

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

15th October 2026

Sir/Madam

You are hereby summoned to attend an **ORDINARY Meeting of the Authority** to be held in the Boardroom at **HAWTHORN VILLA, 79 MAIN ROAD, ONCHAN** to transact the undernoted business on:

Monday 19th October 2026

7:00 pm - Board Meeting

which will be followed by a meeting of the Board sitting **IN COMMITTEE**. Items on this agenda marked **(P)** will be considered in private, and correspondence is circulated separately.

Please note that the minutes referred to in the agenda have yet to be confirmed by the Authority as a true and correct record of proceedings at the various meetings, and will be published after ratification.

Yours faithfully



**R PHILLIPS
CHIEF EXECUTIVE/CLERK**

AGENDA

The order of business at every meeting of the Authority shall be in accordance with that laid down in Standing Order No. 17 or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

Chief Executive/Clerk to provide emergency evacuation procedure for Hawthorn Villa at the commencement of the Meeting.

1. To choose a person to preside if the Chairman and Vice-Chairman be absent:

None.

2. Declarations of Interest of Members and Officers (in accordance with Standing Order 18):

3. To deal with any business required by statute to be done before any other business:

None.

4. To approve as a correct record and sign the Minutes of the:

4.1 Minutes of the Ordinary Meeting held on Monday 5th October 2026 (Appendix 4.1)

5. To dispose of any relevant business arising from such minutes if not referred to in the Minutes of any Special Committee:

None.

6. To dispose of any relevant business adjourned from a previous meeting:

None.

7. To deal with any business expressly required by statute to be done:

None.

8. To consider any planning decisions/communications from the Department of Infrastructure Planning Committee:

8.1 Plans for Consideration (Appendix 8.1)

	Planning Reference	Applicant/Address	Return Date
(a)	PA 26/90327/B	Activity Centre, Ballakaighen Farm	30 th October 2026

9. Finance and General Purposes:

- | | | |
|------------|--|----------------|
| 9.1 | (P) Rent Arrears for Social Housing Tenants | (Appendix 9.1) |
| 9.2 | (P) Commercial Rent Arrears | (Appendix 9.2) |
| 9.3 | (P) Rent Arrears for Garage Tenants | (Appendix 9.3) |

Consideration of any Reports from the Clerk or other Officer:**10.**

- 10.1 Standing Orders on the Making of Contracts – Review (Appendix 10.1)
 10.2 Remembrance Events (Appendix 10.2)
 10.3 Onchan Pleasure Park – Ramsey Motorcycle Club Event Update (Appendix 10.3)
 10.4 (P) 35 Main Road – Tenancy Renewal (Appendix 10.4)

11. Consideration of any relevant correspondence (already circulated unless indicated):

- 11.1 Guide to the use of the Manx on Isle of Man Signage (Appendix 11.1)
 11.2 Ballacurn Trust Properties – Expressions of Interest (Appendix 11.2)

12. To answer any questions asked under Standing Order 25:

None.

13. To answer any Motions in the order in which notice has been received:

None.

14. Environmental and Technical Services:

- 14.1 (P) Section 14 – Formal Notice (Appendix 14.1)

15. Housing Matters:

None.

16. Chairman's Announcements:**Dates for Diary:**

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

17. Any other URGENT business as authorised by the Chair for consideration

PLANS LIST

Board Meeting to be held on Monday 19th October 2026

The Lead Member of Environmental and Technical Services and the District Surveyor have viewed the applications and recommend the following:

	Applicant/Address	Description
PA 25/90327/B Return Date 30/10/2026	Activity Centre Ballakaighen Farm Whitebridge Road Onchan IM4 6AD	Installation of external fire escapes, internal alterations to building and creation of new vehicle parking area.
	<i>Recommendation – Approve</i>	



REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	5 th October 2026
Subject:	Standing Orders on the Making of Contracts – Review
Public or Private Document:	Public

Introduction:

A review of the Authority's Standing Orders on the Making of Contracts has identified a number of areas requiring clarification and amendment to address shortcomings within the existing provisions.

The Board is therefore requested to consider the proposed updates, highlighted in yellow throughout the enclosed draft document, and determine whether they should be approved.

Previously Considered by the Board:

Ordinary Board Meeting held on Monday 28th April 2025.

Minute reference C25/04/02/10.

Recommendation/s or Action/s Taken:

Option 1

That the Board notes the proposed amendments to the Standing Orders on the Making of Contracts, as highlighted in the Chief Executive/Clerk's report dated 19th October 2026. Furthermore, in accordance with Standing Order 14 (Amendment and Revocation of Standing Orders), a motion is required to be proposed and seconded to adopt the amendments, whereupon the matter shall stand adjourned without discussion to the next Ordinary Meeting of the Authority.

Supporting Rationale:

The proposed amendments address shortcomings and ambiguities within the current Standing Orders and would provide greater clarity and consistency in relation to the Authority's procurement and contract management processes. It is considered that:

- The amendments seek to strengthen governance arrangements relating to the making of contracts.
- The revised provisions provide greater clarity for Board Members, Officers, and the general public regarding procurement procedures and delegated authority; and
- The proposed changes may assist the Authority in operating more effectively whilst maintaining appropriate controls and oversight.

Alternatives Considered but not Recommended:

Option 2

Resolved that the Board has considered the proposed amendments to the Standing Orders on the Making of Contracts as highlighted in the Chief Executive/Clerk's report dated 19th October 2026, and does not wish to propose any additions, variations or revocations to the current Standing Orders at this time.

