

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

17th January 2024

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:

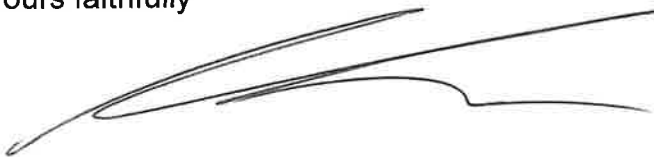
Monday 22nd January 2024

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. 24 unless varied by the Chairman at his discretion (with the exception of items 1, 2, 3 or 4 which cannot be varied) or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

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

None.

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

None.

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

3.1 Ordinary Meeting held on Monday 8th January 2024 (Appendix 3.1)

3.2 (P) Staff Minutes of the Ordinary Meeting held on Monday 8th January 2024 (Appendix 3.2)

3.3 (P) Extra Ordinary Meeting held on Monday 15th January 2024 (Appendix 3.3)

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

None.

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

None.

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

None.

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

7.1 Plans for Consideration

(Appendix 7.1)

	PA Reference	Applicant/Address	Return Date
(a)	PA 23/01474/B	Mr K Harding - 19 Fairfield Avenue	2 nd February 2024
(b)	PA 23/01484/D	Mr P Underhill - King Edward Bay House, King Edward Road	2 nd February 2024
(c)	PA 23/00640/B	Mr & Mrs D Carroll - Riverside Barn King Edward Road	2 nd February 2024
(d)	PA 23/01511/REM	Mr G Halton - Howstrake, King Edward Road	9 th February 2024

(e)	PA 24/00017/B	Mr M J Spencer -4 Birch Hill Avenue	9 th February 2024
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8. Finance and General Purposes:-

8.1 (P) 2024/25 Budget Considerations

(Appendix 8.1)

9. Consideration of any Reports from the Clerk or other Officer:-

9.1 Disposal of the Authority's vehicle HMN-117-Y

(Appendix 9.1)

9.2 Social Housing Projects to be funded from the Authority's Housing Reserve

(Appendix 9.2)

9.3 Consultation – Proposed changes to Town & Country Planning (Development Procedure) Order and the Town and Country Planning (Application & Appeal Fees) Order

(Appendix 9.3)

9.4 Springfield Court Social Housing Refurbishment Project Update

(Appendix 9.4)

9.5 (P) Heywood Park Social Housing Structural Report Professional Fees

(Appendix 9.5)

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

10.1 President of Tynwald – Manx National Week

(Appendix 10.1)

10.2 Department of Infrastructure – 2024/205 Public Sector Rents & Allowances

(Appendix 10.2)

11. To answer any questions asked under Standing Order 34:-

To be confirmed.

12.

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

None.

13. Environmental and Technical Services:-

None.

14. Housing Matters:-

None.

15. Chair's Announcements:-
Dates for Diary

Date	Organisation	Event	Time
19 th January 2024	St Peter's Church	Film Evening	7:00 pm
22 nd January 2024	Onchan District Commissioners	Board Meeting	7:00 pm
26 th January 2024	Onchan Methodist Church	Musical Concert	8:00 pm
5 th February 2024	Onchan District Commissioners	Board Meeting	7:00 pm
6 th February 2024	Onchan District Commissioners	Commissioners Surgery – Springfield Court	2:00 pm
19 th February 2024	Onchan District Commissioners	Board Meeting	7:00 pm
29 th February 2024	Onchan District Commissioners	Commissioners Surgery – Heywood Court	2:00 pm

