

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 19<sup>th</sup> January 2026 at 7:00 pm.

<b>Present:</b>	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	
<b>Apologies:</b>	Mr A Allen	(Chairman)
	Mrs S Johnson	(Chief Finance Officer)
<b>In attendance:</b>	Mr R Phillips	(Chief Executive/Clerk)
	Mr R Forgie	(District Surveyor)
	Miss A Crellin	(Executive Officer/Assistant)

#### **C26/01/02/01**

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

It was noted that in the absence of the Chairman, the Vice Chairman and Lead Member for Housing will chair the meeting.

#### **C26/01/02/02**

#### **DECLARATION OF INTERESTS OF MEMBERS AND OFFICERS (in accordance with Standing Order 18.3)**

The Vice Chairman and Lead Member for Housing asked the Board 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 Vice 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.

#### **C26/01/02/03**

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

None.

#### **C26/01/02/04**

#### **MINUTES**

#### **1. Minutes of the Ordinary Meeting held on Monday 5<sup>th</sup> January 2026**

The minutes of the Ordinary Meeting held on Monday 5<sup>th</sup> January 2026, copies of which having previously been circulated, were considered.

#### **Amendments:**

- |               |   |  |
|---------------|---|--|
| <b>Page 8</b> | - | <b><u>2026/27 Rate Setting Meetings</u></b>                  |
|               |   | Second bullet point replace “2025” with “2026”.              |
| <b>Page 9</b> | - | <b><u>Homelessness Legislation – Public Consultation</u></b> |
|               |   | Third paragraph replace “2025” with “2026”                   |

Subject to the above mentioned amendments, it was proposed by Mr Wilson 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.

**C26/01/02/05**

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

**1. Minutes of the Ordinary Meeting held on Monday 5<sup>th</sup> January 2026**

None.

**C26/01/02/06**

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

None.

**C26/01/02/07**

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

None.

**C26/01/02/08**

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

**(i) PA 25/90247/B Mr K Millward – Field 531216 Ashley Road**

Members were advised that the planning application is for the erection of a single storey dwelling house:

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 9<sup>th</sup> January 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Lockwood and unanimously **RESOLVED** that planning application **25/90247/B – Field 531216 Ashley Road be recommended for approval.**

**(ii) PA 25/90926/B Mr & Mrs R Rae – Strathallan Cliff House, Strathallan Road**

Members were advised that the planning application is for the widening of the existing pedestrian gate to create a combined vehicular and pedestrian access point and use of existing hardstanding for off-road parking.

In answer to questions, the District Surveyor advised:

- No comments have been received from neighbouring properties; and
- The return date for the application is 6<sup>th</sup> February 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by and Mr Lockwood unanimously **RESOLVED** that planning application **PA 25/90926/B – Strathallan Cliff House, Strathallan Road, be recommended for approval subject to compliance with Highways recommendations.**

C26/01/02/09FINANCE AND GENERAL PURPOSES**1. Commercial Garage Charges – 2026/27 Financial Year**

The report of the Chief Finance Officer dated 19<sup>th</sup> January 2026, copies of which having previously been circulated, was considered.

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

- The Authority's service charges relating to income are reviewed annually as part of the budget setting process, as the charges form part of the District Rate considerations.
- In recent years, the Authority has increased the commercial garage rent charge to be in line with private landlord charges; and
- Currently, all the Authority's garages are occupied, and there is a small waiting list.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that the 2026/27 Financial Year Commercial Garage Charges remain at £30.00 per week.**

**2. Onchan Pleasure Park Amenity Charges and Operational Hours – 2026/27 Financial Year**

The report of the Chief Finance Officer dated 19<sup>th</sup> January 2026, copies of which having previously been circulated, was considered.

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

- The Authority's service charges relating to income are reviewed annually as part of the budget setting process, as the charges form part of the District Rate considerations.
- The Authority continues to witness strong usage of the seasonal amenities at Onchan Pleasure Park.
- Highlighted that the income is mainly dependent on the weather conditions and other events taking place at other parts of the Island.
- It is suggested that the current charges administered by the Authority are value for money compared to similar amenities provided by others; and
- In recent years, the Authority has increased some of the charges for amenities offered at Onchan Pleasure Park, but not all.