Standing Orders:

Standing Orders on the Making of Contracts, 14 (Amendment and Revocation of Standing Orders)

"Any motion to add to, vary, or revoke these standing orders shall when proposed and seconded stand adjourned without discussion to the next ordinary meeting of the authority."

Resource Impact:

Not applicable.

Financial Impact:

Not applicable.

Legal and/or Insurance Impact:

Local Government Act 1985, Section 27 (Standing Orders)

"(1) A local authority shall, subject to the provisions of this Act, make standing orders for the regulation of the proceedings and business of the authority and of any committee of the authority.

(3) A local authority shall make standing orders with respect to the making of contracts by it or on its behalf for the supply of goods or materials or for the execution of works, and such standing orders –

(a) shall include provision for securing competition for such contracts and for regulating the manner in which tenders are invited;

(b) may exempt from any such provision contracts for a price below a specified sum; and

(c) may authorise the authority to exempt any contract from any such provision where the authority is satisfied that the exemption is justified by special circumstances.

(4) A local authority may make standing orders with respect to the making of contracts (other than contracts referred to in subsection (3)) by it or on its behalf.

(5) A local authority may by standing orders provide for the exclusion of a member of the authority from a meeting of the authority while any contract, proposed contract or other matter in which he has a pecuniary interest, direct or indirect, is under consideration."

Equality Impact:

Not applicable.

Climate Change Impact:

Not applicable.

Consultation with Others:

District Surveyor and Chief Finance Officer – Onchan District Commissioners.

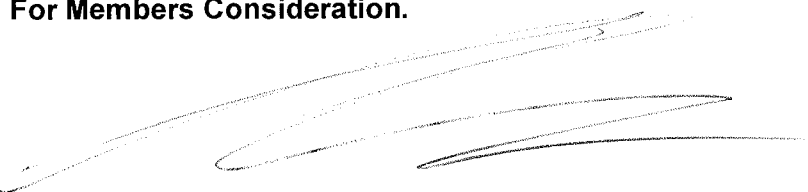
General Data Protection Regulations and/or Confidentiality Impact:

Not applicable.

Appendices:

See enclosed draft Standing Orders on the Making of Contracts, with proposed amendments and additions highlighted in yellow throughout the document.

For Members Consideration.



**ROSS PHILLIPS
CHIEF EXECUTIVE/CLERK**

ONCHAN DISTRICT COMMISSIONERS



STANDING ORDERS ON THE MAKING OF CONTRACTS

FOR THE REGULATION AND OBSERVANCE

OF PROCEDURE AND BUSINESS WITH

RESPECT TO

CONTRACTS OF THE AUTHORITY

WITH EFFECT FROM **TBC**.

ANTHONY ALLEN
CHAIRMAN

ROSS PHILLIPS
CHIEF EXECUTIVE/CLERK

These Standing Orders have been compiled by the Board of Onchan District Commissioners and the Chief Executive/Clerk based on the following documents:

- Onchan District Commissioners Standing Orders 2014;
- Onchan District Commissioners Standing Orders 2019;
- Onchan District Commissioners Standing Orders on the Making of Contracts 2025; and
- Isle of Man Government Local Authority Model Standing Orders.

These Standing Orders were resolved by the Board of Onchan District Commissioners at the Authority's Ordinary Meeting held on TBC, and are hereby effective from TBC.

ONCHAN DISTRICT COMMISSIONERS
STANDING ORDERS ON THE MAKING OF CONTRACTS

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PART 1 – GENERAL

1.0 APPLICATION

- 1.1 These Standing Orders shall apply to the making of contracts or agreements by the Authority, or on its behalf, for the supply of goods, materials or services, or for the execution of the works.
- 1.2 These Standing Orders shall not apply to the purchase, sale, or lease of land or property provided that in any such case, the Board decides upon the method of negotiation most likely to be financially beneficial to the Authority.
- 1.3 In determining the applicability of the value thresholds contained within Standing Order 3.4, regard shall be had to the total estimated value of the goods, materials, works, or services being procured. Contracts or agreements shall not be artificially divided for the purpose of avoiding the requirements of these Standing Orders.

2.0 CONFLICTS OF INTEREST

- 2.1 No Board Member or Officer who has declared an interest in a contract, agreement, tender, quotation or procurement exercise shall participate in the evaluation, discussion, recommendation or award of that contract or agreement.

3.0 INVITATION OF TENDERS AND EXPRESSIONS OF INTEREST

- 3.1 Before seeking to enter into any contract or agreement in respect of the supply of goods, materials or services, or for the execution of the works that is subject to the procurement, tendering or approval requirements of the Department of Infrastructure, the Authority shall cause appropriate public notice to be placed in a newspaper circulating in the Island, giving not less than 14 days' notice of the proposed contract or agreement and inviting expressions of interest and tenders by a specified date and time.
- 3.2 In respect of all other contracts or agreements in respect of the supply of goods, materials or services, or for the execution of the works not subject to the procurement, tendering or approval requirements of the Department of Infrastructure, the Authority may advertise the contract or agreement via the Authority's website or such other method of publicity as it considers appropriate.
- 3.3 Every advertisement, notice, placard, circular, form, or other document published or issued by or on behalf of the Authority shall be published or issued in the name of the Chief Executive/Clerk.
- 3.4 Notwithstanding the provisions of Standing Orders 3.1 and 3.2:-
 - (a) A contract or agreement for the supply of goods, materials or services, or for the execution of works, estimated to cost less than £10,000 may be sought, negotiated and awarded by an Officer with the appropriate level of delegated authority.
 - (b) Quotations for a contract or agreement for the supply of goods, materials or services, or for the execution of works, estimated to cost between £10,000 and £25,000 may be sought by an Officer with the appropriate level of delegated authority from not fewer than three suppliers or contractors, where practicable, without public notice inviting expressions of interest or quotations.

