

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 15th December 2025 at 7:00 pm.

Present: Mr A Allen (Chairman)
 Mr S Wilson (Vice Chairman and Lead Member for Housing)
 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)
 Mr R Forgie (District Surveyor)
 Miss A Crellin (Executive Officer/Assistant)

Apologies: Mrs S Johnson (Chief Finance Officer)

C25/12/02/01

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

Not applicable.

C25/12/02/02

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.

Miss Corkish declared a non-pecuniary interest in relation to agenda item 8.1(b), Planning Application 25/91038/C, 113 Royal Avenue.

The Chief Executive/Clerk declared a non-pecuniary interest in relation to agenda item 11.3, Eastern Civic Amenity Site, Plasterboard Disposal.

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.

C25/12/02/03

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

None.

C25/12/02/04

MINUTES

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

The minutes of the Ordinary Meeting held on Monday 1st December 2025, copies of which having previously been circulated, were considered.

Following a discussion, 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.**

2. Minutes of the Extra Ordinary Meeting held on Monday 24th November 2025

To be considered In Committee.

C25/12/02/05**TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES****1. Minutes of the Ordinary Meeting held on Monday 1st December 2025**

None.

C25/12/02/06**TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

None.

C25/12/02/07**TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE**

None.

C25/12/02/08**PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT PLANNING COMMITTEE**

(i) PA 25/91035/B

Mr & Mrs T Cretney - 15 Summerhill Road

Members were advised that the planning application is for the replacement of the existing conservatory with a single storey extension to the side elevation, and the erection of a single storey extension to the rear elevation of the existing dwelling.

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 19th December 2025.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood that planning application 25/91035/B – 15 Summerhill Road be recommended for refusal.

For: Mr Gibson and Mr Lockwood

Against: Mr Allen, Mr Wilson, Miss Corkish, Mr Turton and Mr Quirk

Following a discussion, it was proposed by Mr Wilson and seconded by Mr Quirk that planning application 25/91035/B – 15 Summerhill Road be recommended for approval.

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

Against: Mr Gibson and Mr Lockwood

(ii) PA 25/91038/C

Mr K A Logan - 113 Royal Avenue

Members were advised that the planning application is for the change of use of the first floor bedroom (Class 3.3) to hairdressing facilities.

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 19th December 2025.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood and unanimously **RESOLVED that planning application 25/91038/C – 113 Royal Avenue be recommended for approval.**

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

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

(iii) PA 25/91070/B

Mr B Challis - 6 Sandringham Drive

Members were advised that the planning application is for alterations to doors and windows to the front, side and rear elevations.

In answer to questions, the District Surveyor advised:

- No comments had been received from neighbouring properties;
- The return date for the planning application is the 26th December 2025.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Wilson and unanimously **RESOLVED that planning application 25/91070/B – 6 Sandringham Drive be recommended for approval.**

(iv) PA 25/91047/B

Miss J Bury – 46 Banks Howe

Members were advised that the planning application is for the conversion of the existing integral double garage to a bedroom and store, replacement of the garage door with windows, and replacement of the window to the left elevation with a door.

In answer to questions, the District Surveyor advised:

- No comments had been received from neighbouring properties;
- The return date for the planning application is the 26th December 2025.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood and unanimously **RESOLVED that planning application 25/91047/B – 46 Banks Howe be recommended for approval.**

(v) PA 25/91095/B

Mr & Mrs D Metcalfe - 72 Birch Hill Crescent

Members were advised that the planning application is for the erection of a single storey extension to the side/east elevation of the existing dwelling house and the widening of the existing driveway.

In answer to questions, the District Surveyor advised:

- No comments had been received from neighbouring properties;
- The return date for the planning application is the 2nd January 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood and unanimously **RESOLVED that planning application 25/91095/B – 72 Birch Hill Crescent be recommended for refusal on the grounds that the proposed extension to the driveway is incompatible or an unacceptable use. It is further highlighted that the existing driveway extension appears not to have planning consent or appreciate access to the highway.**

PA 25/91087/B

Mr & Mrs T Allen – Holme Lodge, 85 King Edward Road

Members were advised that the planning application is for the replacement of the existing first floor balcony, garage doors and application of stone cladding to the ground floor front elevation.

In answer to questions, the District Surveyor advised:

- No comments had been received from neighbouring properties;
- The return date for the planning application is the 2nd January 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood and unanimously **RESOLVED that planning application 25/91087/B – Holme Lodge, 85 King Edward Road be recommended for approval.**

C25/12/02/09

FINANCE AND GENERAL PURPOSES

None.