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

<u>Service Charge</u>	<u>2026/27 Fee</u>
Adult day ticket	£10.00
Child day ticket	£5.00
Over 65s day ticket	£5.00
Family day ticket (2x adult & 1x child)*	£20.00
Family day ticket (2x adult & 2x child)*	£25.00
Family day ticket (2x adult & 4x child)*	£35.00

<b>Single ticket - Adult</b>	<b>£3.00</b>
<b>Single ticket - Child</b>	<b>£2.00</b>
<b>Single ticket - over 65</b>	<b>£2.00</b>
<b>Kiddie cars (per token)</b>	<b>£2.00</b>
<b>Kiddie cars (per 3 tokens)</b>	<b>£5.00</b>
<b>Tennis court hire</b>	<b>£5.00</b>
<b>*Family ticket includes over 65s</b>	

**A 50% discount applies to group/party/school/corporate bookings, subject to the approval of the Chief Executive/Clerk.**

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

- The Authority has evidenced during the last two years that the amenities experience a decrease in custom during the period of full-time daily opening between the Isle of Man T.T. fortnight, and the Island's school summer holidays.
- To counteract this issue, it is suggested that a change to the longstanding hours of operation be trialled to allow a later opening and closing time of the seasonal amenities to see if custom is increased, as it is hoped that families and children will frequent the Park during the evenings; and
- Liaison has been undertaken with the tenants of the Park restaurant and café, who agree with the proposed changes as the tenant suffers from the same issue regarding a decrease in custom during this period.

Following a discussion, it was unanimously agreed by the Board Members that the proposed change to operating hours of the Onchan Pleasure Park amenities be implemented, and that delegated authority be given to the Chief Executive/Clerk to change the operational hours throughout the 2026 season if required.

### **3. 2026/27 Financial Year – Budget and District Rate Setting**

To be considered In Committee.

**C26/01/02/10**

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

### **1. Proposals for Shared Equity Purchase Assistance Schemes – Public Consultation**

The report of the Chief Executive/Clerk dated 19<sup>th</sup> January 2026, copies of which having previously been circulated, was considered.

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

- The Housing Agency within the Department of Infrastructure (“the DOI”) has launched a public consultation regarding proposed amendments to the First Home Fixed Scheme and the First Home Choice Scheme aimed at improving affordability and access to home ownership.
- As a social housing provider who interacts with many members of the public who may be eligible to utilise the proposed scheme, the DOI asked that the Authority provide a response and feedback; and
- Draft responses have been provided by officers for the Board Members 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.***

Following a discussion, it was agreed by the remaining Board Members that the draft responses to the Proposals for Shared Equity Purchase Assistance Schemes public consultation be submitted on behalf of the Authority to the DOI.

**C25/09/02/11**

**CONSIDERATION OF ANY CORRESPONDENCE**

None.

**C26/01/02/12**

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

None.

**C26/01/02/13**

**TO CONSIDER ANY MOTIONS**

**1. Motion 76 – Submitted under Standing Order 19**

Miss Corkish tabled Motion 76:

*“that the Authority funds the installation of a pedestrian handrail at the Authority’s Springfield Court Sheltered Social Housing Complex to be positioned adjacent to the footpath linking flats 29, 31 and 32 with the central communal car park”.*

**Motion 76 was proposed by Miss Corkish, seconded by Mr Gibson, and will stand adjourned without discussion until the next Ordinary Meeting of the Authority to be held on Monday 2<sup>nd</sup> February 2026.**

**C26/01/02/14**

**ENVIRONMENTAL & TECHNICAL SERVICES**

**1. Lead Member Report – Quarter 3**

It was noted that the report relates to the period from 1<sup>st</sup> October to 31<sup>st</sup> December 2025.

The Lead Member for Environmental and Technical Services asked if any Board Member wished to raise any questions in relation to the report.

The following queries were raised:

**Centenary Park planning update**

On behalf of the Lead Member for Environmental and Technical Services, the District Surveyor advised that the Authority’s retrospective planning application regarding the continued use of the site as a green waste tip was due for consideration by the Planning Committee on Monday 26<sup>th</sup> January 2026 [ODC 02/02/2026]

**Onchan Pleasure Park Bumper Boat Repairs**

The Lead Member for Environmental and Technical Services and the District Surveyor advised that a report is due to be presented to the Board for consideration at the next Ordinary Board meeting regarding the quotes obtained from contractors to repair the boats.