- (c) Any contract or agreement for the supply of goods, materials or services, or for the execution of works, estimated to exceed £25,000 shall be subject to a competitive tender process and shall be advertised in accordance with Standing Order 3.1 or 3.2, as appropriate.
- (d) In the event of an emergency requiring the award of a contract or agreement for the supply of goods, materials or services, or for the execution of works, with an estimated value exceeding £10,000, the circumstances shall be reported by the Chief Executive/Clerk to the Chair or appropriate Lead Member as soon as reasonably practicable following the award of the contract or agreement. Furthermore, an explanatory report shall be submitted to the Board at the next ordinary or extraordinary meeting of the Authority as per the provision of Standing Order 8.1(c).

4.0 TENDERS

- 4.1 Tenders shall be submitted to the Chief Executive/Clerk by the method specified within the tender documentation. Any tender received after the date and time fixed for receipt shall not be considered.
- 4.2 Tenders shall be opened after the fixed date and time by the Chief Executive/Clerk in the presence of the Chair or Vice Chair, or an appropriate Lead Member of the Authority, before being presented to the Board for resolution.
- 4.3 Where the Board decides to accept a tender other than the lowest price, the reasons for such action shall be specified in the minutes of the meeting at which the Board makes that decision.

5.0 CONTRACTS AND AGREEMENTS

- 5.1 All written contracts and agreements shall contain appropriate provisions relating to default, termination, fraud, bribery, corruption, and any other matters considered necessary to protect the interests of the Authority.
- 5.2 All written contracts and agreements shall be governed by and construed in accordance with the laws of the Isle of Man.

6.0 VARIATIONS TO CONTRACTS

- 6.1 All variations to a contract or agreement shall be approved in writing by an authorised officer of the Authority. Any variation that is likely to increase the value of the contract beyond the approved contract sum shall be reported to the Authority at the earliest opportunity. Unless urgent action is required in the interests of the Authority, no such variation shall be implemented without the prior approval of the Authority.

7.0 PAYMENTS TO CONTRACTORS

- 7.1 No payment shall be made to contractors or suppliers unless it has been authorised by an authorised officer of the Authority. Where the payment relates to a contract for the execution of works, the authorising officer shall be satisfied as to the value of the works completed, any retention monies due, payments previously made, and the amount certified for payment.

8.0 EXEMPTIONS

8.1 Nothing in these Standing Orders shall require tenders or quotations to be invited where:

- (a) In case of contracts **or agreements** for the supply of goods, materials **or services**:
 - (i) the goods, materials **or services** are proprietary **in nature**, are available from only one supplier, and no reasonably satisfactory alternative is available; or
 - (ii) the prices of the goods, materials **or services** are wholly controlled by trade organisations, or government **authority**, and no reasonably satisfactory alternative is available; or
 - (iii) for other reasons, **genuine competition cannot be reasonably** obtained.
- (b) the contract **or agreement** constitutes an extension **or variation** of an existing contract, provided **that** such extension **or variation** is approved by the Board.
- (c) the subject matter of the contract **or agreement** is considered by the Chief Executive/Clerk **to be of such** urgency as not to permit the invitation of tenders or quotations, provided that the consent of the Board to such action is obtained.
- (d) the estimated value of the contract **or agreement** is less than £10,000.
- (e) the contract **or agreement** is for the purchase, **commission**, or production of a work of art, **memorial**, or similar **item**.
- (f) the contract **or agreement** is for works, **goods, materials or services requiring** specialist skills, knowledge, equipment **or expertise**, and it is proposed to negotiate **directly with a supplier or contractor**, provided that the consent of the Board to such action is obtained.

8.2 Every exemption granted under Standing Order 8.1 shall be recorded in the Authority's minutes, together with the reasons for the exemption.

PART 2 – CAPITAL SCHEMES

9.0 APPLICATION

9.1 In addition to the foregoing provisions, this Part shall **apply to any contract or agreement for the execution of works in respect of which the Authority intends to seek borrowing approval, consent, or other statutory approval** from the Department of Infrastructure or other relevant Isle of Man Government Department.

10.0 PRE-APPLICATION AND PETITION PROCEDURES

10.1 The Authority shall comply **with all applicable procedures, guidance, requirements, and directions issued by the Department of Infrastructure or any other relevant Isle of Man Government Department in relation to applications for borrowing approval, consent, grant funding, or other statutory approvals.**

11.0 FORM OF CONTRACT

- 11.1 An appropriate standard form of building, engineering or professional services contract shall be used for all contracts, with all clauses completed, amended or deleted as appropriate to the circumstances of the contract.
- 11.2 Where the contract provides for fluctuations in the cost of labour, materials or goods, a schedule rates and prices shall be completed and incorporated into the contract. Where no such schedule is included, the contract shall expressly state that fluctuations will not be permitted.
- 11.3 Provisional sums shall be kept to a minimum and, wherever reasonably practicable, all works and requirements shall be fully specified within the contract documentation.