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

PLANS LIST

Board Meeting to be held on 22nd January 2024

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

Planning Application	Applicant/Address	Description
PA 23/01474/B Return Date 02/02/24	Mr K. Harding 19 Fairfield Avenue	Removal of existing garage door and replace with PVC window and blockwork whose exterior finish will match existing front of house.
	<i>For Members' consideration</i>	
PA 23/01484/D Return Date 02/02/24	Mr P. Underhill King Edward Bay House, King Edward Road	Erection of 2 externally LED illuminated wall mounted Utmost International signs 3860mm x 1110mm x 75mm and 1 Utmost International fascia sign over main entrance door 1190mm x 350mm.
	<i>Recommendation - Approve</i>	
PA 23/00640/B Return Date 02/02/24	Mr & Mrs D. Carroll Riverside Barn King Edward Road	Erection of a building for the storage of items associated with the maintenance of the site. (amended plans/detail)
	<i>Recommendation – Approve</i>	
PA 23/01511/REM Return Date 09/02/24	Mr G. Halton Howstrake, King Edward Road	Reserved Matters Application – Alterations to the design of the main house and smaller ancillary house. Main House – amendment to incorporate basement level and incorporate new façade glazing to level 3; amendment to include level 4 (principal suite) and change entrance to the property. Reposition of garage block. Ancillary Property – incorporate a basement level within the sub-structure.
	<i>Recommendation – Approve</i>	
PA 24/00017/B Return Date 09/02/24	Mr M.J. Spencer 4 Birch Hill Avenue	Alteration of vehicular access serving dwelling.
	<i>Recommendation - Approve</i>	

MEMORANDUM

To:	Onchan District Commissioners
From:	Property Maintenance Manager
Ref:	Disposal of HMN-117-Y
Date:	10/01/24

During 2023 the Board resolved that the above named vehicle be sold, and that a replacement vehicle be obtained following the submission of a petition for borrowings to the Local Government Unit, and the approval of a loan.

The replacement vehicle is now in service within the Refuse Department. HMN-117-Y is now ready for disposal, and a valuation has been obtained.

Recommendation:

Under the provision of Standing Order 39 for the Making of Contracts it is requested that the Board resolve to allow HMN-117-Y to be disposed of by public auction as an alternative to tendering due to the valuation not exceeding £7,000.

For members consideration.



JOHN BOWNESS
PROPERTY MAINTNANCE MANAGER

MEMORANDUM

To:	Onchan District Commissioners		
From:	Property Maintenance Manager		
Ref:	Housing Projects		
Date:	15/01/2024	File Ref:	JB/AW

Springfield Court Phase 1 – Windows & Doors

Phase 1 of Springfield Courts windows were fitted 1997 these are now reaching the end of their serviceable life and require replacement.

Pre tender estimate £145,058

General Housing Stock - Thermostats

The Authority currently has 406 general housing units within its stock. Currently these units are heated by Gas fired combination boilers and a time clock controlling the use, it is proposed to install thermostats allowing tenants to set desired temperatures and the boilers to switch on when in demand. If used correctly this will help tenants maintain their homes at the correct temperature and reduce their energy usage.

Pre tender estimate £85,711

Recommendation

It is proposed that both projects are funded from the current housing reserves which has a balance of £529,721 and that members are in favor of officers seeking tenders from competent companies.

For members consideration



JOHN BOWNESS
PROPERTY MAINTENANCE MANAGER

MEMORANDUM

To:	Onchan District Commissioners		
From:	District Surveyor		
Ref:	Proposed changes to the Town and Country Planning (Development Procedure) Order and the Town and Country Planning (Application and Appeal Fees) Order		
Date:	18/01/24	File Ref:	RF/AW

Introduction

This briefing paper prepared for Members and dated 18th January 2024 is in response to the consultation paper issued by the Department of Environment, Food and Agriculture and titled '*Proposed changes to the Town and Country Planning (Development Procedure) Order and the Town and Country Planning (Application and Appeal Fees) Order*'. The closing date for responses is Friday 26th January 2024.

Below are the proposed responses to the questions asked on behalf of the Authority:

Area 1 – Appeal Triggers and Giving Evidence

Question 1 – Do you think the intended outcomes described are appropriate?

No.

Some Local Authorities do not meet regularly. There will be and has been occasions where the planning notice is not received in time for it to be considered and commented upon at a scheduled board meeting before the closing date. If the planning application closing date was to be extended this may resolve this issue.

Question 2 – Do you think the proposed amendments set out on the draft orders will achieve the intended outcomes set out above?

No.

Unless an allowance is made to extend the planning application closing date to allow Local Authorities time to convene a meeting and propose comments. It is also recognised that sometimes site notices are not displayed adequately therefore not allowing members of the public the opportunity to become aware of the application and make comment. By removing the 21 day notice period this may cause issues. A more robust method of advertisement or notice checks may be required.

Area 2 – Fast Track Householder Appeals

Question 3 – Do you think the intended outcomes described are appropriate?

Yes.