**Ballachurry Play Area Seesaw Replacement**

On behalf of the Lead Member for Environmental and Technical Services, the District Surveyor advised that the new piece of equipment is due to be installed the week commencing 26<sup>th</sup> January 2026. It was highlighted that there had been delays regarding progressing this matter due to a delivery issue from the supplier, as well as difficulties obtaining a contractor to undertake the installation.

**New Recycling Bring Bank Sites**

On behalf of the Lead Member for Environmental and Technical Services, the District Surveyor advised that it is proposed that, before any further work is undertaken regarding locations and costings, the Isle of Man Government's Waste Strategy 2025-2035 be reviewed by the Board, as this may impact what services the Authority provides.

The Chief Executive/Clerk advised that the Waste Strategy is due for consideration at the next Ordinary Board Meeting.

**Report Statistics Format**

Noted that the performance statistics presented within the report are in such a form that they may be misinterpreted by the readership, and suggested improvements to the format were provided.

The Lead Member for Environmental and Technical Services noted the suggestions.

The remainder of the report was noted.

**C26/01/02/15**

**HOUSING MATTERS****1. Lead Member Report – Quarter 3**

It was noted that the report relates to the period from 1<sup>st</sup> October to 31<sup>st</sup> December 2025.

The Vice Chairman and Lead Member for Housing asked if any Board Members wished to raise any questions in relation to the report.

The following queries were raised:

**Ballacurn Trust Properties, Second Avenue**

It was suggested that the Authority obtain a property valuation if the properties are to be purchased from the Trust.

On behalf of the Vice Chairman and Lead Member for Housing, the Chief Executive/Clerk advised that he has been informed that a valuation had already been carried out by the Isle of Man Government on behalf of the Trust, and once the properties are publicly advertised for sale the Authority would undertake all due diligence regarding the property values, as well as resolving other previously raised matters such as property boundaries, and responsibility for the adjacent communal areas including street lights, open grassed spaces, and car parking.

**Springfield Court Sheltered Housing – External Window and Door Replacement Scheme**

.On behalf of the Vice Chairman and Lead Member for Housing, the District Surveyor advised that all of the Phase 1 communal external doors are included within the scheme to be replaced.

The remainder of the report was noted.

C26/01/02/16**CHAIRMAN'S ANNOUNCEMENTS****1. Dates for the Diary**

Date	Organisation	Event	Time
19 <sup>th</sup> January 2026	Onchan District Commissioners	Board Meeting	7:00 pm
26 <sup>th</sup> January 2026	Onchan District Commissioners	(P) Extra Ordinary board Meeting	6:00 pm
2 <sup>nd</sup> February 2026	Onchan District Commissioners	Board Meeting	7:00 pm
3 <sup>rd</sup> February 2026	Onchan District Commissioners	Commissioners Surgery – Springfield Court	2:00 pm to 3:00 pm

Following a discussion, it was agreed that Mr Lockwood and Mr Quirk will attend the Springfield Court Commissioners' surgery on Tuesday 3<sup>rd</sup> February 2026.

C26/01/02/17**ANY OTHER URGENT BUSINESS****1. Onchan AFC**

Congratulations were given to the Onchan Association Football Club for winning the Isle of Man Football Association under 18's league.

**2. Age Concern**

A Member advised that he had been approached by Age Concern Isle of Man regarding how the Authority could support the organisation to provide activities or resources to residents in the District.

The Member further stated that he had spoken with the Chief Executive/Clerk and that the Chief Executive/Clerk has agreed to meet with representatives from the organisation to discuss the matter further.

The Board noted their support for the initiative and requested that details be brought back to the Board for consideration.

***There being no further business, the meeting ended at 8:04 pm.***

C26/01/02/18**FINANCE AND GENERAL PURPOSES****1. 2026/27 Financial Year Budget and District Rate Setting**

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

The report of the Chief Finance Officer dated 19<sup>th</sup> January 2026, copies of which having previously been circulated, was considered.

