

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 17<sup>th</sup> November 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 & 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)

#### **C25/11/02/01**

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

Not Applicable.

#### **C25/11/02/02**

#### **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.

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.

No declarations of interest were recorded.

#### **C25/11/02/03**

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

None.

#### **C25/11/02/04**

#### **MINUTES**

#### **1. Minutes of the Ordinary Meeting held on Monday 3<sup>rd</sup> November 2025**

The minutes of the Ordinary Meeting held on Monday 3<sup>rd</sup> November 2025, copies of which having previously been circulated, were considered.

#### **Amendments:**

Page 2 - **To dispose of any business arising from such Minutes**

Replace “Rate and Valuation (Amendment) Bill” to “Rating and Valuation (Amendment) Bill”.

Page 3 - **Motion Submitted under Standing Order 19**

Paragraph 16 – replace “Department of Health & Social Security” with the “Department of Health and Social Care”.

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

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

## **2. Staff Minutes of the Ordinary Meeting held on Monday 3<sup>rd</sup> November 2025**

To be considered In Committee.

**C25/11/02/05**

### **TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES**

#### **1. Future Social Housing Development**

A Member requested an update in relation to the Ballacurn Trust properties at Meadow View on Second Avenue in Onchan.

The Chief Executive/Clerk advised the Board that he is due to meet with representatives from the Trust to discuss the possibility of the Authority purchasing the eight Meadow View bungalows, as well as any of the other associated properties that form the complex.

**C25/11/02/06**

### **TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

None.

**C25/11/02/07**

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

None.

**C25/11/02/08**

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

- |     |                     |  |
|-----|---------------------|--|
| (I) | <b>PA25/90926/B</b> | <p><b>Mr &amp; Mrs R Rae – Strathallan Cliff House, Strathallan Road</b></p> <p>Members were advised that the planning application is for to widening of the existing pedestrian gate to create a combined vehicular access point and the use of existing hardstanding for off-road parking.</p> <p>In answer to questions, the District Surveyor advised:</p> <ul style="list-style-type: none"> <li>• One comment has been received from a neighbouring property; and</li> <li>• The return date for the planning application is the 21<sup>st</sup> November 2025</li> </ul> <p>Following a discussion, it was agreed that PA 25/90926/B – Stathallan Cliff House, Strathallan Road, be deferred to the next Ordinary Meeting to be held on Monday 1<sup>st</sup> December 2025, to allow for further information to be obtained.</p> |
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(ii) **PA 25/90988/B** **Mr & Mrs G Blackburn – Thalloyn My Creg, 115 King Edward Road**

Members were advised that the planning application is for the creation of a second floor balcony with balustrade and replacement of the first floor balcony balustrade, both to the south 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 21<sup>st</sup> November 2025.

Following a discussion, it was proposed by Mr Gibson and seconded by Miss Corkish and unanimously **RESOLVED that planning application PA 25/90988/B – Thalloyn My Creg, 115 King Edward Road be recommended for approval.**

(iii) **PA 25/90962/B** **Mr M Newing – The Gate House, Grand Lodge, Clypse Mooar Road**

Members were advised that the planning application is for the replacement of the existing porch with a patio and patio door to the rear elevation, replacement of the existing attached store rooms with patio and patio door to the south elevation.

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 28<sup>th</sup> November 2025.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Wilson and unanimously **RESOLVED that planning application PA 25/90962/B - The Gate House, Grand Lodge, Clypse Mooar Road be recommended for approval.**

(iv) **PA 25/90985/B** **Mr & Mrs N Ferns – 11 Glen View Road**

Members were advised that the planning application is for the erection of a single story extension to the rear elevation, an integral garage to the side elevation and first floor dormers to the front and rear elevations 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 the 28<sup>th</sup> November 2025.

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

**planning application PA 25/90985/B – 11 Glen View Road be recommended for approval.**

**(v) PA 25/90992/B**

**Mr & Mrs G Parry – 2 Clypse Mooar Cottages, Clypse Mooar Road**

Members were advised that the planning application is for proposed alterations and extension to the dwelling to create additional living accommodation.

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 5<sup>th</sup> December 2025.

Following a discussion, it was agreed that planning application PA 25/90992/B – 2 Clypse Mooar Cottages<sup>[ODC 01/12/2025]</sup>, be deferred to the next Ordinary Meeting to be held on Monday 1<sup>st</sup> December 2025, to allow for further information to be obtained.