C25/12/02/10

CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. Onchan Stadium – Drainage Improvements

The report of the Chief Executive/Clerk dated 15th December 2025, copies of which having previously been circulated was considered.

The Chairman asked if Mr Quirk wished to declare a non-pecuniary interest in the matter before progressing, as he is the current president of Onchan Football Club, and the matter relates to both the football pitch and the race track.

The Chief Executive/Clerk was asked to provide guidance, and advised that a declaration of interest should be recorded as there could be a perceived bias towards assisting the Football Club and the pitch.

Following a discussion, it was noted that the Members of the Board agreed to allow Mr Quirk to consider the matter but not to cast a vote.

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

- Onchan Raceway Limited, a tenant of Onchan Stadium, has formally requested that the Authority consider providing funding to improve the drainage of the football pitch, which interferes with the race track.
- Following site inspections, it is noted that three areas of the race track suffer from pooling of surface water from the football pitch, and there is insufficient drainage infrastructure to resolve the issues.
- The report has been prepared to allow Members of the Board to consider whether they wish to provide funding to resolve the matter.
- The tenancy agreement places a responsibility on the Authority as the landlord to provide sufficient drainage.
- Pooling water on the race track causes safety issues for drivers of both stock^[ODC 05/01/2026] cars and go karts.
- When the surface water issues are severe, this limits the use of the race track for some activities, which in turn can impact the tenant's income; and
- When the surface water issues are severe, this limits the use of the football pitch. As the tenant pays per game when the games are cancelled, this reduces the Authority's income.

A discussion in relation to the following took place:

- Noted that the majority of the Board Members are in favour of progressing the works in advance of the 2026 stock car racing season.
- Suggested that undertaking the works may improve relations between Onchan Raceway Limited and the Board.
- Noted that the Authority has a responsibility to provide drainage as per the relevant clauses of the current tenancy agreement.
- Concerns were raised regarding the upcoming 2026/27 budget setting process, and how the Authority plans to fund these works, as well as any of the other works throughout the District that have already been provisionally agreed upon for inclusion within the draft 2026/27 financial year budget.
- Argued that the Board is yet to agree a long term plan for the Stadium, and concerns were raised that funding drainage improvements may be short sighted as the Board may decide in the future to redevelop the area for an alternative use.
- Counterargued that this Board, and previous Board's are yet to agree upon a long term plan for the Stadium, so rather than continuing to do nothing and allow the Stadium to continue to deteriorate, the Authority's General Reserves should be used to get some works completed now; and
- A historical overview of the football pitch and the race track was provided regarding long standing surface water flooding issues, and details of previous attempts made by the Authority to improve the drainage, which are considered a failure.

Following a discussion, it was proposed by Mr Gibson and seconded by Miss Corkish and **RESOLVED** that the proposed surface water drainage improvement works to the Onchan Stadium race track, totalling £10,000, be undertaken during the 2025/26 financial year, and funded from the Authority's General Reserves.

Mr Quirk declared a non-pecuniary interest and did not cast a vote.

2. Elections (Keys and Local Authorities) (Amendment) Regulations 2026 – Public Consultation

The report of the Chief Executive/Clerk dated 15th December 2025, copies of which having previously been circulated was considered.

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

- The Cabinet Office has published a public consultation regarding the Elections (Keys and Local Authorities) (Amendment) Regulations 2026.

- The consultation is due to close on the 12th January 2026; and
- He has submitted a response to the consultation in his capacity as the current Deputy Returning Officer for the Authority's local authority elections.

The Chief Executive/Clerk asked if the Board members wished to submit a consultation response 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.

Following a discussion, it was agreed by the remaining Members of the Board that the responses already submitted by the Chief Executive/Clerk will also be submitted on behalf of the Authority.

C25/09/02/11

CONSIDERATION OF ANY CORRESPONDENCE

1. Sea Cliff Road – Lack of Street Lighting

A copy of the correspondence received from a resident of King Edward Bay Apartments, dated 27th November 2025, copies of which having previously been circulated was considered.