The Chief Executive/Clerk advised the Board that the purpose of tonight's meeting is to consider the draft budget and possible District Rate figures, but it is advised that no resolutions are recorded until the Extra Ordinary Meeting due to be held on Monday 26<sup>th</sup> January 2026, as all Board Members will be present at that meeting, and it will allow time for the Members to have a further period of consideration regarding the options available.

An overview of the Authority's previous Rate Setting resolutions was provided as follows:

Financial Year	Pence in the Pound	Pence Increase	Percentage Increase
2025/26	431	20	4.87%
2024/25	411	38	10.19%
2023/24	373	27	7.80%
2022/23	346	20	6.13%
2021/22	326	3	0.93%
2020/21	323	5	1.57%
2019/20	318	6	1.92%
2018/19	312	0	0.00%
2017/18	312	2	0.65%
2016/17	310	3	0.98%
2015/16	307	17	5.86%
2014/15	290	15	5.45%
2013/14	275	4	1.48%
2012/13	271	5	1.88%
2011/12	266	0	0.00%
2010/11	266	0	0.00%
2009/10	266	4	1.53%
2008/09	262	22	9.17%
2007/08	240	11	4.80%
2006/07	229	14	6.51%

#### **Rate Discount**

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

- At the Ordinary Board Meeting held on 13<sup>th</sup> January 2025, the Board resolved that for the financial year 2025/26, the Authority continues to offer a discount of 4% to ratepayers who pay their rates before 30<sup>th</sup> June 2025.
- This matter is something that Board Members are recommended to consider again in relation to the 2026/27 financial year.
- It is highlighted that previous Boards have considered reducing the discount, but it is noted that the Boards resolved to continue to offer a 4% discount, as, on average per annum, over 75% of the Authority's rateable income is received prior to the discount period ending.
- This income assists the Authority in relation to cash flow and allows for investment in deposit accounts to accrue interest to offset some expenditure.
- If the Authority reduced the discount, potentially more income could be received, but alternatively, more ratepayers may not utilise a reduced discount, therefore negatively affecting the Authority's income and cash flow.

Following a discussion, it was noted that all of the Board Members favoured maintaining the 4% discount for ratepayers who pay their rates before 30<sup>th</sup> June 2026.



### **District Rate and Draft Budget**

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

- During 2025 and the start of 2026, the Board has considered reports and recommendations from officers in relation to expenditure considerations for the 2026/27 financial year. These considerations included:
  - Proposed projects and purchases.
  - Changes to existing financial commitments.
  - Changes to income received by the Authority.
  - Debts; and
  - The current financial position of the Authority in relation to General Reserves.
- At present, the break event figures for 2026/27, based on including all of the previously resolved projects, purchases, and use of the General Reserves, are as follows:
  - A 26 pence increase from 431 pence in the pound to 457 pence in the pound.
  - This equates to a 6.03% increase; and
  - No budgeted deficit to be funded from the General Reserves.
- It is to be noted that these figures could be reduced by:
  - Using the General Reserves to budget a deficit.
  - Delaying some of the projects and purchases resolved at earlier Board Meetings; or
  - Cancelling some of the projects and purchases resolved at earlier meetings.

### **Income Impacts**

The Chief Executive/Clerk advised the Board of the following in relation to the effects of income included in the draft budget:

- Increase in social housing administration allowance. A larger proportion of the rent will be kept by the Authority to cover the administration of providing the service.
- More income based on interest accrued from money invested in deposit accounts.
- More income due to Kenyons Youth Café no longer extending into the Meeting Room at the HUB, which would have meant a loss of hire charges; and
- Increased domestic and commercial refuse collection and disposal charges.

### **Committed Expenditure Impacts**

The Chief Executive/Clerk advised the Board of the following in relation to the effects of committed expenditure included in the draft budget:

- Predicted salary pay awards for staff.
- Increased cleaning contractor costs as per the agreed retained contract.
- Manx Utilities electric, water and drainage tariffs.
- Telecom and internet tariffs.
- Printing costs.
- Increased IT contractor costs.
- Advertising costs.
- Internal audit costs.
- Credit card terminal costs.
- Parks Department new equipment and repair costs.
- Increased grass cutting contract costs for public open spaces.
- Onchan Pleasure Park bowling green maintenance costs.
- Energy from Waste Facility disposal costs.
- Refuse vehicles bin weighing software.
- Eastern Civic Amenity Site operating costs.
- Commercial property maintenance costs.