**C25/11/02/09**

**FINANCE AND GENERAL PURPOSES**

**1. Financial Statements for the Year Ended 31<sup>st</sup> March 2024**

To be considered In Committee.

**C25/11/02/10**

**CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS**

**1. Proposed Pride Event at Onchan Pleasure Park 2026**

The Chief Executive/Clerk provided the Board with the following update after it was requested at the previous Board Meeting that more information be obtained from the event organisers:

- The event organisers do not anticipate that the same number of attendees will be present as in previous years, when attendance numbers were estimated at 8000 people plus.
- A private security and facility cleaning company have been approached regarding servicing the event.
- Agreement obtained that more toilets will be provided via portable toilets.
- Proposed that attendees will be encouraged to use a park and ride system, and that it is proposed that Isle of Man Transport will be approached to provide buses to limit car parking concerns; and
- An application is to be made to the Department for Enterprise via the Domestic Event Fund to assist with funding for the event, and it is proposed that a ground rent be paid to the Authority for hosting the event.

A discussion in relation to the following took place:

- Many of the Board Members raised concerns regarding the potential maximum number of attendees at such an event, and how this would negatively impact the residents in the Park.
- Noted that increased footfall through Onchan could benefit some local businesses, especially those in hospitality.
- Social media information regarding previous events was highlighted, and details provided of the number of attendees at the Villa Marina in Douglas; and

- Suggested that a ground rent be paid to the Authority for hosting the event, and if large numbers of attendees are due to use the Park, then some form of bond may be required to repair any damage caused to the grassed areas.

It was requested that the Chief Executive/Clerk continue to liaise with the event organisers to obtain assurances regarding the number of attendees and that the matter be brought back to the Board for further consideration in 2026.

### **Safeguarding Policy**

The report of the Chief Executive/Clerk dated 17<sup>th</sup> November 2025, copies of which having previously been circulated was considered.

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

- The purpose of the policy is to provide awareness and guidance for staff in relation to safeguarding and what to do when coming into contact with members of the public where there may be a concern regarding welfare.
- The policy is proposed to supersede the Authority's previously adopted guidance of the Department of Infrastructure ("the DOI"), which has not been reviewed since 2018.
- The policy intends to provide a clear framework for staff to identify, report and respond to safeguarding concerns; and
- It is intended that safeguarding training will be provided to all relevant staff following the implementation of the new policy.

The Vice Chairman and Lead Member for Housing highlighted that he has assisted with the creation of the policy via his involvement with the Housing Manager. He raised that this latest version of the policy includes a matrix document that he has not previously reviewed, and notes that the matrix makes reference to other policies that may not be relevant, and may not reflect how the Authority operates.

Following a discussion, it was agreed that amendments to the policy be made and that the matter be brought back to the Board for further consideration.

### **2. Share the Care Limited – Commercial Tenancy**

To be considered In Committee.

### **3. Onchan Raceway Limited – Commercial Tenancy Update**

To be considered In Committee.

**C25/09/02/11**

### **CONSIDERATION OF ANY CORRESPONDENCE**

#### **1. Royal Artillery Association – Invitation**

A copy of the invitation received from the Royal Artillery Association received on the 5<sup>th</sup> November 2025, inviting the Chairman and Board Members to their St Barbara's Day Service to celebrate their Regimental Day on Sunday 7<sup>th</sup> December 2025, at St Thomas Church at 11:00 am, copies of which having previously been circulated was noted.

#### **2. Traffic Regulation Order (Various Roads) – Douglas and Onchan**

A copy of the correspondence dated 7<sup>th</sup> and 10<sup>th</sup> November 2025, in relation to the consultation report and updated plans which support the Traffic Regulation Order for the Douglas and Onchan change of speed limits, copies of which having previously been circulated was considered.

The Chief Executive/Clerk asked the Board Members if they wished to provide a consultation response.

A discussion in relation to the following took place:

- Noted that it is unlikely that the Department of Infrastructure can be influenced to implement the Authority's previously proposed changes to the proposals, and that further consultation may be meaningless.
- Commented that it feels as though no matter what the Authority or members of the public may feel and convey to the Department, the speed limit changes will be implemented.
- Highlighted that the Authority's first response to the consultation was not published on the Department's consultation portal.
- Criticism was made regarding the consultation process, and that some of the Board Members lost faith in the process when street sign furniture started to be installed within the District before the consultation period had ended.
- Concerns were raised regarding the section of Hillberry Road between Birch Hill Avenue<sup>[ODC 01/12/2025]</sup> and Heywood Park, where it is not proposed to make any speed limit changes. It was highlighted that this area has many vulnerable road users.
- Proposed that the Authority has an obligation to continue to correspond with the Department regarding this matter, and a further response should be issued to reiterate the Authority's previous stance.
- Noted that it appears that the new speed limits are proposed to come into effect before the end of 2025; and
- Highlighted that part of the consultation summary document makes reference to new pedestrian crossings being provided on Governors Road and Hillberry Road. The Board Members noted their support for these proposals to increase pedestrian safety.

