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

Present:	Mr A Allen	(Chairman)
	Mr S Wilson	(Vice Chairman and Lead Member for Housing)
	Mr O Lockwood	(Lead Member for Finance and General Purposes)
	Miss G Corkish	
	Mr D Quirk	
	Mr R Turton	
Apologies:	Mr A Gibson	(Lead Member for Environmental and Technical Services)
In attendance:	Mr R Phillips	(Chief Executive/Clerk)
	Mrs S Johnson	(Chief Finance Officer)
	Mr R Forgie	(District Surveyor)
	Miss A Crellin	(Executive Officer/Assistant)

C26/10/03/01
TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT

This item was not applicable.

C26/10/03/02
DECLARATION OF INTERESTS OF MEMBERS AND OFFICERS (in accordance with Standing Order 18.3)

Mr Allen invited Board Members and officers to declare any pecuniary or non-pecuniary interests relating to the business to be considered.

Mr Allen reminded those present that an interest could be declared either at that point or when the relevant agenda item was considered.

C26/10/03/03
BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE BEFORE ANY OTHER BUSINESS

None.

C26/10/03/04
MINUTES

1. **Minutes of the Ordinary Meeting held on Monday 5th October 2026**

   The minutes of the Ordinary Meeting held on Monday 5th October 2026, copies of which had previously been circulated, were considered.

   Following discussion, it was proposed by Miss Corkish, seconded by Mr Wilson and **RESOLVED that the minutes of the Ordinary Board Meeting held on Monday 5th October 2026 be approved as a correct record of the proceedings and signed by the Chairman.**

   Mr Lockwood did not vote as he had not been present at the meeting held on 5th October 2026.

C26/10/03/05
TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

Page 2 - **Motion 83 – Feasibility Study regarding Hawthorn Villa**

Mr Quirk requested an update regarding the feasibility study for Hawthorn Villa, including any information obtained from the Land Registry and details relating to the ownership of the land.

The District Surveyor advised that matters relating to land ownership, title information and any restrictive covenants would form part of the feasibility study findings and be included within the final report to be presented to the Board for consideration.

The Chief Executive/Clerk advised that this approach is consistent with the process previously adopted by the Authority in relation to the feasibility studies undertaken for the redevelopment of Onchan Pleasure Park following instructions from the Board during 2024 and 2025.

Page 11 - **School Road Bus Shelter – Update**

Mr Quirk requested an update from the Chief Executive/Clerk regarding the proposed installation of the bus shelter on School Road.

The Chief Executive/Clerk advised that he had contacted Bus Vannin, which had confirmed that it was awaiting its contractor's attendance on site to undertake the installation works.

The Chief Executive/Clerk further advised that Bus Vannin utilises the same groundworks contractor as the Authority and that he had also contacted the contractor directly to obtain an update. It is anticipated that the bus shelter will be installed within the coming weeks.

Page 11 - **Streetlights**

Mr Quirk requested an update regarding the emergency removal of street lighting throughout the district and the arrangements for the installation of replacement units.

The District Surveyor advised Board Members that the installation of replacement streetlights had commenced, with works being prioritised in locations assessed as presenting the highest risk.

The District Surveyor was requested to provide further updates to the Board as the project progressed.

The District Surveyor agreed to circulate an update to Board Members following the meeting.

Page 11 - **Ballacurn Trust, Meadow View Properties – Update**

Mr Quirk requested an update regarding the Ballacurn Trust.

Mr Allen advised that the matter was included for consideration under Agenda Item 11.2 of the agenda and would be discussed at the appropriate point during the meeting.

C26/10/03/06
TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

None.

C26/10/03/07
TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C26/10/03/08
PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT PLANNING COMMITTEE

(i) PA 25/90327/B Activity Centre – Ballakaighen Farm, Whitebridge Road

Board Members were advised that the planning application concerned the installation of external fire escapes, internal alterations to the building and the creation of a new vehicle parking area.

In answer to questions, the District Surveyor advised that:

- No comments had been received.
- The return date for the application was 30th October 2026; and
- The Authority had commented on the planning application on 20th May 2025 and had recommended approval.