### **Previously Resolved Projects and Purchases Impacts**

The Chief Executive/Clerk advised the Board of the following in relation to the effects of proposed projects and purchases included in the draft budget:

- Repair works to Authority's Hawthorn Villa office, including improved accessibility to the reception foyer.
- Replacement section of fencing and gates for the boating lake at Onchan Pleasure Park.
- Birch Hill street lighting replacements and improvements.
- Parks Department replacement tipper truck.
- Kenyons Youth Café extension at the HUB.
- Onchan Pleasure Park bumper boat repairs and safety improvements.
- Onchan Stadium drainage improvements; and
- Whitebridge Road street lighting installation.

### **Budget Savings**

The Chief Executive/Clerk advised the Board of the following in relation to the savings included in the draft budget:

- The HUB refurbishment loan repayments end in January 2027.
- Removal of local authority general election costs. If a by-election is required during 2026/27, it is advised that the Board will have to consider funding it from the Authority's General Reserves.
- Reduction in staff training and recruitment.
- Removal of one-year funding to implement updated rate administration software.
- Removal of one-year funding to obtain more Laserfiche software licences for the Authority's manual staff to commence paperless work streams.
- Removal of one-year funding to replace play equipment at Ballachurry Play Area.
- Reduced Christmas tree costs due to obtaining the services of a new supplier for 2026.
- Reduced Jubilee Garden maintenance at Onchan Pleasure Park.
- Removal of one-year funding for new mobile phones for manual staff to commence paperless work streams.
- Removal of one-year funding for the installation of CCTV at Onchan Library; and
- No allowance made for increased external audit fees. Once the Tynwald Auditor General undertakes a tender process for contractors, and costs are provided to the local authorities, it is advised that the Board may have to consider funding any budget shortfall from the Authority's General Reserves.

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

- If the 6.03% increase in Rates necessary to balance the budget is agreed, then this will be 2.7% above the latest Consumer Price Index inflation figure of 3.3%.
- Only four of the 21 local authorities on the Island increased their rates by more than 6% last year; however, this needs to be seen in the context of the much greater increases seen during the cost of living crisis.
- The Lead Member has checked the figures for 2024, and in that year, 12 local authorities increased their rates by more than 6% [ODC 02/02/2026]
- If the Board does not wish to increase Rates significantly above inflation, then one option is to delay commencing the Birch Hill street lighting project until the 2027/28 financial year. This would mean that a 3.9% increase in rates is needed to balance the budget, giving a District Rate of 448 pence in the pound.
- By the 2027/28 financial year, the loan taken out in 2017 relating to the HUB refurbishment will have been repaid, which will make it more likely that the Birch Hill scheme will be able to be commenced without a significant increase in rates. The annual repayments on the HUB loan are £48,000, so slightly less than the annual repayments of £68,000 on the Birch Hill loan; and

- The 6% and 3.9% increases quoted are based on not running a deficit in the Authority's General Reserves. There is an estimated £56,000 deficit in General Reserves for 2025/26. Eliminating the deficit in 2026/27 is not absolutely essential, but it is desirable to ensure that the General Reserves can continue to be used for urgent issues that occur.

The Board Members queried how a Rate increase would impact different households. The Chief Executive/Clerk provided the following overview for the Members to consider:

Property Type	Average Rateable Value	District Rate (Pence)	Cost Per Annum	Extra Cost Per Annum	Cost Per Month	Cost Per Week
ODC social housing - 1 bed flat	69	Current rate - 431	£297.39	-	£24.78	£5.72
		Proposed rate - 457	£315.33	£17.94	£26.28	£6.06
ODC social housing - 2 bed flat	84	Current rate - 431	£362.04	-	£30.17	£6.96
		Proposed rate - 457	£383.88	£21.84	£31.99	£7.38
ODC social housing - 2 bed house or bungalow	108	Current rate - 431	£465.48	-	£38.79	£8.95
		Proposed rate - 457	£493.56	£28.08	£41.13	£9.49
ODC social housing - 3 bed house or bungalow	120	Current rate - 431	£517.20	-	£43.10	£9.95
		Proposed rate - 457	£548.40	£31.20	£45.70	£10.55
2 to 3 bed house or bungalow	150	Current rate - 431	£646.50	-	£53.88	£12.43
		Proposed rate - 457	£685.50	£39.00	£57.13	£13.18
3 to 4 bed house or bungalow	200	Current rate - 431	£862.00	-	£71.83	£16.58
		Proposed rate - 457	£914.00	£52.00	£76.17	£17.58
Large house or bungalow	400	Current rate - 431	£1,724.00	-	£143.66	£33.15
		Proposed rate - 457	£1,828.00	£104.00	£152.33	£35.15