Following a discussion, it was agreed that the Chief Executive/Clerk will submit a consultation response to the Department of Infrastructure based upon the Board Members' comments and the Authority's previous consultation response.

### **3. Period Products (Free Provision) Bill**

A copy of the correspondence received from Joney Faragher, Member of the House of Keys (MHK), including a copy of the Period Products (Free Provision) Bill, copies of which having previously been circulated was noted.

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

- He has received correspondence from Joney Faragher MHK regarding the Period Products (Free Provision) Bill ("the Bill").
- The Bill was not consulted upon publicly, but all local authorities have now been contacted to consider the implications of the Bill; and
- Based on the information available, it is proposed that free period products will have to be made available in public buildings, which include the Commissioner's Office, the HUB, Harvey Briggs Onchan Library and all the public conveniences within the District, such as Port Jack, Onchan Pleasure Park, and Main Road.

A discussion in relation to the following took place:

- Highlighted that the Authority may incur costs associated with installing period product dispensers, as well as the administration of refilling the dispensers.
- Noted that it is proposed that the Cabinet Office will be responsible for providing period product consumables, but the Authority will have to liaise with the Cabinet Office to arrange collections or delivery of products.
- Some Members provided their support for the Bill and its intended outcomes.
- Highlighted that free period products are made available within schools; and

- Some Members were not supportive of the Bill and raised concerns regarding the financial burden, as it will place upon tax payers.

The Chief Executive/Clerk confirmed that he will collate the Board Members' comments and provide feedback to Joney Faragher MHK. Furthermore, he proposes to highlight that if the Bill progresses and regulations are prepared, that provision should be included that appropriate sanitary waste disposal is provided by the Cabinet Office rather than the public building providers, such as the local authorities, as this can incur additional costs.

#### **4. Tynwald Christmas Carol Service**

A copy of the invitation received from the President of Tynwald inviting the Chairman and Board Members to attend Tynwald's Christmas Carol Service on Thursday 11<sup>th</sup> December 2025, at St George's Church at 1:10 pm, copies of which having previously been circulated was noted.

#### **5. Annual Rent Setting for 2026/27 – Update on Approval Process**

To be considered In Committee.

**C25/11/02/12**

**TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25**

None.

**C25/11/02/13**

**TO CONSIDER ANY MOTIONS**

None.

**C25/11/02/14**

**ENVIRONMENTAL & TECHNICAL SERVICES**

#### **1. Purchase of New Vehicle for use by the Parks Department**

The report of the Property Maintenance Manager dated 17<sup>th</sup> November 2025, copies of which having previously been circulated was considered.

The District Surveyor advised the Board of the following:

- The Parks Department currently operates two diesel powered tipper trucks with tail lifts.
- Both vehicles are fully operational; however, vehicle LMN-311-J is approaching the end of its operational life.
- LMN-311-J was registered in 2013 and is now twelve years old. Due to its age, the vehicle is incurring increasing repair costs to maintain its operational capability; and
- It is therefore proposed to replace LMN-311-J with a new vehicle to ensure operational efficiency and cost effectiveness.

The Lead Member for Finance and General Purposes advised the Board of the following:

- As the Lead Member, his preference is that items of expenditure required regularly should be funded via the budgeting process rather than from the Authority's General Reserves.
- It is usually advisable to have a planned schedule of vehicle replacements; without a planned schedule, vehicles will eventually<sup>[ODC 01/12/2025]</sup> become uneconomic to repair, and it is then necessary, while a replacement is procured, either to cut services or to incur costs that would ideally have been avoided. His preferred approach is to support the view that vehicle replacements are to be treated as expenditure required regularly.
- It appears that the Board came to the same view in 2020 for vehicles other than pooled vehicles, by resolving that they should be replaced after ten years.

- He does not believe he has sufficient information to decide between a diesel and an electric tipper at this time. Best practice would be to make decisions like this between lower cost carbon intensive options and higher cost but more sustainable options, holistically as part of the budgeting process; and
- He questions whether the figure of 37,000 to 59,000 miles in the “Climate Change Impact” section of the District Surveyor’s Report relates specifically to cars, as it is unlikely that the same figure would apply to tipper trucks, which are very unlikely to cover such a high mileage.

