

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 5th January 2026 at 7:00 pm.

Present:	Mr A Allen	(Chairman)
	Mr S Wilson	(Vice Chairman and Lead Member for Housing) – Via Teams
	Mr A Gibson	(Lead Member for Environmental and Technical Services)
	Mr O Lockwood	(Lead Member for Finance and General Purposes)
	Miss G Corkish	
	Mr D Quirk	
	Mr R Turton	
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)

C26/01/01/01

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

Not applicable.

C26/01/01/02

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.

C26/01/01/03

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

None.

C26/01/01/04

MINUTES

1. Minutes of the Ordinary Meeting held on Monday 15th December 2025

The minutes of the Ordinary Meeting held on Monday 15th December 2025, copies of which having previously been circulated, were considered.

Amendments:

Page 5 - Onchan Stadium – Drainage Improvements

Fifth bullet point – amend “star cars” to “stock cars”

Page 11 - Minutes of the Extra Ordinary Meeting held on Monday 24th November 2025

First paragraph include the word “Extra” after “The Minutes of the”

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

C26/01/01/05

TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

1. Minutes of the Ordinary Meeting held on Monday 15th December 2025

None.

C26/01/01/06

TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

None.

C26/01/01/07

TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C26/01/01/08

PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT PLANNING COMMITTEE

The District Surveyor advised that on 2nd January 2026, a planning application was received, and the return date for submitting comments is Friday 9th January 2026. Due to the Board not meeting again before this date, it was asked if the planning application could be considered during the meeting.

The Chief Executive/Clerk advised that, in accordance with the Authority's Standing Order 17.2, no business shall be transacted at a meeting of the Authority other than that specified in the notice of the meeting, subject to the Chairman's discretion.

The Chairman confirmed that the planning application can be considered during the meeting.

(i) PA 25/91116/B Mr & Mrs J Barnett – Lamorna, 110 Summerhill Road

Members were advised that the planning application is for the replacement of the existing kitchen and store with a single storey extension 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 9th January 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Quirk and unanimously **RESOLVED** that **planning application 25/91116/B – Lamorna, 110 Summerhill Road be recommended for approval.**

C26/01/01/09**FINANCE AND GENERAL PURPOSES****1. Service Charges – 2026/27 Financial Year**

The report of the Chief Finance Officer dated 5th January 2026, copies of which having previously been circulated was considered.

The Chief Finance Officer advised the Members of the Board of the following:

- The Authority's service charges relating to income are reviewed annually as part of the budget setting process.
- The charges form part of the District Rate consideration.
- That the Board is required to resolve the service charges for the year ending 31st March 2027 relating to:-
 - Miscellaneous Charges.
 - Additional Domestic Refuse Collection and Disposal Charges.
 - Commercial Refuse Collection and Disposal Charges.
 - Additional Commercial Refuse Collection and Disposal Charges; and
 - The Hub Room Hire.

The Chief Executive/Clerk advised the Members of the Board to consider each set of charges individually to allow separate resolutions to be recorded.

The Chairman agreed to consider each set of charges individually and to record separate resolutions.

a) Miscellaneous Charges:

The Chief Finance Officer advised the following:

- That the Authority's miscellaneous charges relate to Building Control and property search fees.
- It is proposed that there be no increase in the Authority's miscellaneous fees for the year ending 31st March 2027; and
- The rationale for no proposed increases is based on fees charged by other local authorities and Government Departments for the same service provision, plus consideration of the expenditure of the Authority to provide the services.

The Lead Member for Finance and General Purposes stated that he supports the proposed charges for the financial year ending 31st March 2027.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that there be no changes to the Authority's 2026/27 Miscellaneous Charges and that the charges remain as stated below:**

Description of Service Charge	2025/26 Charge	Proposed 2026/27 Charge	Cost Increase
Letter of Comfort for retrospective Building Control approval relating to works undertaken prior to the 1 st May 1993	£125.00	£125.00	£0.00
Replacement copy documents relating to Building Control	£95.00	£95.00	£0.00

Property search fee (including Building Control and Rate searches)	£200.00	£200.00	£0.00
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b) Additional Domestic Refuse Collection and Disposal Charges:

The Chief Finance Officer advised the following:

- The Authority's additional domestic refuse collection charges relate to residents who choose to pay for an additional bin at their property, or who pay for a larger capacity bin.
- It is proposed that there be a 20% increase implemented for this service for the year ending 31st March 2027; and
- The proposed increase is due to evidence provided by the Surveyors Department that the current charges for the service do not cover the expenditure for the disposal of extra waste at the Energy from Waste Facility ("EWF").

The Lead Member for Finance and General Purposes commented that, given the further information provided to him by officers regarding this matter, he proposed that the increases be approved by the Board.