12.0 CONTRACT VARIATIONS

- 12.1 Any significant additions and variations to the contract must be approved and minuted by the Authority and written instructions given to the Authority's Architect/Project Manager for the scheme.
- 12.2 Minutes of progress and/or site meetings must be formally recorded and presented to the Authority by the Architect/Project Manager for the scheme.

PART 3 – APPROVED LISTS

13.0 LIST OF APPROVED CONTRACTORS AND CONSULTANTS

- 13.1 The Authority may maintain a list of approved Contractors or Consultants for particular categories of work. Such list shall:
- (a) contain the names of those persons or organisations that have applied for inclusion, and having been satisfactorily assessed in respect of their competence, resources, relevant experience, and financial standing, have been approved by the Board; and
 - (b) be reviewed and updated from time to time as required.
- 13.2 The provisions of Standing Orders 4 to 6 inclusive shall apply to such select lists as they do to tenders.

PART 4 – SUPPLEMENTAL

14.0 DISPOSAL OF SURPLUS PROPERTY OR ASSETS

- 14.1 Where the Authority proposes the disposal of any surplus property or assets with an estimated value not exceeding £10,000, the Board may, for reasons of efficiency and convenience, authorise disposal by public auction as an alternative to tender.
- 14.2 The Authority shall appoint a suitably qualified auctioneer to carry out the disposal. All property or assets to be disposed of shall be appropriately recorded and included in a sale catalogue or inventory.

- 14.3 Property or assets with an estimated value exceeding £10,000 shall be disposed of by tender, public auction, or such other method as may be approved by the Board.
- 14.4 Where the Authority disposes of property or assets by tender, details of the asset shall be advertised and interested parties invited to submit sealed tenders by a specified date and time.
- 14.5 Tenders shall be opened and evaluated in accordance with these Standing Orders, and the disposal shall normally be made to the highest compliant tender unless the Board determines that there are exceptional reasons for accepting an alternative offer.
- 14.6 Following the sale, the Chief Executive/Clerk shall submit a report to the Board detailing:
- (a) the items sold;
 - (b) the sale proceeds achieved; and
 - (c) any items remaining unsold and the proposed method of their disposal.

15.0 AMENDMENT AND REVOCATION OF STANDING ORDERS

- 15.1 Any motion to add to, amend, or revoke these Standing Orders shall be specified in the agenda for the meeting at which it is to be considered and shall clearly identify the provisions affected.

16.0 SUSPENSION OF STANDING ORDERS

- 16.1 Any provision of these Standing Orders may be suspended in relation to a specific item of business before the Board, provided that such suspension is not contrary to any statutory requirement.
- 16.2 A Motion to suspend Standing Orders shall not be moved unless there shall be present at the meeting at least five Members of the Board.

17.0 STANDING ORDERS TO BE GIVEN TO MEMBERS

- 17.1 The Chief Executive/Clerk shall provide each Board Member, upon taking office and following any amendment to these Standing Orders, with a copy of the current Standing Orders and any statutory provisions governing the proceedings and business of the Authority.
- 17.2 The current version of the Standing Orders shall be made available for inspection and download on the Authority's website.

Remembrance Events in Onchan

Saturday 7th November **Children's Poppies Service**

At 10:00am at the Memorial in St Peter's Church Yard the children from the three Onchan schools will come together with parents and friends to lay wooden crosses each with a name of a person from the District who gave their lives during various conflicts.

Sunday 8th November **Remembrance Sunday**

There will be a short service and wreath laying ceremony at Onchan War Memorial, with a 2 minute silence. Maroons will be fired from The Rec behind the Commissioners Office at 11:00am and 11:02am to mark the start and end of the 2 minute silence.

The Annual Remembrance Sunday Service will be conducted at St Peter's Church at 9:50 am

Wednesday 11th November **Remembrance Day**

At 10.45am there will be a short service at Onchan War Memorial with a 2 minute silence. A child from each of the Onchan Primary Schools will also read the Village Memorial Poem.

Maroons will be fired from The Rec behind the Commissioners Office at 11:00am and 11:02am to mark the start and end of the 2 minute silence.



Remembrance Sunday

Sunday 8th November

There will be a short service and wreath laying ceremony at Onchan War Memorial, with a 2 minute silence. Maroons will be fired from The Rec behind the Commissioners Office at 11:00 am and 11:02 am to mark the start and end of the 2 minute silence.

The Annual Remembrance Sunday Service will be conducted at St Peter's Church

- 9:35 am The Church Service is preceded by a parade to St Peter's Church, which starts from behind the premises of the Manx Co-op, and those taking part usually gather there.
- 9:45 am The parade processes from Elm Tree Road to St Peter's Church.
- 9:50 am Church Service is held.
- 10:42 am Depart St Peter's Church and walk to the Onchan War Memorial for a short service and wreath laying ceremony.
- 10:50 am At the War Memorial the names will be read out and the last post played.
- 11:00 am 2 minute silence followed by the playing of the Reveille
Readings by children from the 3 Onchan Schools and a
Wreath laying ceremony will take place
A few words will be said by the Royal British Legion Onchan Branch.

Refreshments will be served at Onchan Methodist Church.





REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	19 th October 2026
Subject:	Onchan Pleasure Park – Ramsey Motorcycle Club Event Update
Public or Private Document:	Public

Introduction:

Following the Board's consideration of a motorcycle event proposal at Onchan Stadium at its Ordinary Board Meeting held on 16th March 2026, it was resolved that Ramsey Motorcycle 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 of the World Championship Enduro Grand Prix.