Following discussion, it was proposed by Miss Corkish, seconded by Mr Wilson and unanimously **RESOLVED that planning application 25/90327 – Ballakaighen Farm, Whitebridge Road be recommended for approval.**

C26/10/03/09
FINANCE AND GENERAL PURPOSES

1. **Rent Arrears for Social Housing Tenants**

   The matter was to be considered in committee.

2. **Commercial Rent Arrears**

   The matter was to be considered in committee.

3. **Rent Arrears for Garage Tenants**

   The matter was to be considered in committee.

C26/10/03/10[ODC 02/11/2026]
CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. **Standing Orders on the Making of Contracts – Review**

   The report of the Chief Executive/Clerk dated 19th October 2026, copies of which had previously been circulated, was considered.

The Chief Executive/Clerk provided the following overview:

- A recent review of the Authority's Standing Orders on the Making of Contracts had identified a number of areas requiring clarification and amendment to address shortcomings in the existing provisions.
- Examples were provided of provisions where the wording is contradictory, lacks sufficient clarity regarding procedural requirements, or does not adequately address situations that may arise in practice; and
- The Board is requested to consider the proposed updates, which had already been circulated to Members, and determine whether they should be approved.

Mr Quirk queried whether the wording on page 7 under Part 3, "Approved Lists", should be amended by replacing the word "may" with "shall", as he considered that the existing wording suggested that the Authority had not previously maintained a list of approved contractors.

The District Surveyor advised that the Authority does not currently maintain a formal list of approved contractors. Instead, it operates a retained contractors scheme based on three year contract periods. It was noted that the Authority is currently undertaking a tendering exercise for retained contractor services and that the contracts are expected to be presented to the Board for consideration in the coming weeks.

The District Surveyor suggested that the provisions relating to approved lists be reviewed following completion of the current procurement exercise.

The Chief Finance Officer advised that care should be taken when drafting the provisions, as the Standing Orders also apply to the procurement of professional services, which would not necessarily be included on an approved list in the same manner as contractors.

Mr Wilson sought clarification regarding the reference within Standing Order 5.1 to matters such as default, termination, fraud, bribery, corruption and the protection of the Authority's interests.

The Chief Executive/Clerk advised that the wording had been introduced to reflect provisions commonly found within the Authority's existing contracts and agreements, and was intended to strengthen the Authority's contractual protections. However, he acknowledged that the wording may not clearly convey its intended purpose.

Mr Wilson suggested that the wording be reviewed and clarified to ensure that its meaning and practical application were more readily understood.

The Chief Executive/Clerk advised that, having regard to the comments received from both Board Members and Officers, it would be advisable to defer consideration of the proposed Standing Orders to allow further research to be undertaken and amendments to be made before the matter was brought back to the Board.

It was agreed that consideration of the draft Standing Orders be deferred to allow the Chief Executive/Clerk to review the comments made by Board Members and Officers, undertake further research as necessary, and for a revised version to be presented to the Board for further consideration.

2. <u>2026 Remembrance Events</u>

The poster detailing the Remembrance events scheduled to take place in Onchan on Saturday 7th November, Sunday 8th November and Wednesday 11th November, copies of which had previously been circulated, was noted.

3. Onchan Pleasure Park – Ramsey Motorcycle Club Event

The report of the Chief Executive/Clerk dated 19th October 2026, copies of which had previously been circulated, was considered.

The Chief Executive/Clerk provided the following overview:

- Following the Board's consideration of a motorcycle event proposal at Onchan Stadium at its Ordinary Meeting held on Monday 16th March 2026, it was resolved that Ramsey Motorcycle Club ("the Club") be permitted to include Onchan Stadium as a venue within its business case submission to the Fédération Internationale de Motocyclisme ("FIM") and the Isle of Man Government in support of a bid to host an event round in 2027 in the World Championship Enduro Grand Prix.
- The Club had subsequently secured the opportunity to host an event round in 2027 and had continued discussions with officers regarding the use of Onchan Stadium as part of the event programme; and
- The Board is requested to consider the updated proposal and determine whether to grant permission for the use of the Stadium in connection with the event.