A discussion in relation to the following took place:

- Some Members raised concerns regarding the proposed increase and how the increase could affect the residents who make use of the additional domestic refuse collection service.
- Suggested that potentially the Authority has not been proactive in raising charges for this service in previous years.
- Some Members confirmed that they are supportive of the proposed increases; and
- Highlighted that all domestic ratepayers already receive a standard two hundred and forty litre capacity wheelie bin, and that if extra capacity is needed, the Authority provides recycling bring banks around the District, as well as contributing towards the provision of the Eastern Civic Amenity Site.

The Lead Member for Environmental and Technical Services suggested that if the Board cannot agree upon a suitable charge that is cost neutral for the Authority, consideration could be given to withdraw the service.

Arguments were provided for retaining the current service charges, the implementation of the proposed increases, and the withdrawal of the service.

The Chief Finance Officer left the meeting at 7:23 pm.

The Chairman intervened in the discussion and concluded that the Members should focus on the issue that the Authority is currently providing a non-statutory duty, and that if the service is to continue to be provided, it does not burden ratepayers collectively for the benefit of only those ratepayers who make use of the service.

The Chairman asked the District Surveyor if he had any comments to make regarding the service provision and the proposed increased charges.

The District Surveyor advised the Board of the following:

- Not all domestic refuse bins are currently electronically chipped, so there is no way of obtaining accurate data to provide a definite figure regarding the additional waste collected and disposed of by those who use the additional refuse collection service; and

- The proposed increase is based on figures calculated following liaison with the Environmental and Technical Services Manager and the Refuse Department staff who operate the service.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and **RESOLVED** that the following increases to the Authority's Additional Domestic Refuse Collection and Disposal Charges for the 2026/27 financial year be approved:

Description of Service Charge	2025/26 Charge Per Annum	Proposed 2026/27 Charge Per Annum	Cost Increase Per Annum
Extra 120 litres capacity	£60.00	£72.00	£12.00
Extra 240 litres capacity	£120.00	£144.00	£24.00
Extra 360 litres capacity	£180.00	£216.00	£36.00

For: Mr Allen, Mr Lockwood, Miss Corkish, Mr Quirk, Mr Gibson and Mr Wilson

Against: Mr Turton

c) Commercial Refuse Collection and Disposal Charges:

The Chief Executive/Clerk advised the following:

- That the Authority's commercial refuse collection and disposal charges relate to commercial ratepayers who choose to utilise the Authority's refuse service.
- It is proposed that there be a 20% increase implemented for this service for the year ending 31st March 2027; and
- The proposed increase is due to evidence provided by the Surveyors Department that the current charges for the service do not cover the expenditure for the disposal of extra waste at the EWF, staffing costs, fuel and vehicle costs.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish, and unanimously **RESOLVED** that the following increases to the Authority's Commercial Refuse Collection and Disposal Charges for the 2026/27 financial year be approved:

Description of Service Charge	2025/26 Charge Per Annum	Proposed 2026/27 Charge Per Annum	Cost Increase Per Annum
Commercial bin charge – 240 litres capacity	£147.00	£176.40	£29.40
Commercial bin charge – 360 litres capacity	£220.00	£264.00	£44.00
Commercial bin charge – 660 litres capacity	£330.00	£396.00	£66.00
Commercial bin charge – 1100 litres capacity	£440.00	£528.00	£88.00

d) Additional Commercial Refuse Collection and Disposal Charges:

The Chief Executive/Clerk advised the following:

- That the Authority's additional commercial refuse collection and disposal charges relate to commercial ratepayers who choose to utilise the Authority's additional refuse collection service.
- It is proposed that there be a significant increase implemented for this service for the year ending 31st March 2027.
- The proposed increase is due to evidence provided by the Surveyors Department that the current charges for the service do not cover the expenditure for the disposal of extra waste at the EWF, staffing costs, fuel and vehicle costs.
- It is highlighted that this undercharging for the service has been considered by the previous Board, but the matter still prevails; and
- That the Board be asked to consider implementing a three year stepped increase for the provision of this service to further recover the cost of providing the service.

The Chairman asked the District Surveyor to provide details as to how many commercial ratepayers make use of the service.