This method could save the requirement for householders to engage various consultants which would intern lower their financial burden. Additionally, this method may reduce some of the administration burden for the Department.

Question 4 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above?

Yes.

Area 3 – Department Applications

Question 5 – Do you think the intended outcomes described are appropriate?

Yes.

The proposed method should reduce Government spending and allow projects to progress but still allowing for layers of scrutiny to be applied as described.

Area 4 – Minor Change Applications

Question 6 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above?

Yes.

Question 7 – Do you think the intended outcomes described are appropriate?

Yes.

This method may reduce some of the administration burden for the Department dealing with full applications which could be submitted as a minor change if the order is approved.

Question 8 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above?

Yes.

Area 5 – Climate change policies

Question 9 – Do you think the intended outcomes described are appropriate?

Yes.

Reducing the requirement for householders to submit unnecessary supporting documents to accompany their application and reducing householders need to engage consultants. Additionally this may reduce some of the administration burden for the Department.

Question 10 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above?

Yes.

Area 6 – Planning Application Fees

Question 11 – Do you have any comments in relation to the proposed fee changes?

No.

Area 7 – Other Changes

Question 12 – Do you think the proposed other changes are appropriate?

Unsure.

No experience or examples to provide where any of the proposals have affected the Authority previously.

Question 13 – Do you have any other comments?

No.

For Members consideration.



Ryan Forgie
District Surveyor



Built Environment Reform Programme

Proposed changes to the Town and Country Planning (Development Procedure) Order and the Town and Country Planning (Application and Appeal Fees) Order

November 2023

CONTENTS

1. Introduction

- **What is the purpose of this consultation?**
- **What is proposed?**
- **Why are changes being made?**
- **What is out of scope?**
- **How and when can I comment?**
- **What will happen next?**

2. Proposals

- **Area 1 – Appeal Triggers and Giving Evidence**
- **Area 2 – Fast Track Householder Appeals**
- **Area 3 – Department Applications**
- **Area 4 - Minor Change Applications**
- **Area 5 - Climate change policies**
- **Area 6 - Planning Application Fees**
- **Area 7 - Other changes**

1.0 INTRODUCTION

What is the purpose of this consultation?

As part of the [Built Environment Reform Programme](#) ("BERP") and to facilitate the Department of Environment, Food and Agriculture's (DEFA) core functions changes are proposed to the following secondary legislation which is made under the Town and Country Planning Act 1999 ("the Planning Act"):

- the Town and Country Planning (Development Procedure) Order 2019 ("the DPO"); and
- the Town and Country Planning (Application and Appeal Fees) Order 2021 (as amended in 2023) ("the Fees Order").

This legislation sets out how applications are dealt with for:

- planning approval (e.g. new buildings, extensions/changes to existing buildings, changes of use etc.);
- minor changes to existing planning approval; and
- approval of information required by a condition attached to a planning approval.

What is proposed?

Section 2 sets out the proposed changes, which relate to:

- reviewing the ability to trigger/participate in an appeal (Interested Person Status);
- introducing a new fast track householder appeal process;
- streamlining how DEFA applications are dealt with (so there is more resource to focus on delivering planning services to the public);
- expanding Minor Change provisions so that approvals which incorporate fossil fuel boilers can be amended to remove them;
- establishing a proportionate requirement for climate change information within applications;
- targeted amendments to planning fees; and
- a number of other minor amendments.

Why are changes being made?

The Built Environment Reform Programme (BERP) was launched in July 2022 and refreshed in May 2023. It is a package of measures including (but not limited to) improvements to the planning system to facilitate delivery of Our Island Plan and the Economic Strategy, including the following key objectives of Our Island Plan:

- two key brownfield sites developed using substantial private sector leverage (whilst the metric within Our Island Plan is for key sites to be developed, the programme should aim to incentivise and unlock as much development as possible); and
- an additional 1,000 additional homes occupied

The BERP is a two year programme of work set out to develop commitments in Our Island Plan to build great communities. It is overseen by DEFA but is a joint programme also being delivered by the Cabinet Office and the Department for Enterprise. The legislative changes proposed in this consultation will contribute to the delivery of the programme.

What is out of scope?