The Vice Chairman and Lead Member for Housing asked if the Board Members had any further comments or queries following the presentation made by the Chief Executive/Clerk and the Lead Member for Finance and General Purposes.

A discussion in relation to the following took place:

- Query raised regarding whether the commercial property owners within Onchan also receive the Rate discount if they pay their rates before the 30<sup>th</sup> June.
- Concerns were raised regarding not making provision within the budget for potential impacts of the Local Government (Amendment) Bill, as well as the recently published Isle of Man Government Waste Strategy.
- Concerns were raised that no allowance has been made within the budget to commence any improvement works at Onchan Pleasure Park.
- Arguments were made for reducing the budget and decreasing the Rate increase to a figure around 5%.

- Concerns were raised regarding social housing rents, which are due to increase in 2026/27, as well as utility increases.
- Noted that the Birch Hill street lighting project is a large proportion of the proposed rate increase, and that delaying the project would offer savings on loan repayments to reduce the District Rate for 2026/27.

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

- Commercial property owners are eligible for the 4% Rate discount if they pay their rates by 30<sup>th</sup> June.
- The Waste Strategy is due for consideration by the Board at an Ordinary Board Meeting due to be held in February 2026. The document does not provide specific information to allow officers to price and budget for any implications at this time. The same applies to the Local Government (Amendment) Bill. It is further advised that if these matters progress during the course of the 2026/27 financial year, then the Board may have to consider using the General Reserves, but it is anticipated that if any imposed services are placed upon the Authority, it would not occur within the 2026/27 financial year.
- It was highlighted at the Extra Ordinary Board Meeting held on 24<sup>th</sup> November 2025 regarding Onchan Pleasure Park, officers would not have time to progress projects and prices before the 2026/27 budget and District Rate setting. However, some of the footpaths are due to be tarmac patch repaired to improve safety, but any larger works and projects will have to be considered as part of the 2027/28 budget and District Rate setting; and
- Options were provided regarding reducing the proposed District Rate.

The following discussion took place:

- Proposals were put forward regarding delaying the Birch Hill street lighting project due to its impact on the proposed budget and Rate.
- Counter proposals were put forward regarding the importance of progressing the Birch Hill street lighting works in relation to current defects and potential safety and liability implications for the Authority.
- Noted that the Authority has been aware of its lack of planned maintenance and replacements of its street lighting assets since 2017, when an incident occurred that highlighted the lack of safety and condition checks.
- Highlighted that the Authority has a large list of street lighting assets that are overdue for replacement, and that this matter will impact future budgets for years to come, as well as other large expenditure items such as Onchan Pleasure Park, which has also received limited investment for many years; and
- Highlighted that if the project is delayed until 2027/28, most likely the cost to undertake the work will increase as material and contractor costs continue to increase.
- Proposals were put forward regarding utilising the Authority's General Reserves to budget a deficit and to lower the Rate, as has been the practice in previous years; and
- Counter proposals were put forward regarding the importance of the Authority retaining a certain level of General Reserves to cover unexpected items of expenditure, rather than having to rely on obtaining loans, which creates delays to works being completed, as well as costing more in loan repayments.

The Vice Chairman and Lead Member for Housing concluded the discussion and asked the Board Members if they had any further queries before concluding the meeting.

Following a further discussion, it was agreed that, based on the Members' comments, the Chief Executive/Clerk would provide the Board with further information in relation to the District Rate being increased by figures lower than 6.03%. Furthermore, the matter is to be considered at the Extra Ordinary Board Meeting due to be held on Monday 26<sup>th</sup> January 2026 at 6:00 pm.

C26/01/02/19

ANY OTHER URGENT BUSINESS

None.

*There being no further business, the meeting ended at 8:52 pm.*