The District Surveyor advised the Board of the following:

- Within the Authority's Street Lighting Policy, it states that the Authority will consider requests for the addition, removal or replacement of street lights from individuals or groups, subject to the results of the assessment undertaken and funding availability for such works.
- Highlighted that the Policy also states that the Authority will only support the provision of additional street lights on the existing highway in the interests of improving highway safety.
- No official request has been received from the Department of Infrastructure or the Isle of Man Constabulary in relation to this matter, and no justification has been received from the requester; and
- Noted that the most recent request for new street lighting relates to Whitebridge Road, following an official request received from both the Department of Infrastructure and the Isle of Constabulary, which was for safety improvements due to a fatality on the section of road adjacent to the Fun Barn.

The District Surveyor asked the Members of the Board how they wished to proceed in relation to the request.

Following a discussion, it was agreed that no work will be progressed in relation to the request received; however, if more support from more residents is received, and if a request is received from bodies such as the Department of Infrastructure or the Isle of Man Constabulary, then the Board may consider assessing the provision of additional street lighting in this area.

The District Surveyor was instructed to respond to the requester on behalf of the Authority.

2. 2026/27 Public Sector Rents and Allowances

A copy of the correspondence received from the Public Estates and Housing Division of the Department of Infrastructure, dated 1st December 2025, copies of which having previously been circulated was noted.

The Chief Executive/Clerk was requested to provide an update regarding the Board's consideration of the 2026/27 rent setting at the Ordinary Meeting held on 17th November 2025.

The Chief Executive/Clerk advised that no approval has been obtained from the Department of Infrastructure regarding the Board's request to apply an additional 1% rental uplift in addition to the proposed Department 2.9% CPI increase for 2026/27.

3. Eastern Civic Amenity Site Joint Committee ("ECASJC")

The Chief Executive/Clerk advised the Board that this item had mistakenly been included in the In Public agenda for discussion. Due to the appendix containing commercially sensitive information, the Chairman was requested to consider resolving to move the agenda item into the In Committee section of the meeting.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood, and unanimously **RESOLVED that agenda item 11.3, Eastern Civic Amenity Site – Plasterboard Disposal, be transferred to the In Committee section of the meeting.**

4. Public Audit Bill – Public Consultation

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

- The Public Audit Bill Public Consultation has been administered by the Isle of Man Treasury.
- The purpose of the Consultation is to seek the views of appropriate stakeholders on the recommendations made by the Tynwald Auditor General ("the TAG") in his report "Public Audit in the Isle of Man".
- The Consultation is relevant to all residents of the Isle of Man, but of particular interest to:-
 - Organisations that are subject to the current public audit framework (this includes Departments, Statutory Boards, Offices linked to Government or the Legislature, Government owned entities and local authorities.
 - Organisations that are likely to be subject to the public audit framework recommended by the TAG (this includes private bodies that receive the majority of their income from public funding, including charities.
 - Firms conducting inspections under the Audit Act 2006.
- The Consultation closes on 6th January 2026; and
- A copy of the proposed responses from the Authority has been circulated to Board Members for them to consider.

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

- Due to time constraints, the draft consultation responses were not shared with him in advance of the agenda being issued.
- He is disappointed with how this consultation is being carried out by the Treasury. It is noted that some of the questions simply ask respondents to say whether or not they agree with a proposal, without asking them to explain why. It is advised that, in relation to a consultation on a technical topic such as this matter, an indication of disagreement from a respondent with no supporting explanation is of little value.
- Where the Authority disagrees with a proposal, but the consultation document does not ask for an explanation, it may be worthwhile providing an explanation by separate e-mail, as this is more likely to influence the outcome of the consultation; and
- As there are no more Board meetings before responses are due, permission is sought to allow him to liaise with the Chief Finance Officer and Chief Executive/Clerk to provide a more detailed response 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.

Following a discussion, it was agreed by the remaining Members of the Board that the Lead Member for Finance and General Purposes is to liaise with the Chief Executive/Clerk and the Chief Finance Officer to collate and submit more details responses on behalf of the Authority.

C25/12/02/12**TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25**

Mr Quirk submitted the following questions in accordance with the Authority's Standing Order 25, which were answered by the Vice Chairman and Lead Member for Housing:

1. Question:

Could the Lead Member for Housing please confirm the number of applications on the Authority's social housing list?

Answer:

As of 10th December 2025, there are 147 applicants on the Authority's waiting list.

2. Question:

How many applicants are there for the following:-

- Sheltered housing?
- 1 Bed, 2 Bed, 3 Bed and 4 Bed properties?

Answer:

As of 10th December 2025, there are:

- Sheltered housing – 42 applicants (6 x 2 Bed Flat, and 36 x 1 Bed Flat); and
- General housing – 105 applicants (45 x 1 Bed, 45 x 2 Bed, 11 x 3 Bed, and 4 x 4 Bed).