All Board Members expressed that they supported the Club's request for Onchan Stadium to be included as part of the event.

Mr Wilson asked about ground rents and whether the Chief Executive/Clerk had projected the income that the Authority would receive from the event.

The Chief Executive/Clerk advised that he had not yet calculated the potential income, as he was awaiting the Board's decision on whether to proceed with the proposal.

The Chief Executive/Clerk further advised that any hire charges would be based upon the event hire fees recently approved by the Board. In addition, event organisers would be required to pay a refundable deposit in accordance with the resolution previously recorded by the Board.

Following discussion, it was proposed by Miss Corkish, seconded by Mr Quirk and unanimously **RESOLVED that Ramsey Motorcycle Club be granted permission to use Onchan Stadium for the purposes of hosting the proposed opening ceremony and Supertest as part of the 2027 World Championship Enduro Grand Prix, including access to the Stadium between 24th July 2027 and 3rd August 2027 for event set up, operation and dismantling, subject to the following:**

- **A formal hire agreement being entered into.**
- **Submission and approval of all relevant event management documentation, including risk assessments, insurance and safety plans.**
- **The organiser being responsible for all costs associated with the event, including set up, dismantling, cleaning and reinstatement of the site.**
- **Any damage to Authority property being made good at the organiser's expense; and**
- **The Chief Executive/Clerk being authorised to approve the final operational arrangements.**

4. 35[ODC 02/11/2026] Main Road – Commercial Tenancy Renewal

This matter was to be considered In Committee.

C26/10/03/11
CONSIDERATION OF ANY CORRESPONDENCE

1. Guide on the use of Manx on Isle of Man Signage

The correspondence dated 2nd October 2026 from the Destination First Board, enclosing guidance on the inclusion of Manx wording on street signs, copies of which had previously been circulated, was noted.

The Chief Executive/Clerk reminded Board Members that they had previously been advised that guidance on the inclusion of Manx wording on street signs was being prepared. However, due to delays in its publication, the Board had resolved not to delay the project any further and had proceeded with the development of its own signage designs. He confirmed that the guidance had now been received and was presented for noting purposes only.

Mr Turton stated that he had supported the installation of signs incorporating Manx wording along the main roads within the District for some time and enquired whether the signs would be installed, noting that the project had taken a considerable time to progress.

The District Surveyor advised that the signs had been ordered and delivered and would be installed before Christmas. He confirmed that the order had been placed with a local supplier as soon as the Board approved the final design. It was further advised that installation works were already underway, with some signs having been erected and the remainder awaiting contractor availability for installation.

Mr Allen acknowledged the importance of progressing the project but reminded Board Members that the Authority's Officers were responsible for delivering a wide range of services and projects. He stated that the District Surveyor would endeavour to ensure that the remaining signs were installed as soon as reasonably practicable.

The District Surveyor agreed to circulate an update to Board Members following the meeting.

2. Ballacurn Trust

The correspondence dated 13th October 2026 from the Department of Infrastructure's Shared Services Division, providing an update on the Authority's expression of interest in the Ballacurn Trust Estate properties through the Department of Health & Social Care, copies of which had previously been circulated, was noted.

The Board Members noted that the correspondence advised that the Department of Health and Social Care was awaiting legal advice before progressing to the valuation stage, and that it was hoped this advice would be received shortly to enable the matter to progress without significant delay.

It was further noted that, once the legal position had been clarified and valuations commenced, the Shared Services Division would be better placed to provide a further update regarding timescales and the overall process.

Mr Allen noted that a new Minister for Health and Social Care was now in post and expressed the hope that this would assist in progressing the matter in a timely manner.

Mr Quirk suggested that representations be made to the Minister for Health and Social Care and the Chief Minister with a view to progressing the matter, noting his concern regarding the length of time taken to reach a resolution.

Following discussion, there was no consensus amongst the Board Members regarding whether correspondence should be sent to the Minister for Health and Social Care or the Chief Minister.