The District Surveyor confirmed that the service is currently only provided to a minimal number of customers. It was further advised that the Authority does not have a statutory duty to provide the service, so commercial ratepayers do have the option to obtain the services of a private contractor if they wish to do so.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and **RESOLVED that the following increases to the Authority's Additional Commercial Refuse Collection and Disposal Charges for the 2026/27 financial year be approved:**

Description of Service Charge	2025/26 Charge Per Annum	Proposed 2026/27 Charge Per Annum	Cost Increase Per Annum
Commercial bin charge – 240 litres capacity	£14.70	£44.10	£29.40
Commercial bin charge – 360 litres capacity	£22.00	£66.00	£44.00
Commercial bin charge – 660 litres capacity	£33.00	£99.00	£66.00
Commercial bin charge – 1100 litres capacity	£44.00	£132.00	£88.00

Following a discussion it was agreed that no resolution will be recorded regarding a stepped approach to the additional commercial refuse collection and disposal charges for future years, and that the matter be brought back to the Board for future consideration based on charges only for the forthcoming financial year.

e) The HUB Room Hire:

The Chief Executive/Clerk advised that it is proposed that the current charges are to be held, and that the Authority continue to promote greater custom at the venue.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that there be no changes to the Authority's 2026/27 HUB Room Hire Charges and that the charges remain as stated below:**

Description of Service Charge	2025/26 Charge	Proposed 2026/27 Charge	Cost Increase
Sports Hall Hire (Public)	£20.00	£20.00	£0.00
Sports Hall Hire (Corporate)	£22.00	£22.00	£0.00
Meeting Room Hire (Public)	£18.00	£18.00	£0.00
Meeting Room Hire (Corporate)	£20.00	£20.00	£0.00
Function Room Hire (Public)	£18.00	£18.00	£0.00
Function Room Hire (Corporate)	£20.00	£20.00	£0.00

It was noted that a 20% discount remains applicable to multi-room or regular hirer bookings, subject to the approval of the Chief Executive/Clerk.

C26/01/01/10

CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. Local Government (Amendment) Bill 2023

A copy of the Legislative Council's Order Paper dated 16th December 2025, regarding the Local Government (Amendment) Bill 2023 ("the Bill"), copies of which having previously been circulated was considered.

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

- The Legislative Council put forward some safeguarding recommendations to ensure appropriate limits around the powers granted to the Department of Infrastructure ("the Department") and also that financial and operational matters would be reviewed after 3 years.
- On 16th December 2025, the Legislative Council approved the Bill, and it has now been passed back to the House of Keys for consideration and approval to progress; and
- Many of the local authorities are trying to arrange a further meeting to discuss this and draft a further letter to the Members of the House of Keys to obtain their support to either remove New Clause 5 from the Bill, or to support the suggested safeguards.

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.

Following a discussion, it was agreed that the Chief Executive/Clerk will continue to update the Board Members as the matter progresses.

2. Implementation of the Safeguarding Policy – Update

The Chief Executive/Clerk provided the Members of the Board with the following update regarding the implementation of the Authority's Safeguarding Policy:

- That the draft policy document has previously been considered by the Board during the Ordinary Board Meetings held on 17th November and 1st December 2025; and
- Following feedback received from the Board Members, alterations have been made to the draft document, as well as the omission of the appendix relating to referrals.

The Vice Chairman and Lead Member for Housing confirmed that he is now in favour of supporting the implementation of the policy, following the requested alterations having been made.

Following a discussion, it was proposed by Mr Wilson and seconded by Mr Turton and unanimously **RESOLVED that the Authority's Safeguarding Policy be and is hereby approved and adopted with immediate effect.**

3. **2026/27 Rate Setting Meetings**

The Chief Executive/Clerk advised the Board that on 15th December 2025 he had e-mailed all the Board Members regarding holding an Extra Ordinary Board Meeting to set the rate. He proposes that:

- The draft budget District Rate is considered at the Ordinary Meeting which is being held on Monday 19th January 2026.
- An Extra Ordinary Meeting is held on Monday 26th January 2026^[ODC 19/01/2026], to agree the budget and set the District rate for 2026/27; and
- Standing Order 2.6 states "An extraordinary meeting of the Authority may be called at any time by the written notification of the Chair or the Clerk."

Following a discussion it was agreed that an Extra Ordinary Meeting will be held on Monday 26th January 2026, commencing at 6:00 pm and that the Chief Executive/Clerk will issue a summons for this meeting in due course.

4. **Fire Island and BBQ Festival – Onchan Pleasure Park 2026**

The Chief Executive/Clerk advised the Members of the Board that he had been contacted before Christmas by the organisers of the Fire Island and BBQ Festival. Following the success of the 2025 event, it is noted that the organisers wish to host the 2026 event at Onchan Pleasure Park again, and that the proposed date is Saturday 12th September 2026.

The Members of the Board noted the positive feedback received regarding the 2025 event, and hope that the 2026 event will be successful and encourage more people to attend Onchan.

C25/09/02/11

CONSIDERATION OF ANY CORRESPONDENCE

1. **Housing Agency – Consultation on Proposals for Shared Equity Purchase Assistance Schemes**

A copy of the Department of Infrastructure's consultation regarding proposals for a Shared Equity Purchase Assistance Scheme, copies of which having previously been circulated was considered.