The Club has subsequently been successful in securing the opportunity to host an event round in 2027 and has continued discussions with officers regarding the use of Onchan Stadium as part of the event programme.

The Board is therefore requested to consider the updated proposal and determine whether it wishes to grant permission for the use of the Stadium in connection with the event.

Previously Considered by the Board:

Ordinary Board meeting held on 16th March 2026.

Minute reference C26/03/02/19.

Recommendation/s or Action/s Taken:

Option 1

That the Board approves the use of Onchan Stadium by Ramsey Motorcycle Club 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 setup, operation and dismantling, subject to:

- 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 setup, dismantling, cleaning and reinstatement of the site;
- Any damage to Authority property being made good at the organiser's expense; and
- The Clerk/Chief Executive being authorised to approve the final operational arrangements.

Option 2

That the Board approves the use of Onchan Stadium by Ramsey Motorcycle Club 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 setup, operation and dismantling, subject to such additional conditions as may be determined by the Board.

Option 3

That the Board resolves not to permit Ramsey Motorcycle Club to host the proposed opening ceremony and Supertest event at Onchan Stadium, as part of the 2027 World Championship Enduro Grand Prix, and instructs officers to notify the Club accordingly.

Supporting Rationale:

Event Overview

- The proposed event would provide an opportunity for Onchan Stadium to host a high-profile international motorcycle sporting event, bringing competitors, support teams, spectators and media representatives into the District.

The event would form part of a wider race weekend taking place across multiple venues across the Island and would feature both the official opening ceremony and a Supertest competition on the Friday evening.

- The Club requires access to the Stadium between 24th July and 3rd August 2027 to facilitate event setup, operation and dismantling activities. The opening ceremony and Supertest would take place on Friday 30th July 2027.

The Supertest format involves riders competing head-to-head over a specially constructed obstacle course within the Stadium arena, providing a spectator-friendly event and serving as the focal point for the commencement of the race weekend.

Hospitality

- As part of the event requirements, the organisers are required to provide hospitality facilities for spectators. To meet this requirement, the Club proposes approaching the Authority's commercial tenants within Onchan Pleasure Park to provide food and beverage services, including the restaurant, café, lounge and Raceway catering facilities.

This may provide an opportunity for additional trade and income for local businesses.

Community Engagement

- As part of the event requirements, the organisers are required to demonstrate community engagement as part of the hosting arrangements. The Club proposes engaging with local stakeholders, including the Lieutenant Governor, Onchan's primary schools and Onchan Silver Band, to support the opening ceremony through activities such as flag bearing and musical performances.

Publicity and Promotion

- The event is expected to be broadcast internationally, providing an opportunity to promote the Island and Onchan to a wider audience. This exposure may help enhance the profile of the Island and the District as a destination for tourism, recreation and major events.

Economic Benefits

- The event is anticipated to attract competitors, support crews and spectators to Onchan, generating additional footfall and potential economic benefits for local businesses, particularly within the hospitality sector.

In addition, subject to timing and operational requirements, there may be opportunities for the Authority's seasonal attractions and amenities within Onchan Pleasure Park to be opened in conjunction with the event, thereby generating additional income for the Authority.

Impact on Neighbouring Properties

- The Board Members should note that the event is likely to have an impact on neighbouring residential properties, particularly during the Friday evening opening ceremony and Supertest. Potential impacts include increased noise levels from competing motorcycles and additional activity associated with spectators attending the venue, including the proposed use of the Kick-a-Bout pitch for event parking.

Appropriate event management measures would therefore need to be implemented to minimise disruption where reasonably practicable.

Impact on Commercial Tenants

- The Board Members should note that the proposed event is likely to have an impact on commercial tenants operating within Onchan Pleasure Park during the setup, event and dismantling periods.

The principal impact is anticipated to be on Onchan Raceway, whose operations will be affected by temporary restrictions on access to the Stadium and the occupation of parts of the site for event infrastructure and spectator facilities.

- Appropriate event management measures should be implemented to minimise disruption to commercial tenants where reasonably practicable and to maintain access to their premises wherever possible.

Approval Conditions and Controls

- Should the Board Members be minded to approve the use of Onchan Stadium for the event, it is recommended that approval be subject to the following conditions:
 - The organiser entering into a formal hire agreement with the Authority, including the payment of an event ground hire deposit as per the service charges agreed by the Board at the Ordinary Board Meeting held on 15th June 2026.
 - Provision of appropriate public liability insurance, with the Authority indemnified against any claims arising from the event.
 - Submission and approval of comprehensive event management documentation, including risk assessments, traffic management plans, emergency procedures and stewarding arrangements.
 - All necessary licences, permits and consents being obtained by the organiser prior to the event.
 - The organiser being responsible for all costs associated with the event, including setup, dismantling, security, cleaning and reinstatement of the Stadium and surrounding areas.
 - A condition survey being undertaken before and after the event, with any damage caused to Authority property being made good at the organiser's expense.
 - Appropriate measures being implemented to minimise noise disturbance and disruption to neighbouring properties where reasonably practicable.
 - Arrangements for spectator parking, access and traffic management being agreed with the Authority and any other relevant agencies.
 - The Authority retaining the right to require reasonable amendments to the event arrangements in the interests of public safety, operational requirements or protection of Authority assets; and
 - Final event plans and operational arrangements being approved prior to the event taking place.

Alternatives Considered but not Recommended:

Not applicable.

Standing Orders:

Not applicable.