Mr Allen noted that the Authority would continue to monitor the situation and that the Chief Executive/Clerk would provide further updates to the Board as and when additional information was received from the government departments involved in the matter.

C26/10/03/12
TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25

None.

C26/10/03/13
TO CONSIDER ANY MOTIONS

None.

C26/10/03/14
ENVIRONMENTAL & TECHNICAL SERVICES

1. **Section 14 – Formal Notice**

   This matter was to be considered In Committee.

C26/10/03/15
HOUSING MATTERS

None.

C26/10/03/16
CHAIRMAN'S ANNOUNCEMENTS

1. **Dates for the Diary**

Date	Organisation	Event	Time
19th October 2026	Onchan District Commissioners	Board Meeting	7:00 pm
2nd November 2026	Onchan District Commissioners	Board Meeting	7:00 pm
3rd November 2026	Onchan District Commissioners	Commissioners' surgery – Springfield Court	2:00 pm to 3:00 pm
7th November 2026	Royal British Legion – Onchan Branch	Children's Poppies – St Peter's churchyard	10:00 am
8th November 2026	Onchan District Commissioners in association with the Royal British Legion Onchan Branch	Remembrance Sunday – War	10:45 am
11th November 2026	Royal British Legion Onchan Branch	Armistice Day	10:45 am to 11:15 am
16th November 2026	Onchan District Commissioners	Board Meeting	7:00 pm
25th November 2026	Onchan District Commissioners	Night of Light – Onchan Pleasure Park	6:00 pm to 9:00 pm
30th November 2026	Onchan District Commissioners	Board Meeting	7:00 pm

2. Commissioners' Surgery – Springfield Court

Mr Allen advised the Board Members that a commissioners' surgery was scheduled to take place at Springfield Court on Tuesday 3rd November between 2:00 pm and 3:00 pm and asked which Board Members would be available to attend.

Mr Lockwood confirmed that he would attend.

Mr Allen asked whether another Board Member would also be available and requested that they advise the Chief Executive/Clerk once they had checked their diaries.

C26/10/03/17
ANY OTHER URGENT BUSINESS

1. Heywood Court – Commissioners' Surgery

Mr Turton advised Members that he and Mr Quirk had attended the Commissioners' Surgery at Heywood Court on 13th October 2026. During the surgery, residents enquired whether the Board would support a request to Bus Vannin for the Number 14 service to be extended to stop at the entrance to Heywood Court. It was reported that some residents felt isolated due to difficulties accessing the existing bus stop on Hillberry Road.

Mr Turton further advised that residents had requested that the Authority support their representations by contacting Bus Vannin on their behalf.

Mr Allen noted that Rob Callister MHK had previously raised the matter during the recent election campaign.

Mr Allen suggested that any correspondence should be copied to the Members of the House of Keys for Onchan and Garff, together with the Minister for Infrastructure. He noted that the Board had previously raised the matter with Bus Vannin without securing a change to the service but considered it appropriate to make further representations on behalf of residents.

Mr Lockwood stated that he understood the road serving the driveway of [ODC 02/11/2026] Heywood Court was not a publicly adopted highway and suggested that this may be a factor in Bus Vannin's reluctance to serve the location.

Mr Turton advised that he had informed residents that he would raise the matter at the next Board Meeting to establish whether the Board would support their request.

Following a discussion, it was agreed that the Chief Executive/Clerk be instructed to write to the Minister for Infrastructure, with copies to the Members of the House of Keys for Onchan and Garff, requesting that Bus Vannin give further consideration to extending the Number 14 bus service to serve Heywood Court sheltered housing complex, having regard to the concerns raised by residents regarding accessibility and isolation.

There being no further business, the public meeting ended at 7:38 pm.

Prior to the commencement of the In Committee meeting, an incident occurred involving persons present in the Boardroom at Hawthorn Villa. In accordance with Standing Order 27.5, on the advice of the Chief Executive/Clerk the Chairman[ODC 02/11/2026] adjourned the meeting on the grounds that the orderly dispatch of business had become impossible.