

Minutes of the Extra Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 15th January 2024 at 7:02 pm.

Present:	Miss Z Lewin	(Chair)
	Miss K Williams	(Vice Chair)
	Mr A Allen	
	Mr D Crellin	
	Ms F Logan	(Lead Member for Finance and General Purposes)
	Mr D Quirk	(Lead Member for Environmental and Technical Services)
	Mr R Turton	(Lead Member for Housing)
In attendance:	Mr R Phillips	(Chief Executive/Clerk)
	Mr R Forgie	(District Surveyor)

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

Miss Lewin thanked the Members and Officers for attending the Extra Ordinary Board Meeting.

C23/05/03/01

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

Not necessary.

C23/05/03/02

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

None.

C24/01/02/03

ONCHAN PLEASURE PARK REGENERATION

The report of the District Surveyor dated 10th January 2024 (“the Report”), copies of which having previously been circulated were considered

At the request of the Chair the Chief Executive/Clerk provided the Board with an introduction.

The Chief Executive/Clerk provided the Board with an overview of the minutes of the Extra Ordinary Meeting held on the 25th May 2023 (“the Extra Ordinary Meeting”) and the resolutions recorded in relation to progressing plans to regenerate Onchan Pleasure Park (“the Park”).

The District Surveyor provided the Board with an overview in relation to the feasibility reports provided by McGarrigle Architects and Cameron Hall Quantity Surveyors that are based on the resolutions provided at the Extra Ordinary Meeting.

The District Surveyor proposed that the following options were available to the Board for them to consider as per the Report:

- Option 1 – summary total of £9,919,799 for all construction items and professional fees; and
- Option 2 – summary total of £6,426,450 for reduced construction items and professional fees.

The Members commented that option 2 was the favoured approach but that further savings would be obtained by providing a clearer specification as to what the Board wants to progress.

The Chief Executive/Clerk provided the Members with details as to how these costs would impact the District rate if the project progressed as per the recommendations outlined within the Report.

A discussion took place between the Officers and Members regarding:

- committing to expenditure;
- current high interest rates relating to borrowings;
- change of ideas and opinions since the resolutions which were minuted at the Extra Ordinary Meeting;
- delaying the proposed works and programme, and how this will impact progress in the Park and future rate-setting processes;
- consideration to phase works and prioritising works based on what can be undertaken as separate smaller schemes such as the tennis courts, resurfacing existing paths and car parks, installing new street lights, improving the venue entertainment space, reviewing the play area and the refurbishment of the external envelope of the Fun Factory building.

The Chief Executive/Clerk summarised the Members' comments and noted that following tonight's meeting and that of the Extra Ordinary Meeting, it is apparent that the Board is not currently in a position to commit to the expenditure recommendation options as outlined in the Report.

The Members discussed the expenditure recommendations further. No proposals or resolutions were motioned by any Members to allow the Authority to make provisions as part of the 2024/25 financial year budget and rate-setting process to commence the Park's regeneration programme.

It was agreed that the Chief Executive/Clerk and District Surveyor would report back to the Board in relation to phasing and separate smaller schemes. Additionally, alternative ideas and options will be provided for further consideration.

The District Surveyor left the meeting at 8:14 pm

C24/01/02/04

2024/25 FINANCIAL YEAR BUDGET AND RATE SETTING

Consideration was given to the Local Government Act 1985 Part VI Sections 42, 43 and 44.

The Chief Executive/Clerk provided the Board with summary notes during the meeting to assist them when considering the draft budget report of the Chief Finance Officer.

The Board considered and discussed the following matters:

- proposed items and projects not currently allowed for within the draft budget;
- income reductions, increases and potential new income options;
- expenditure reductions and increases relating to policy and finance, leisure and amenities, works and cleansing;
- potential further expenditure reduction options;
- current reserves held by the Authority;
- rate payment discount percentage reduction;
- impact of the draft budget in relation to an average rateable property within the District;

- that a District rate increase would be required to allow for no budgeted deficit;
- budgeting a larger rate increase would allow for an increase to the Authority's Reserves to assist in progressing future projects such as Onchan Pleasure Park regeneration and street lighting throughout the District;
- an overview of the Authority's Rates during the previous 10 years;
- an overview of projects and items that had been progressed and funded during the previous 10 years.

The Members considered the proposed projects and items list provided as part of the Chief Finance Officer's report. The proposals were considered and resolved individually as follows:

1. Street Lighting Pilot Schemes

It was proposed by Mr Allen and seconded by Mr Crellin and **RESOLVED** that **£167,000 be taken from the Authority's reserves to fund the replacement of the existing street lighting and the installation of additional street lighting to Governors Road between its junctions with the A18 Mountain Road and the A2 roundabout adjacent to Summerhill Road and Main Road.**

For: *Miss Lewin, Miss Williams, Ms Logan, Mr Allen and Mr Crellin*
Against: *Mr Turton and Mr Quirk*

2. Elm Tree House – External Refurbishment

It was proposed by Mr Quirk and seconded by Mr Crellin and unanimously **RESOLVED** that **a £200,000 loan and the associated 30-year loan repayments to undertake the external refurbishment works to Elm Tree House be included within the Authority's budget and that the loan be petitioned via the Department of Infrastructure as per the requirement of the Local Government Act 1985 Part VI, Section 51.**

3. The Hub – Sports Hall Floor

It was proposed by Mr Crellin and seconded by Ms Logan and unanimously **RESOLVED** that **£15,000 be taken from the Authority's reserves to fund repairs to The Hub sports hall floor.**

4. Commercial Garages

It was proposed by Ms Logan and seconded by Mr Allen and **RESOLVED** that **£10,000 be taken from the Authority's reserves to fund replacement garage doors to the Authority's commercial garage portfolio.**

For: *Miss Lewin, Ms Logan, Mr Allen, Mr Crellin, Mr Turton and Mr Quirk*
Against: *Miss Williams*

The following projects and items were considered and were deferred. No provision was made to make funding available from the Authority's reserves or for inclusion within the 2024/25 rate budget:

- Birch Hill play area – new equipment;
- Centenary Park – infrastructure improvements;

- Harvey Briggs Onchan Library – installation of closed circuit Television (CCTV);
- War Memorial – gilding works;
- Onchan Pleasure Park – Manx Utilities infrastructure upgrade;
- Onchan Pleasure Park – regeneration scheme/project;
- Port Jack Glen – replacement boundary railings;
- Main Road Public Toilets – time-controlled external door to replace roller shutter door;
- High-level access equipment;
- Mural Festival; and
- Kerbside recycling.

The Members considered and discussed the impact of reducing the Authority's rate payment discount. It was noted that no decision was reached and no resolution was recorded.

1. Harvey Briggs Onchan Library

It was proposed by Ms Logan and seconded by Mr Allen and unanimously **RESOLVED that an additional £10,000 be included within the 2024/25 rate budget to increase the Harvey Briggs Onchan Library's new and replacement books and compact disk budget.**

The Chair requested that the draft 2024/25 rate budget be updated to include the decisions resolved during the meeting and that the budget and rate be considered and resolved at the Ordinary Meeting of the Board due to be held on Monday 22nd January 2024.

There being no further business the meeting was declared closed at 9:18 pm.