C25/12/02/13**TO CONSIDER ANY MOTIONS**

None.

C25/12/02/14**ENVIRONMENTAL & TECHNICAL SERVICES****1. Hawthorn Villa – Repairs**

The report of the Property Maintenance Manager dated 15th December 2025, copies of which having previously been circulated was considered.

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

- The Authority's Office, Hawthorn Villa, already has an established maintenance budget of £3,000 per annum.
- This figure covers expenditure in relation to cyclical and planned maintenance, and some minor responsive repairs.
- It is highlighted that work is required on the building that the current budget allowance will not cover.
- The repairs required include:-
 - Hinges, latches and door closers to internal fire doors.
 - Replacement of floor coverings to various rooms.
 - Internal decoration to various rooms; and
 - External painting of railings.
- It is also suggested that an improvement be implemented to improve access to the building by installing an automatic door opener to the reception accessible entrance vestibule door.

A discussion in relation to the following took place:

- Suggested that the fire door repairs should be funded now and undertaken as a priority during the 2025/26 financial year, rather than waiting until the new financial year.
- Suggested that the annual maintenance budget should be increased to allow for more work to be undertaken each year proactively.
- Concerns were raised regarding the upcoming 2026/27 budget setting process, and how the Authority plans to fund these works, as well as any of the other works throughout the District that have already been provisionally agreed upon for inclusion within the draft 2026/27 financial year budget; and
- Noted that the majority of the Board Members support the proposed access improvement to the reception area.

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

- **The repairs to the fire doors within Hawthorn Villa be undertaken as a priority, and a maximum of £2,000 be taken from the Authority's General Reserves within the 2025/26 Financial Year to fund the works; and**
- **The proposed replacement floor coverings, internal decoration, and external painting of railings to Hawthorn Villa, totalling £13,000 be included within the 2026/27 financial year draft budget.**

2. Onchan Pleasure Park Bumper Boats

The report of the Environmental and Technical Services Manager dated 15th December 2025, copies of which having previously been circulated was considered.

The District Surveyor advised the Board of the following:

- In September 2025, the Board Members were made aware of issues that had developed regarding the engine mounts to the bumper boats.
- Officers have obtained quotes from suppliers for the renewal of and repairs to the bumper boats. The cost of renewal for boats based on the current design is £60,000, which includes new boats, engines, and associated shipping costs and import taxes.
- To date, Officers have only managed to obtain one quote from a local company to carry out repairs totalling £15,000, which exceeds the threshold of the Authority's Standing Orders. Officers are in the process of trying to obtain two further quotes to bring back to the Board for consideration, should the repair of the boats be the preferred option.

The Lead Member for Environmental and Technical Services advised that, having spoken with the District Surveyor prior to the meeting, he suggests that the Board consider repairing the boats, rather than replacement, as the repair solution offered appears to be reasonable.

A discussion in relation to the following took place:

- Queries were raised regarding the lead-in time and delivery of new boats, and whether they would arrive in time for the 2026 season; and
- Noted that all of the Board Members favour the proposal to repair the boats rather than replace them due to the associated costs, and the potential impact on the operation of the Park amenities during the 2026 season.

Following a discussion, it was proposed by Mr Gibson and seconded by Miss Corkish and unanimously **RESOLVED** that the proposed repairs to the Onchan Pleasure Park bumper boats, totalling £15,000, be undertaken during the 2025/26 financial year, and funded from the Authority's General Reserves.

3. Replacement Tipper – Parks Department – Update

The District Surveyor provided the Board with the following update:

- Further to the report that was presented to the Board on 17th November 2025, Board Members asked for further information to be brought back for further consideration regarding purchasing a replacement vehicle.
- It is recommended that the replacement tipper not be replaced with an electric tipper. This is due to the low mileage covered by such a vehicle when in use by the Department, which would delay the payback.
- Low annual mileage covered by the vehicle means an electric vehicle's high upfront costs cannot be offset quickly through fuel and efficiency savings.
- Diesel tippers like the current vehicle, known as LMN-311-J maintain low running costs with minimal issues, making an electric transition uneconomical for the Authority.
- Replacing the existing tipper with a new diesel tipper would reduce rising maintenance costs for the Authority and provide the Parks Department with a more reliable vehicle.
- The current vehicle's maintenance has escalated, totalling £6,407.82 between 2020 and 2025, with a sharp increase to £2,342.52 in 2025.
- A new diesel tipper would reset these costs to near zero initially, leveraging proven low running costs and minimal issues seen in similar diesel models.
- The current tipper has 31,411 miles and is starting to display frequent mechanical issues, minor leaks, and cosmetic ageing despite serviceability; and
- A new vehicle ensures full operational reliability for the tipper and tail lift, minimising downtime for the Parks Department's operations.