Resource Impact:**Chief Executive/Clerk and District Surveyor**

Approval of the event will require officer involvement in the planning and coordination of the event, including:

- Reviewing and approving event documentation, including risk assessments, event management plans, insurance arrangements and other due diligence requirements to ensure that risks and liabilities to the Authority are appropriately managed.
- Liaising with tenants and occupiers within Onchan Pleasure Park, including Onchan Raceway, regarding access arrangements and any operational impacts arising from the event.
- Coordinating event logistics with the organisers and those affected by them.
- Arranging staffing and operational support should the Board wish to extend the opening period of the Authority's seasonal amenities during the event; and
- Assist with the promotion of the event and the wider facilities available within Onchan Pleasure Park.

Finance Department

The Finance Department will be required to:

- Administer invoices and payments associated with the hire of Onchan Stadium and any related charges; and
- Arrange staffing and operational support should the Board wish to extend the opening period of the Authority's seasonal amenities during the event.

Financial Impact:

- The proposed event would provide an opportunity for the Authority to generate income through the hire of Onchan Stadium for the periods required for event setup, operation and dismantling.

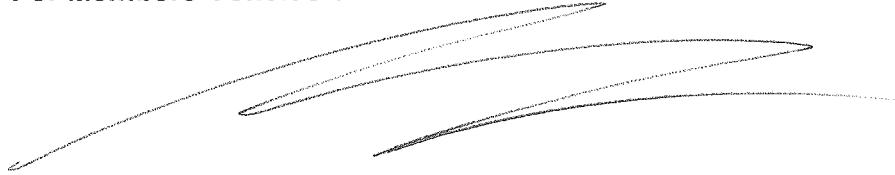
In addition, depending on the timing and operational requirements of the event, there may be opportunities to extend the opening period of the Authority's seasonal amenities within Onchan Pleasure Park, thereby generating additional income for the Authority.

- The event is also expected to attract competitors, support crews and spectators to the District, creating additional footfall and potential economic benefits for local businesses, particularly hospitality, retail and leisure operators within Onchan.

This increased visitor spend may provide a wider economic benefit to the local community beyond the direct revenue generated by the Authority.

Legal and/or Insurance Impact:
The Authority, as landlord, will be required to notify the Stadium tenants of the proposed event and any associated restrictions on access to the premises during the setup, event and dismantling periods. The Stadium tenancy agreements currently in place reserve the Authority's right to utilise the Stadium for events for up to ten days per annum. Accordingly, the proposed event can be accommodated within the Authority's existing landlord rights should the Board Members be minded to approve the proposal. The principal impact is anticipated to fall upon Onchan Raceway, whose operations will be affected by the temporary occupation of the Stadium and associated event infrastructure.
Equality Impact:
Onchan Stadium is not currently readily accessible for all persons with mobility impairments who may wish to attend the event. The Authority is progressing proposals to improve accessibility as part of the wider future development plans for Onchan Pleasure Park. Should the proposal be approved, the event organisers should be requested to give due consideration to this limitation during the planning process and, where reasonably practicable, implement appropriate measures to improve accessibility and accommodate attendees with mobility issues. This may include the provision of designated parking, accessible viewing areas, suitable access routes and other reasonable adjustments to support inclusive attendance.
Climate Change Impact:
Not applicable.
Consultation with Others:
- Onchan Raceway, the Ocean Views Bar and Restaurant (including the OV Lounge and Velo Café), and the Meadows Gym – commercial tenants at Onchan Pleasure Park. - Onchan AFC – licensee at Onchan Pleasure Park. - Crown Green and Lawn Bowls Clubs – sports clubs based at Onchan Pleasure Park.
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
See enclosed FIM Enduro GP news report confirming the 2027 event dates and locations.

For Members Consideration.

A handwritten signature in black ink, consisting of three distinct, sweeping strokes that curve upwards and to the right.

ROSS PHILLIPS

CHIEF EXECUTIVE/CLERK

<https://www.endurogp.com/2026/08/08/fim-endurogp-announces-provisional-calendar-for-2027/#>

FIM EnduroGP announces provisional calendar for 2027



8 August 2026

Prime Stadium Events, promoters of the Paulo Duarte FIM EnduroGP World Championship, together with the FIM, are pleased to confirm the provisional calendar for the 2027 season.

Held across seven months, from April to October, the championship will feature eight rounds in Spain, Portugal, Italy, the Isle of Man and Greece.

The six-round Expotrade FIM Women's Enduro World Championship will be held at rounds two, three, four, six, seven and eight of the 2027 FIM EnduroGP schedule.

Spain, a nation steeped in enduro heritage, will open next season with two rounds in April at the beginning and at the end of the month. Valverde del Camino will be a new location for EnduroGP to visit, while Oliana welcomes EnduroGP back after two successful editions in 2025 and 2026.

Fafe, Portugal returns for back-to-back weekends of racing in June for rounds three and four. Thanks to its expansive terrain, it will offer a unique course and set of special tests for competitors at each round.

Always an important feature on every calendar, the GP of Italy will host round five in Carpineti in July to begin the second half of the season. Renowned for its challenging terrain and passionate enduro fans, it will be one not to be missed

An island steeped in motorcycling history, the Isle of Man will welcome the Paulo Duarte FIM EnduroGP World Championship for the first time ever during the final weekend of July.

Bringing the 2027 season to a close in October, EnduroGP returns to Greece for the first time since 2019. With back-to-back weekends of racing for rounds seven and eight, it's here where the 2027 world champions will be crowned.