There are a number of other types of applications that DEFA deals with, and changes to these processes are not within the scope of the current consultation:

- Building Control Applications - these are dealt with under the Building Control Act (although it is noted that the impact of the Climate Change Act and the banning of fossil fuel heating systems in new buildings may have implications for planning and this is reflected in the proposed changes to the Minor Change process);
- [Registered Building Consent](#) - there is a separate item of secondary legislation made under the Planning Act for these, and this is the subject of a separate work stream (see below);
- [Certificates of Lawful Use or Development](#) - the process for these is in standalone secondary legislation made under the Planning Act; and
- [Advertisement Consent](#) - these have their own secondary legislation made under the Planning Act which sets out those adverts that have deemed consent and those that require an application. Such applications are required to go through the same process as a planning application, therefore consequential changes will be required to the Advertisement Regulations (to ensure that the cross references are still correct). However, a wider review of the regulations is not within the scope of the current consultation.

There has been a [recent public consultation](#) on changes to the Planning Act which included proposals in relation to: the definition of development; Permitted Development; Registered Buildings and discretionary fees. The first two are relevant when a planning application is required and the third is relevant for the planned updating of the Registered Building Regulations, but are not directly relevant for the DPO. The fourth point (powers for discretionary fees) may be relevant for future reviews of planning fees, but the proposals set out in this consultation are based on the existing powers and so do not consider the introduction of discretionary fees.

How and when can I comment?

Comments can be submitted via the Consultation Hub (accessed via <https://consult.gov.im/>).

The closing date for comments is the 26th January 2024.

What will happen next?

The consultation results will be considered and any necessary amendments made to the DPO and Fees Order. The final versions of the orders will be 'made' by DEFA and must then be laid before Tynwald, who have the power to annul them. It is envisaged that the orders will come into force before the Tynwald summer recess 2024.

2.0 PROPOSALS

The refreshed and published [Built Environment Reform Programme](#) (BERP) contains Pillar 3, *"Improve the Planning Process"*, with Objective 1 *"Develop faster and more proportionate planning process"* delivered by the action, *"Ensure a proportionate appeals system, better quality applications and appropriate fees. This will include consideration of the pre-application advice service and validation requirements, the planning appeals process and the fees structure"*.

Two draft orders have been produced and are the subject of this consultation - one will make changes to the DPO and one will make changes to the Fees Order. The draft amendment orders and "keeling" documents that show the current orders with the proposed amendments are available for view as part of this consultation. For reference purposes, a summary is available on our website of the existing [Planning Application Process](#) and [Planning Appeals Process](#)

Area 1 – Appeal Triggers and Giving Evidence

Intended Outcomes

- Interested Person Status (IPS) has been fully reviewed and replaced with the right to appeal and the right to give evidence as part of an appeal.
- 3rd Party Appeals can only be triggered where there has been meaningful engagement prior to determination and the points raised relate to defined issues.
- Unopposed planning approvals can be implemented without delay.

Proposed Changes

- Previously IPS allowed both applicants and any 3rd party to trigger an appeal in relation to an application for planning approval, request an appeal by inquiry and participate in an appeal. The automatic right to appeal an application for planning approval will instead be reserved solely for the applicant. Other 3rd parties may still be afforded a right to appeal, if they are able to satisfy DEFA via written representations that they meet the specific criteria proposed under the new article A10.
- The removal of automatic IPS will mean that where there are no objections and the applicant does not wish to appeal, a planning approval will become final (and so can be implemented) when the decision notice is issued rather than 21 days after issue – thus avoiding an unnecessary delay to the implementation of unopposed approvals.
- The criteria for assessing IPS is currently set out in an Operational Policy but will be refined included in the DPO, this will help to ensure that 3rd party appeals can still be lodged by those potentially impacted on by proposals where they have engaged in the process pre-determination, whilst helping to avoid unnecessary appeals.
- Currently those with IPS have the right to give evidence or participate in an appeal, and others may only do so at the Inspector's discretion. The right to give evidence (and also to request the appeal be by way of an inquiry) will be widened, and no longer limited to those who could appeal.

Question 1 – Do you think the intended outcomes described are appropriate? (please give reasons for your answer)

Question 2 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above? (if not please give reasons)

Area 2 – Fast Track Householder Appeals

Intended Outcome

- Householder appeals are subject to a fast track appeals process.