A discussion in relation to the following took place:

- Board Members queried some of the information provided, and suggested that further information is required to allow the Members to make an informed decision when choosing between a replacement electric or a diesel tipper truck.
- Concerns were raised regarding electric vehicles, including end-of-life resale values, disposal of batteries if they were to fail, cost to replace batteries if required, and the required infrastructure that needs to be costed to allow a vehicle to be charged.
- Some Members supported the recommendation to replace the vehicle with a new diesel tipper based on the fact that the current tipper has operated for 12 years without minimal issues arising during its operational life; and
- Concerns were raised regarding the low mileage of the current vehicle, and questioned why a vehicle with such low mileage needs to be replaced. It was requested that more information be provided regarding the condition of the current vehicle.

The Chief Executive/Clerk advised the Board Members that a previous Board resolved to replace vehicles of this kind every ten years to allow there to be a favourable re-sale value, as well as allowing the Authority to avoid costly repairs once the vehicles begin to age as it had been previous practice to allow vehicles to be operated until they were no longer financially viable to fund the repair costs and had minimal re-sale value, or the continual breakdowns of vehicles interrupted services.

The District Surveyor advised that LMN-311-J has continued to operate beyond the ten year period of the resolution due to it not being problematic; however, it is now noted that the vehicle is starting to become more costly to maintain.

Following a discussion, it was agreed that the District Surveyor is to obtain more information regarding the current vehicle's mileage, repair costs, and condition, and that the matter is to be brought back to the Board for further consideration.

**C25/11/02/15**

#### **HOUSING MATTERS**

##### **1. Commissioners Surgeries 2025/26**

The report of the Housing Manager dated 17<sup>th</sup> November 2025, copies of which having previously been circulated was noted.

**C25/11/02/16**

#### **CHAIRMAN’S ANNOUNCEMENTS**

##### **1. Dates for the Diary**

Date	Organisation	Event	Time
17 <sup>th</sup> November 2025	Onchan District Commissioners	Board Meeting	7:00 pm
26 <sup>th</sup> November 2025	Onchan District Commissioners	Night of Light – Onchan Pleasure Park	5:30 pm to 9:30 pm

29 <sup>th</sup> November 2025	St Peter's Church	Christmas Fair – St Peter's Church	2:00 pm to 4:00 pm
30 <sup>th</sup> November 2025	Onchan Silver Band	Advent Sunday – Dhooon Church	11:15 am
1 <sup>st</sup> December 2025	Onchan District Commissioners	Board Meeting	7:00 pm
2 <sup>nd</sup> December 2025	Onchan District Commissioners	Commissioners Surgery - Heywood Court – Commissioners Lockwood and Wilson attending	2:00 pm to 3:00 pm
5 <sup>th</sup> December 2025	Onchan Silver Band	Christmas Concert – Onchan Methodist Church	7:00 pm
10 <sup>th</sup> December 2025	Onchan Methodist Church	Christmas Carol Service – Onchan Methodist Church	7:00 pm
15 <sup>th</sup> December 2025	Onchan District Commissioners	Board Meeting	7:00 pm
5 <sup>th</sup> January 2026	Onchan District Commissioners	Board Meeting	7:00 pm

**C25/11/02/17****ANY OTHER URGENT BUSINESS**

None.

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

**C25/11/02/18****MINUTES****1. Staff Minutes of the Ordinary Meeting held on Monday 3<sup>rd</sup> November 2025**

The Staff Minutes of the Ordinary Meeting held on Monday 3<sup>rd</sup> November 2025, copies of which having previously been circulated, were considered.

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

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

**C25/11/02/19****FINANCE AND GENERAL PURPOSES****1. Financial Statements for the Year Ended 31<sup>st</sup> March 2024**

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

The report of the Chief Finance Officer dated 17<sup>th</sup> November 2025, copies of which having previously been circulated was considered.

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

- **The Financial Statements for the year ended 31<sup>st</sup> March 2024 be and are hereby approved.**

- The Chief Finance Officer, as the Authority's Responsible Finance Officer and the Chairman be and are hereby authorised to sign the Financial Statements for the year ended 31<sup>st</sup> March 2024; and
- The Chief Finance Officer, as the Authority's Responsible Finance Officer be and is hereby authorised to sign the letter of representation.

The Chief Executive/Clerk confirmed that once the Financial Statements have been signed, they will be made publicly available via the Authority's website, and that the matter will be publicised via the Authority's social media pages.