A discussion in relation to the following took place:

- Concerns were raised regarding the upcoming 2026/27 budget setting process, and how the Authority plans to fund these works, as well as any of the other works throughout the District that have already been provisionally agreed upon for inclusion within the draft 2026/27 financial year budget.
- The Authority's current vehicle management resolution, recorded at the Ordinary Meeting held on 21st December 2021, was raised for consideration regarding the life cycles of vehicles and when they are to be replaced; and
- Noted that the majority of the Board Members favoured replacing the current diesel tipper with a new diesel tipper, rather than purchasing an electric equivalent.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Quirk and **RESOLVED that the purchase of a replacement tipper for LMN-311-J for the Parks Department, totalling £50,000, be funded from the Authority's General Reserves within the 2026/27 financial year, and that this be reflected within the draft 2026/27 budget.**

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

The Chief Executive/Clerk highlighted that once a new vehicle is purchased, LMN-311-J is to be disposed of, and a report will be brought before the Board for consideration regarding how to dispose of the vehicle.

4. Onchan Pleasure Park – Fencing

To be considered In Committee.

C25/12/02/15
HOUSING MATTERS

None.

C25/12/02/16
CHAIRMAN'S ANNOUNCEMENTS

1. Dates for the Diary

Date	Organisation	Event	Time
15 th December 2025	Onchan District Commissioners	Board Meeting	7:00 pm
21 st December 2025	St Peter's Church	Christingle Service	11:00 am
21 st December 2025	St Peter's Church	Nine Lessons and Carols	6:30 pm
24 th December 2025	Onchan Methodist Church	Christmas Eve Communion	7:00 pm
24 th December 2025	St Anthony's Church	First Mass of the Nativity (Carols from 7:30 pm)	8:00 pm
25 th December 2025	St Anthony's Church	Christmas Day Mass	9:30 am
25 th December 2025	Onchan Methodist Church	Family Service	10:00 am
5 th January 2026	Onchan District Commissioners	Board Meeting	7:00 pm

C25/12/02/17
ANY OTHER URGENT BUSINESS

None.

There being no further business the meeting ended at 20:45 pm.

C25/12/02/18
MINUTES

1. Minutes of the Extra Ordinary Meeting held on Monday 24th November 2025

The minutes of the Extra ^[ODC 05/01/2026] Ordinary Meeting held on Monday 24th November 2025 , copies of which having previously been circulated, were considered.

Following a discussion, it was proposed by Mr Wilson 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.**

C25/12/02/19
TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

1. Onchan Raceway Limited

The Lead Member for Environmental and Technical Services asked if the Board would consider meeting with Onchan Raceway Limited to discuss the tenant's long term plans for the Stadium as these will most likely affect any future plans that the Board may have, and it is suggested that working together may be beneficial to both parties.

Following a discussion, it was decided that the Board will not meet with Onchan Raceway Limited to discuss the future of the Stadium at present. It was noted that the Board will further consider any future plans for the Stadium and Onchan Pleasure Park once the Chief Executive/Clerk and the District Surveyor have progressed plans based upon the minutes recorded at the Extra Ordinary Meeting held on Monday 24th November 2025.