Proposed Changes

- Where an applicant wishes to appeal against a decision in respect of an application for planning approval relating to an alteration or extension of a dwelling, and they are the only individual with a right to appeal, then they may request that their appeal is treated as a householder appeal.
- Householder appeals will be sent directly to the Inspector for consideration (without statements of case, rebuttals or an inquiry), and will result in a quicker resolution for these types of appeals.

Question 3 – Do you think the intended outcomes described are appropriate? (please give reasons for your answer)

Question 4 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above? (if not please give reasons)

Area 3 – Department Applications

Intended Outcome

- Department Applications have a proportionate level of scrutiny relevant to their nature and the level of public interest/opposition.

Department Applications

- Currently all applications made by DEFA or where DEFA has an interest (e.g. is the landowner) must be determined by the Council of Ministers, following a review by an Inspector (using either written representations of an inquiry meeting). Whilst it is appropriate that there are safeguards in place where DEFA is the applicant, this process has resulted in very minor proposals receiving a high level of scrutiny with the accompanying cost implications.
- It is proposed instead that DEFA applications are in the first instance determined by Planning Committee (the members of whom are appointed by Council not DEFA) and in the event of an appeal, the appeal is determined by Council.

Question 5 – Do you think the intended outcomes described are appropriate? (please give reasons for your answer)

Question 6 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above? (if not please give reasons)

Area 4 - Minor Change Applications

Intended Outcome

- Allow for changes to planning approvals where these result from the fossil fuel boiler ban and those changes are minor.

Proposed Changes

- Currently only one Minor Change Application (MCH) could be submitted in relation to any particular grant of planning approval. Instead, more than one may now be made where all previous MCHs have been either refused or withdrawn. More than one may also be submitted where the MCH relates solely to the installation of low carbon technology.
- Some flexibility will also be introduced where Minor Changes make a small increase to floor area (subject to safeguards)

Question 7 – Do you think the intended outcomes described are appropriate? (please give reasons for your answer)

Question 8 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above? (if not please give reasons)

Area 5 - Climate change policies

Intended Outcome

A proportionate approach to seeking climate change information in support of applications.

Proposed Changes

- The Climate Change Act sets out six areas where planning policies must be in place by 01.01.25 - the maximisation of carbon sequestration; the minimising of greenhouse gas emissions; the maintenance and restoration of ecosystems; biodiversity net gain; the need for sustainable drainage systems; and the provision of active travel infrastructure.
- The Climate Change Act contains provisions to amend the DPO so that all planning applications must be accompanied by information on how they have complied with these policies (or if not, why not) other than applications for changes of use, reserved matters, an application to replace a window or a door of a building in a conservation area or a minor changes application. These parts of the Act are not yet in force (they have not been included in an Appointed Day Order).
- As further work has been undertaken on the implementation of the Act, it is considered that there are number of smaller proposals where the requirement of such climate change statements may be disproportionate resulting in unnecessary bureaucracy for applicants (in particular homeowners) and also require a disproportionate amount of limited Department resources to be redirected into assessing very small proposals in much more detail.
- It is therefore proposed to increase the list of exemptions to include extensions or alterations of existing buildings, erection or demolition of outbuildings within a domestic curtilage or approval of information required by condition. This would not preclude case officers seeking more information on a case by case basis where it was considered necessary. This proposal has no effect on whether or not other measures (such as Building Control) is required.

Question 9 – Do you think the intended outcomes described are appropriate? (please give reasons for your answer)

Question 10 – Do you think the proposed amendments set out in the draft orders will achieve the intended outcomes set out above? (if not please give reasons)

Area 6 - Planning Application Fees

What is proposed and why

- General increase to take account of inflation;
- Provision that Minor Change Applications required as a result of the Fossil Fuel Heating Ban are free;
- Refinements/clarification about how fees are calculated where proposals involve elements of different fee categories; and
- Specific provision for the fee for amending applications pre-determination - this is currently charged as an admin fee and at a lower level, increasing this more accurately reflects the work involved in processing amendments which can require re-consultation and re-assessment. Provision will be retained to waive this if the amendment results from a suggested change by the Case Officer.

Question 11 – Do you have any comments in relation to the proposed fee changes?