2027 Paulo Duarte FIM EnduroGP World Championship

- Round 1: GP of Spain — Valverde del Camino — 2-4 April
- Round 2: GP of Spain II — Oliana — 23-25 April
- Round 3: GP of Portugal — Fafe — 11-13 June
- Round 4: GP of Portugal II — Fafe — 18-20 June
- Round 5: GP of Italy — Carpineti — 2-4 July
- Round 6: GP of Isle of Man — Douglas — 30 July – 1 August
- Round 7: GP of Greece — TBA — 15-17 October
- Round 8: GP of Greece II — TBA — 22-24 October

2027 Expotrader FIM Women's Enduro World Championship

- Round 1: GP of Spain II — Oliana — 23-25 April
- Round 2: GP of Portugal — Fafe — 11-13 June
- Round 3: GP of Portugal II — Fafe — 18-20 June
- Round 4: GP of Isle of Man — Douglas — 30 July – 1 August
- Round 5: GP of Greece — TBA — 15-17 October
- Round 6: GP of Greece II — TBA — 22-24 October

Ross Phillips

From: Ross Phillips
Sent: 09 October 2026 15:54
To: Ross Phillips
Subject: FW: Coyrle er Ymmyd y Ghaelg er Cowraghyn Ellan Vannin / Guide to the Use of Manx on Isle of Man Signage

From: [REDACTED]
Sent: 02 October 2026 16:54
Subject: Coyrle er Ymmyd y Ghaelg er Cowraghyn Ellan Vannin / Guide to the Use of Manx on Isle of Man Signage

Fastyr mie!

I'm pleased to share a new resource that has been developed to help organisations and communities take a consistent and practical approach to using Manx on public signage across the Island.

Published during Blein ny Gaelgey (Year of the Manx Language), the [Guide to the Use of Manx on Isle of Man Signage](#) supports the celebration and promotion of the Manx language, while providing practical advice on how it can be incorporated into signage in a clear, accessible and appropriate way.

The guide is intended for anyone involved in the design, commissioning, installation or replacement of signage, including Government departments, local authorities, community groups, landowners, developers, visitor attractions and businesses.

Developed in response to the growing interest in bilingual signage, it offers practical guidance to support good practice and greater consistency across the Island, while recognising the importance of our unique cultural and linguistic heritage.

Whether you're planning a new sign, updating existing signage or simply looking for guidance on incorporating Manx, I hope you find the document a useful reference.

Please feel free to share it with colleagues and others who may find it helpful.

Gura mie ayd,

[REDACTED]

[REDACTED]

DESTINATION FIRST CO-ORDINATION

William Centre • Sea Terminal Building • Quay Promenade • Douglas • Isle of Man • IM1 2AA

[REDACTED] • W: visitisleofman.com



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No employee or agent is authorised to conclude any binding agreement on behalf of any of the Departments or Statutory Boards of the Isle of Man Government with any party by e-mail without express written confirmation by a Manager of the relevant Department or Statutory Board.

RAAUE: S'preevaadjagh yn chaghteraght post-I shoh chammah's coadanyn erbee currit marish as ta shoh coadit ec y leigh. Cha nhagin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-I shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydaghy ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-I er son Rheyynn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scrut leayr veih Reireyder y Rheyynn ny Boayrd Slattyssagh t'eh bentyn rish.

Coyrle er Ymmyd y Ghaelg er Cowraghyn Ellan Vannin

Guide to the use of Manx on Isle of Man signage



INTRODUCTION

This is the first guide of its type to lay out how to incorporate Manx into **new or replacement** public signage in the Isle of Man. Demand for its creation has come from Local Authorities and individuals who have been seeking support, guidance and direction.

Manx is protected under the **European Charter for Regional or Minority Languages (ECRML)**, with the Isle of Man Government applying Part III of the Charter in 2021.

A Tynwald resolution in 1985 established the opinion that "Manx Gaelic should be supported and encouraged by all agencies of Government and Boards of Tynwald so far as they are practically able". It addressed the official and legal standing of Manx, stating that all official oaths could be made in either Manx or English, that Manx placenames should be protected and that bilingual place names in Manx and English should have equal standing.

In December 1995 the Department of Education produced a report on the Future Development of the Manx Language, which was received by Tynwald. It gave a commitment to support and promote the language, building upon previous resolutions and leading to more formal programs and educational institutions in the subsequent years.

The guidance clarifies that British Standard BS EN 17210:2021 'Accessibility and Usability of the Built Environment' applies to Manx wording as well as English wording.

It is pleasing to introduce the guide during Blein ny Gaelgey - the Year of the Manx Language, which features a wide range of events, projects, and activities to promote and celebrate the language across the Isle of Man and internationally and provide a lasting legacy. This simple guide supports these aims.

GUIDANCE

Road & Place Names

1. If a Manx name is being used as the main place description, then **NO** English translation is required e.g. Ballabeg.
2. Where English is currently used, or being proposed, a Manx translation **should be included**, e.g. for [Birch Drive], the translation would be [Imman Beih].

Footpath Signage

ProW footpaths with existing Manx names such as the Raad Ny Foillan and Bayr Ny Skeddán do not require a translation. Where there is an English name, the Manx should be included also. A QR code with a link to pronunciation and English meaning may be added.

Countryside Codes & Litter Codes/Campaigns

Both English & Manx should be included.

Directional & Brown Tourist Signs

Both English & Manx should be included.

Regulatory Signage (Rules of the Road)

The inclusion of the Manx language on regulatory signage is currently outside the scope of this guidance but may be considered separately in future. It is noted that bilingual regulatory signage is used frequently in other parts of the British Isles.