Following a discussion, it was agreed that draft responses to the consultation be prepared by officers and be brought back to the Ordinary Board Meeting due to be held on 19th January 2026 for the Board to consider.

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 Consultation – Proposals for Shared Equity Purchase Assistance Schemes**

A copy of the correspondence received from the Department of Infrastructure dated 15th December 2026, copies of which having previously been circulated was considered.

The Chief Executive/Clerk confirmed that the consultation, as discussed in the previous agenda item, closes on 15th January 2026, and due to the limited timeframe provided for responses, a request was submitted to allow the Board to have time to consider the matter.

It was noted that a response will be provided following consideration of the draft responses at the Ordinary Board Meeting due to be held on 19th January 2026.

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.

3. Homelessness Legislation – Public 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 confirmed that the consultation closes on 25th February 2026.

Following a discussion, it was agreed that draft responses to the consultation be prepared by officers and be brought back to the Ordinary Meeting due to be held on 2nd February 2026^[ODC 19/01/2026] for the Board to consider.

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.

4. Working with the Legislature Course

A copy of the correspondence received from the Clerk of Tynwald's Office inviting Board Members to attend a training session dated 5th December 2025, copies of which having previously been circulated was noted.

The Chief Executive/Clerk confirmed that the training session is being made available for all local authority political representatives to attend and that the proposed date for hosting the training is Friday 27th February 2026.

It was further confirmed that once more information regarding the training is available, this will be shared with the Board Members to confirm their attendance.

5. 33 Main Road – Commercial Tenancy Request

To be considered In Committee.

C26/01/01/12

TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25

None.

C26/01/01/13

TO CONSIDER ANY MOTIONS

None.

C26/01/01/14

ENVIRONMENTAL & TECHNICAL SERVICES

None

C26/01/01/15

HOUSING MATTERS

None.

C26/01/01/16**CHAIRMAN'S ANNOUNCEMENTS****1. Dates for the Diary**

Date	Organisation	Event	Time
5 th January 2026	Onchan District Commissioners	Board Meeting	7:00 pm
19 th January 2026	Onchan District Commissioners	Board Meeting	7:00 pm
2 nd February 2026	Onchan District Commissioners	Board Meeting	7:00 pm
3 rd February 2026	Onchan District Commissioners	Commissioners Surgery – Springfield Court	2:00 pm to 3:00 pm

C26/01/01/17**ANY OTHER URGENT BUSINESS****1. The Hub – Private Booking**

A Member of the Board stated that the Authority had recently received negative publicity regarding a booking at the Hub which involved underage drinking, and it is suggested that the Authority should have provided a public statement regarding the matter.

The Chairman confirmed that he had contacted the Chief Executive/Clerk at the time of the incident, and it was confirmed that the Isle of Man Constabulary were dealing with the matter, and that the Authority's staff had administered the booking correctly, including the necessary due diligence regarding those placing the booking and their understanding that the terms and conditions of the Hub hire includes no alcohol to be consumed on the premises.

The Chief Executive/Clerk confirmed that as the Isle of Man Constabulary had already made a social media post regarding the matter, he did not consider that the Authority needed to make a statement, which was conveyed to the Chairman.

There being no further business the meeting ended at 8:10 pm.

C26/01/01/18**CONSIDERATION OF ANY CORRESPONDENCE****1. 33 Main Road – Commercial Tenancy Request**

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

A copy of the correspondence received from the tenant of 33 Main Road, dated 22nd December 2025, copies of which having previously been circulated was considered.

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

- The current tenant of 33 Main Road is Melissa May Limited, otherwise known as Bella Pizza.
- The tenant had recently written to the Authority to request that temporary signage be erected to inform customers that the shops are still open for business, and consideration of an appropriate rent relief or compensation for the period during which the premises are adversely affected during the period of works relating to the Elm Tree House external refurbishment.

Following a discussion, it was proposed by Mr Lockwood and seconded by Mr Quirk and unanimously **RESOLVED that the Authority will supply and install temporary signage to the front of Elm Tree House external refurbishment works advising members of the public that the adjacent shops are still open for business.**

A discussion in relation to the following took place:

- Noted that it is proposed that the business is losing customers due to the lack of on-street parking and the scaffolding covering the public footpath.
- Noted that a similar request had been received from the tenant of 35 Main Road, and was recently considered by the Board;
- Confirmed that the scaffolding to the front of the building is due to be removed sometime in late January or early February 2026.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and **RESOLVED that the Authority will not provide financial support via a temporary rent reduction period or compensation to Melissa May Limited during the period of works relating to the Elm Tree House external refurbishment.**

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

C26/01/01/19

ANY OTHER URGENT BUSINESS

None.

There being no further business the meeting ended at 8:34 pm.