Area 7 - Other changes

What is proposed and why

- Time limits in which DEFA must issue a decision on an application under the DPO will be removed so that these can instead be established via Departmental customer care policies. DEFA has published a [Customer Charter and Performance Reporting](#)
- A requirement will be introduced, such that in any application for planning approval, the applicant must provide a copy of that application to any owners of that land (where the applicant is not the owner). An exception will be made in cases where the land is not registered and the applicant does not know the identity of the owner.
- Correction Notices (issued where a decision notice contain an error) will no longer change the date of issue unless the correction meaningfully changes the wording of a condition (this responds to the current issue that where errors are spotted after works have commenced the appeal window could be re-opened unnecessarily)
- Applications for approval of information required by condition will be dealt with in the DPO. The process, as well as decisions and appeals for such applications, will be set out under a new Part 3A.
- Decisions on applications for planning approval will now be required to include reasons where approved, not just where refused (this was previously done as a matter of policy rather than legal requirement)
- The provisions relating to Approvals in Principle will be clarified
- Various clarifications to provisions.

Question 12 – Do you think the proposed other changes are appropriate? (If no, please give reasons for your answer)

Question 13 – Do you have any other comments?

MEMORANDUM

To:	Onchan District Commissioners		
From:	District surveyor		
Ref:	SPRINGFIELD COURT REFURBISHMENT – Project Update		
Date:	17 th January 2021	File Ref:	

In February 2021 the Authority submitted a business case to the Department of Infrastructure (DOI) to carry out refurbishment works to Springfield Court. Approval was granted to progress to stage D1 on 21st April 2021 and to appoint a design team with a project budget of £2,999,000.

The design team submitted the stage D1 report on 16th September 2022 for the proposed works at Springfield Court. At the request of the Department Cornerstones Architects on behalf of the Authority engaged in communication with the Department to see if the project would benefit from exploring a more fabric first approach to increasing the building's overall efficiency. This was outlined as the Department's preference and whilst it was acknowledged that this would deviate away from the initial project brief, if anything further could be encompassed in the refurbishment works then it should be considered at this stage.

Following further meetings with the Department and March Consulting, we engaged March Consulting to carry out a further feasibility for the increasing of the building's air tightness and for the improvement of the thermal efficiency of the external walls and new windows where they were not updated.

Air tightness tests were carried out on a number of different apartments, and subsequently an Air Leakage Audit Report was produced.

March Consulting also produced a Building Fabric Enhancement Analysis. This document concludes that while fabric enhancements would provide some benefit to the properties, the cost of the works required would unlikely ever see the payback from any efficiency in fuel costs.

Cornerstone Architects recommended for the project to continue on the original project briefs and look to incorporate observations identified by the Air Tightness Testing. The upgrade in the existing external walls with an insulated cladding panel and the additional update of windows would not be recommended.

The following comment from the Department to begin work on Stage I1 was received on 12th June 2023:

"I am agreeable to the progression of this scheme, but an updated Energy Strategy and Energy Performance Model needs to be developed together with inclusions for upgrade/improvement to the

existing fabric. To enable this work to commence I suggest progression to Stage I1 with submission of a combined Stage D1/I1 report”.

The design team are currently preparing the project for submission of Stage I1 (design development) details which is currently programmed to be submitted to the Department on week commencing 5th February 2024.

Cornerstones Architects have submitted the planning application on behalf of the Authority (Ref 24/00048/OLA) on 15th January 2024 which is currently undergoing the validation process.

For members information



RYAN FORGIE
DISTRICT SURVEYOR

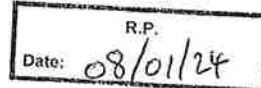
Legislative Buildings
Douglas
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Tel: 01624 685500



President of Tynwald
Eaghtyrane Tinvaal

The Hon Laurence Skelly MLC



Dikyn Slattyssagh
Doolish
Ellan Vannin
IM1 3PW
Ny Ellanyn Goaldagh

Chelloane: 01624 685500

Chair
Onchan District Commissioners
Hawthorn Villa
79 Main Road
Onchan
Isle of Man. IM3 1RD

ONCHAN DISTRICT COMMISSIONERS RECEIVED	
- 8 JAN 2024	
FAO	
ACKNOWLEDGED	
REPLIED	

Chair Veen - Dear Chair

4 January 2024

On behalf of Tynwald may I wish you Blein Vie Noa - Happy New Year!