DESIGN & STYLE CONSIDERATIONS

Manx Positioning on Sign

Where both languages are displayed, it is recommended that Manx is positioned above or before the English text.

Prominence

Typographic hierarchy organises text in a way that guides the reader's eye to what is most important.

Manx and English should be presented with equitable prominence, while maintaining optimum legibility, accessibility and wayfinding functionality.

This can be achieved through appropriate and carefully considered choices of font, type size, leading, kerning, position, colour and tone without compromising legibility and consistency.

Font Style

Regulatory signage should use the standard UK road sign font - Transport. For street and road signs a sans serif font such as Arial, Helvetica or Verdana should be used as they are easy to read.

Font Colour

Black for both languages is preferred for consistency and legibility. Alternative colour schemes may be used where both languages maintain equal prominence and sufficient contrast with the background.

Case

Research consistently shows that sentence case, title case and mixed case are easier to read than large blocks of all capitals.

Accessibility

Consider Braille, tactile and other accessible information formats where appropriate.

SIGN LAYOUT

Bilingual Signs

Bilingual street nameplates should display the Manx name above the English name, with both languages given equal visual prominence.

A minimum letter height of 75mm is recommended for residential streets, increasing to 100mm where greater viewing distance is required. Plate dimensions should be increased as necessary to accommodate both languages, rather than reducing the size or prominence of either language.

Straid Mylvreeshey
Bridson Street

Reayrt ny Baie
Bay View Road

BALLABEG

Suggested Dimensions

Suggested dimensions for a standard residential street nameplate:

- Overall plate width: variable, usually 900-1200mm depending on name length
- Overall plate height: approx. 250-320mm
- Top margin: 35-45mm
- Manx text height: 75mm
- Gap between language lines: 20-25mm
- English text height: 75mm
- Bottom margin: 35-45mm

VISUAL GUIDE FOR 'WELCOME TO ...' SIGNAGE

Manx Positioning on Sign

Manx positioning to be decided by each Local Authority or public body. It is recommended that Manx should ideally be placed before the English.

Prominence

Typographic hierarchy organises text in a way that guides the reader's eye to what is most important.

Manx and English should be presented with equitable prominence, while maintaining optimum legibility, accessibility and wayfinding functionality.

This can be achieved through appropriate and carefully considered choices of font, type size, leading, kerning, position, colour and tone without compromising legibility and consistency.

Font Style

A sans serif font such as Arial, Helvetica and Verdana should be used, without italics, as they are easy to read.

Font Colour

Black for both languages is preferred for consistency and legibility. Alternative colour schemes may be used where both languages maintain equal prominence and sufficient contrast with the background. Remember BS EN 17210:2021 applies to Manx and English wording.

Case

Upper case lettering for original versions of place names

'Welcome to' and other wording should use sentence case capitalisation only for both languages.

Example

- ✓ The positioning of the Manx is at the discretion of the Local Authority.
- ✓ The Manx and English are given equal prominence through appropriate use of colour, tone, size and position. Where the name is to be in Manx only, upper case can be used.
- ✓ For legibility, the font for both languages should be sans serif such as Arial, Helvetica and Verdana, with neither language italicised. Do not use decorative or historical fonts for Manx.
- ✓ If an alternative colour is used for one language, both languages should retain equivalent legibility throughout the sign's lifespan, with neither colour fading significantly faster than the other.
- ✓ Upper case lettering can be used for place names. 'Welcome to' and other wording uses sentence case capitalisation only.



SUPPORT

Translation Services

Culture Vannin

translations@culturevannin.im

Translation response times: Culture Vannin's Translation Service recommends allowing a lead time of two working weeks.

Quality Assurance

Manx Language Officer (MLO), DESC

Robert.Teare@sch.im

To advise on policy, offer guidance and perform final checks before signs are produced.

Guidance to Property Site Developers

Manx Language Officer (MLO), DESC

Robert.Teare@sch.im

To advise on potential place and street naming, taking account of the local environment, history and heritage.

Ross Phillips

From: Ross Phillips
Sent: 13 October 2026 09:54
To: Ross Phillips
Subject: FW: Ballacurn Trust Propeties - Expressions of Interest

From: [REDACTED]
Sent: 13 October 2026 09:41
Subject: Ballacurn Trust Propeties - Expressions of Interest

Good morning,

I am writing to provide an update regarding the interest you expressed in properties within the Ballacurn Trust Estate through DHSC.

At present, DHSC is awaiting legal advice before it can progress to the valuation stage of the process. We are hopeful that this advice will be received shortly and that the next steps can then be taken without significant delay. Once the legal position has been clarified and valuations have commenced, we will be in a better position to provide a further update on timescales and the overall process.

I appreciate that a considerable amount of time has passed since the Expression of Interest process closed, and I recognise that the lack of progress updates may have caused frustration or uncertainty. On behalf of all parties involved, I would like to sincerely apologise for the length of time the process has taken to date.

Please be assured that your expression of interest remains on record and that we have not forgotten the interest shown by prospective parties. We understand the importance of keeping interested parties informed and will provide a further update as soon as we are in a position to do so.

Thank you for your patience and understanding while these matters are being progressed. Should you have any questions in the meantime, please do not hesitate to get in touch.

Kind regards

[REDACTED]

Shared Services Division | Department of Infrastructure | Isle of Man Government
Sea Terminal Building | Douglas | Isle of Man | IM1 2RF
Commercial Section

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