business the meeting ended at 8:54 pm.

C25/11/01/18
MINUTES

The Chief Executive/Clerk asked Members if they would consider changing the order of the agenda items on the In Committee agenda. The Chief Executive/Clerk advised that a resolution would be required to change the order of the agenda.

Following a discussion, it was proposed by Miss Corkish and seconded by Mr Quirk and unanimously **RESOLVED** that the **Additional Staff – Parks Department report be considered after the approval of the Staff Minutes during the In Committee Meeting held on Monday 3rd November 2025.**

1. Staff Minutes of the Ordinary Meeting held on Monday 20th October 2025

See Staff Minute Book.

C25/11/01/19
ENVIRONMENTAL & TECHNICAL SERVICES

1. Additional Staff – Parks Department

See Staff Minute Book.

The District Surveyor left the meeting at 9:13 pm.

C25/11/01/20
CONSIDERATION OF ANY REPORTS FROM THE CLERK OR OTHER OFFICE

1. Ballachrink Stores – Commercial Tenancy

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

The report of the Chief Executive/Clerk dated 3rd November 2025, copies of which were having previously been circulated was considered.

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

- The current tenant of Ballachrink Stores is Meiers Caff Limited.
- Following Board approval at the Ordinary Meeting held on the 2nd October 2023, the lease was assigned from the former tenant Day to Day Limited to Meiers Caff Limited.
- A request has been received from Meiers Caff Limited to assign the lease to Q Gardens Limited; and
- The current tenancy is due to expire on the 31st March 2027.

Mr Allen declared an interest and did not take part in the discussion or cast a vote.

A Member asked if there was a licence to sell alcohol involved, and if so, the assignment of the lease should be subject to the licence being obtained.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and **RESOLVED** that **subject to an alcohol licence being obtained, the remaining tenancy for Ballachrink Stores Limited be assigned from Meier Caff Limited to Q Gardens Limited with effect from the date of the Deed of Assignment of the Lease.**

2. Onchan Raceway Limited – Commercial Tenancy

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

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

- He has contacted Onchan Raceway following the last Ordinary Meeting and conveyed the following to the tenant:
 - The Board Members and the Authority continue to receive complaints from members of the public about Onchan Raceway Limited and how it operates.
 - The Board Members have concerns regarding the liability of the Authority in relation to insurance and legal claims, as well as reputational damage should something unfortunate occur at the facility.
 - The Board Members confirmed that they are in favour of offering a new lease, but based on new terms.
 - The Board has not made a consideration to increase the rent of any potential future lease.
 - A new lease would be offered for a 12 month period, but this period could be negotiated.
 - It would be preferable if the maintenance of the seating area in the timber stand were deferred to the Authority, and no longer the tenant's responsibility; and
 - The Board may consider providing a budget to undertake drainage works to resolve the drainage issues on the race track.
- He has met with the Authority's legal adviser to obtain advice as instructed by the Board.
- He had spoken with the Authority's insurers to obtain advice as instructed by the Board; and
- A response has been received from the tenant that has been circulated to the Board Members for consideration.

A discussion took place in relation to the response received from Onchan Raceway Limited.

Following a discussion, it was proposed by Mr Lockwood and seconded by Mr Wilson and **RESOLVED** that the current lease with Onchan Raceway Limited is not renewed and that a new lease be offered with the following additional terms:

- No vehicles are to be stored at the facility, except for in the pit area directly adjacent to the garage, within the garage, and within the former monster truck store.
- The pit lane, the track and banked track, and any other area are not to be used for the storage of vehicles.
- No working on the vehicles in any area of the facility, except for within the garage and the former monster truck store.
- Limitation on the use of the facility. The permitted uses are:-
 - Stock car racing.
 - Stock car driver training.
 - Stock car testing.
 - Road car driver tuition; and
 - Go Karts.
- Any other uses in addition to the above named permitted uses must be agreed and approved by the Board in advance of them taking place.
- Dates and times of any events relating to Stock car racing, stock car driver training and stock car testing.
- Provision of an operational plan including details of insurance held, health and safety procedures, medical cover and details of regulatory safeguards; and
- The Kick-a-bout public open space adjacent to the facility is not to be used as a pit area during events. However, the area can be used as parking for competitors and their vehicles.

Mr Quirk and Miss Corkish declared an interest and did not cast a vote.

The Chief Executive/Clerk was instructed to engage the Authority's legal advisors to issue a formal notice on behalf of the Authority to Onchan Raceway Limited regarding the current lease, and to draft a new lease for consideration by both the Board and Onchan Raceway Limited.

C25/11/01/21

ANY OTHER URGENT BUSINESS

1. Heywood Court Sheltered Housing complex – Communal Front Door Fault

A Member raised a concern regarding the communal front door fault at Heywood Court, and how long it has taken to get resolved.

The Chief Executive/Clerk confirmed that he had been made aware of the issue that day, and that the Authority's retained electrical contractor had attended that day to resolve the issue regarding the magnetic lock on the communal front door.

2. Onchan Pleasure Park – Stadium Works

A Member highlighted that he had sent photographs to the Authority of the painting works currently being undertaken in the timber seating area in the stadium, and noted the poor workmanship.

The Chief Executive/Clerk advised that the works have not yet been completed, and the Member's concern will be addressed when the works are complete.

There being no further business the meeting ended at 9:54 pm.