**C25/11/02/20**

## **CONSIDERATION OF ANY REPORTS FROM THE CLERK OR OTHER OFFICE**

### **1. Share the Care Limited – Commercial Tenancy**

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

The report of the Chief Executive/Clerk dated 17<sup>th</sup> November 2025, copies of which having previously been circulated was considered.

The Chief Executive/Clerk advised the Board that the current tenant of 35 Main Road is Share the Care Limited, otherwise known as the Hospice Shop. The tenant had recently written to the Authority to request financial support during the period of works relating to the Elm Tree House external refurbishment, as it is proposed that the shop is losing custom due to the lack of on-street parking and the scaffolding covering the public footpath.

A discussion in relation to the following took place:

- The majority of the Board Members noted that they do not believe there is justification for offering a rent concession during the period of refurbishment works.
- Highlighted that the tenant is a charity, and that the rent currently paid to the Authority in relation to the tenancy is considered supportive as it is less than the latest estate agent valuation.
- Noted that all tenants should be treated equally and fairly, and that offering a rent reduction or rent free period to one tenant would unfairly disadvantage other tenants in the adjacent area: and
- A Member stated that he is disappointed as the Authority could offer a rent reduction until the scaffolding is removed and the on-street parking is made available again.

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

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

### **2. Onchan Raceway Limited – Commercial Tenancy Update**

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

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

- That the Authority's legal advisers had issued a notice to the tenant on 13<sup>th</sup> November 2025 to advise the following:
  - The Board is not prepared to further extend the current lease in any event based on the terms which are set out within the lease dated 29<sup>th</sup> November 2021.

- The Board is prepared to offer a new tenancy based on new terms for a period of one year. These terms are those prescribed by the Board at the Ordinary Meeting held on Monday 3<sup>rd</sup>[ODC 01/12/2025] November 2025.
- The Board would be prepared to consider providing funds to undertake drainage works to resolve some of the drainage issues which presently persist on the race track.
- The Board will take over the maintenance of the seating area in the timber stand.
- Onchan Raceway Limited is currently in default with the Isle of Man Companies Registry in respect of the beneficial ownership filings, and for a new lease to be issued, all filings would need to be brought up to date; and
- If the tenant is not agreeable to the new terms, then they are to vacate the premises within an agreed timeframe.

A discussion in relation not the following took place:

- Noted that the tenant has not contacted the Authority or the legal advisors since the Notice was issued.
- Noted that the latest correspondence received from the tenant confirmed that the tenant intends to vacate the premises as the newly offered terms were not favourable; and
- The tenant had requested that the Board consider his offer to sell his assets to the Authority to allow another tenant or the Authority itself to operate the stadium facility.

Following a discussion, it was agreed that:

- The Board does not wish to purchase any of the tenant's assets relating to the stadium.
- If the tenant does not wish to enter into a new lease based on the Board's proposed new terms, then the tenant is to vacate the premises; and
- If required, the Chief Executive/Clerk is to liaise with the Authority's legal advisors to assist with the matter.

### 3. **Annual Rent Setting for 2026/27 – Update of Approval Process**

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

A copy of the correspondence dated 31<sup>st</sup> October 2025 from the Department of Infrastructure, a copy of which having previously been circulated was considered and noted.

A discussion in relation to the following took place:

- Highlighted that in recent years, the Authority has consistently recommended zero or small increases in social housing rents per annum; however, any recommendation of the Authority has not been representative of the actual increases decided upon by the Department.
- Noted that in previous years the Department has requested that the Authority provide a suggested rent increase; however, this year the Department proposes to implement a rent increase based on the September 2025 consumer price index (CPI).
- Further noted that the Authority has been given the opportunity to include a discretionary additional 1% increase to the CPI figure if it wishes to do so.
- Concerns were raised regarding some tenants who will not be assisted via the benefits system to reduce the impact of any rent increase; and
- Arguments were provided regarding the merits and negatives of applying or not applying the discretionary 1% increase in addition to the 2.9% CPI increase.

Following a discussion, it was proposed by Mr Wilson and seconded by Mr Quirk and **RESOLVED** that in addition to the Department of Infrastructure's proposed 2.9% increase in social housing rents for the financial year 2026/27, the Authority intends to apply an additional 1% discretionary increase to provide a total rent increase of 3.9%.

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

**C25/11/02/21**

**ANY OTHER URGENT BUSINESS**

None.

*There being no further business the meeting ended at 9:20 pm.*