C25/12/02/20

CONSIDERATION OF ANY CORRESPONDENCE

1. Eastern Civic Amenity Site Joint Committee (“ECASJC”) – Plasterboard Disposal

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

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

- The report has been prepared to advise the ECASJC of the new arrangements for the management of plasterboard disposal.
- On 7th October 2025, correspondence was received from the Department of Infrastructure’s Waste Management Unit regarding changes to the disposal of plasterboards at Wrights Pit North (“WPN”).
- The initial correspondence was primarily directed at the construction and demolition sector to reduce the amount of contaminated plasterboard being disposed of at WPN.
- Contaminated plasterboard is where wood, metals, tiles and the like remain affixed to the plasterboard at the point of disposal. Skimmed, painted, foil backed, or wall papered plasterboard is not classed as contaminated for the purpose of the directive.
- The Department’s reason for the change is due to the limited remaining capacity available at WPN, prior to the relocation to a new landfill site, believed to be at Turkeylands, Malew.
- Whilst the change is an interim measure to reduce pressure on the existing site and enable development of the new site, the Department has advised the construction and demolition sectors that there are already disposal routes for the contaminants that should be pursued wherever possible.
- The Department issued a further directive on 17th November 2025, in which it was advised that the changes would come into effect on 1st January 2026.
- Officers of the Waste Management Unit have sourced a viable off-island disposal route for plasterboard recycling, and all clean plasterboard would now be handled by Birchall Plant Hire (otherwise trading as Northern Scrap Metals).
- Whilst it is currently considered an interim measure, there is no commitment regarding how long this arrangement will be in place or indeed if it will ever be removed.
- The ECAS Operator attended a meeting of the Construction Forum’s Waste Group on 28th November 2025 to discuss the practical implications of the new directive.
- A further meeting was held with the ECAS Operator and the Waste Management Unit on 3rd December 2025, where the following compromise solution was agreed upon:-
 - The current plasterboard skip, including any contaminated plasterboard, will be accepted until the end of December 2025.
 - The Waste Management Unit will liaise with its Communications Team about releasing a public message about the new arrangements for plasterboard disposal.
 - Similarly, the ECAS Operator will compose a social media communication aimed at Civic Amenity Site users regarding the acceptable criteria.
 - The ECAS is to provide a covered skip for “clean and dry” plasterboard for disposal at Birchall’s facility in Andreas.
 - The ECAS Operator is to manage plasterboard entering the site, including inspecting and, where applicable, refusing non-conforming plasterboard.
- It is highlighted that the ECAS could stop accepting plasterboard on the basis that it cannot guarantee it meets the disposal criteria, but it is suggested that this option not be explored and that the service provision continues to be offered to rate payers in the east.

- An allowance will need to be factored into the 2026/27 financial year budget to cover the additional disposal costs.
- Additionally, to allow the ECAS to provide a sustainable solution, a new plasterboard skip will be required.
- The ECASJC has an existing policy of replacing two skips per annum as part of its annual budgets; however, the two skips for 2025/26 have already been procured, so the proposal is to place an order for an additional proprietary plasterboard skip with immediate effect.
- The Authority's share of the increased disposal costs is estimated at £1,086.09 per annum.
- The Authority's share of the one-off acquisition of a proprietary plasterboard skip up to the value of £7,800, including carriage to the Island, is £964.24; and
- It is highlighted that the costs shown in the report are misleading, but it has been confirmed that the £1,086.009 and £964.24 for the Authority's proportion of costs is correct.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood and unanimously **RESOLVED** that the Board approves the Authority's proportion of the expenditure associated with the increased plasterboard waste disposal for the 2025/26 financial year. Furthermore, the Board approves the Authority's proportion of the expenditure required to purchase a new plasterboard skip within the 2025/26 financial year.

It was noted that the Board further approves the disposal increases relating to this matter that will affect the draft 2026/27 financial year ECAS budget previously considered by the Board.

C25/12/02/21

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 15th December 2025, copies of which having previously been circulated was considered.

The District Surveyor advised the Board of the following:

- During previous financial years, the Authority has been replacing the timber fence, which has been rotting, with long lasting, Acetylation style timber, which is designed for marine environments.
- There is one section left of the original timber fence that needs to be replaced, which surrounds the bumper boat pool, and includes the gates into the pool.
- The specified timer is a brand of timber that is created to be durable for up to 50 years and is sustainably sourced.
- Due to its makeup up it is a low maintenance solution, which will require painting every two to three years, where the previous timber required painting annually; and
- Officers have approached three companies to provide a supply and install quotation.
- Following a discussion, it was proposed by Mr Gibson and seconded by Mr Wilson and unanimously **RESOLVED** that the proposed replacement fencing to the Onchan Pleasure Park bumper boat pool, totalling £15,000, be included within the 2026/27 financial year draft budget.

C25/12/02/22

ANY OTHER URGENT BUSINESS

1. Delegated Powers

The Vice Chairman and the Lead Member for Housing queried why the Lead Member for Environmental and Technical Services does not have the authority to make resolutions regarding expenditure when representing Onchan District Commissioners at the Eastern Civic Amenity Site Joint Committee meetings.

The Chairman advised that the Lead Member for Environmental and Technical Services does not have any delegated authority, and if this were to be changed, then a motion would need to be brought before the Board for consideration regarding changing Standing Order 5, Delegation of Power.

There being no further business the meeting ended at 21:25 pm.