When the year turns it is always good to reflect and look forward to the New Year with a renewed zest. As President of Tynwald, one of the areas of focus is planning of our national day, Tynwald day, and considering ways to promote our most ancient institution.

I feel it is important to commemorate our origins, remember what makes us a unique nation and ultimately promote national pride. With this in mind, I raised the matter with Tynwald Ceremony Arrangements Committee, the Committee who oversees the arrangements for Tynwald Day itself, and the Committee agreed to re-ignite the celebration of Manx National Week which shall run from 30th June - 7th July.

Although Tynwald is unable to offer funding, in terms of celebrating we wish to encourage the wider community to celebrate their national pride in everything that is Manx and unique to our Island and our local areas. The Island has such a rich heritage and unique culture that I feel there are endless opportunities to highlight our Manxness, and I would very much like to hear what your Local Authority is doing so that we may highlight your events in due course.

I shall also be writing to all the schools and heritage organisations to consider engagement for Manx National Week and partnering with their Local Authorities.

Members of Tynwald will also be encouraged to participate locally and nationally and we shall be issuing a formal press release highlighting the celebration.

I sincerely hope you feel this initiative has merit in helping promote community spirit and our Manxness together. If you wish to participate, may I ask you to kindly contact [REDACTED] at the Office of the Clerk of Tynwald (enquiries@tynwald.org.im) to provide any details so we may highlight your events in due course.

Lesh yeearreyn share - With best wishes.

Mish lesh firriny - Yours faithfully

[REDACTED]

President of Tynwald

E-mail: [REDACTED]

Post Lectraanagh: [REDACTED]



Office of the Minister
and Chief Executive

Confidential – Embargoed until 10am, 8th January 2024

Our Ref:
Date:

8 January 2024

To All Local Housing Authorities
(via email)

Dear Colleagues

2024/25 Public Sector Rents and Allowances

I am writing to thank you all for submitting your views on changes to the public sector rental levy, which will become effective Monday 3rd April 2023.

In addition to the feedback you have provided, the Department has considered the economic and affordability factors that are impacting service delivery and affordability for tenants and the Minister has given approval of the following:

- 1) The annual increase in public sector rents with effect from 1st April 2024 will be **7.5%**. The rent point value therefore increases from 1.5920 to **1.7114**.
- 2) The administration allowance will remain at **6.0%** of the total rental income.
- 3) The maintenance allowance will remain at **30.0%** of total rental income.
- 4) The community reserve (for Older Person's Housing) will remain at **8.4%** of the total rental income.

If you have any queries about your organisation's anticipated rental income or the allowances that should be deducted then please contact [REDACTED], Business Support Manager (Housing) for any further information you may require.

Yours faithfully



[REDACTED]
Director, Public Estates & Housing Division
On behalf of the Minister for Infrastructure

News Release

Sea Terminal
Douglas
Isle of Man
IM1 2RF

Date: 8 January 2023

Public sector rents to rise by 7.5%

Public sector rents on the Isle of Man will rise by 7.5%, with effect from Monday 1 April 2024.

The decision to increase the rental levy has been reached by the Department of Infrastructure (DoI) following consultation with the Island's 15 local housing authorities.

Housing providers, including the DoI, have the challenging responsibility of providing affordable housing for rent against a backdrop of rising costs for routine maintenance and planned improvement projects. Rents are therefore being increased to ensure funding is available for the ongoing delivery of repairs.

Tenants who have their rent met by the Isle of Man Government as part of their income-assessed Social Security benefits will automatically have their benefits reassessed to take account of the new rental costs.

Infrastructure Minister Tim Crookall MHK said: 'A rise in rental costs will enable further investment in the 6,200 public sector properties across the Island. Building materials, fees, labour and other expenses have all increased in price and it's vital that this is taken into consideration alongside concerns around affordability for tenants. The input of local authorities has been crucial in deciding this year's increase and I'd like to thank them for their assistance. Tenants who think they may need support are encouraged to get in touch with their housing provider.'

Help is available for tenants who find themselves struggling to meet their financial obligations. In the first instance, they should contact their housing provider who may be able to assist them with a repayment plan. Housing customers could also consider contacting the Social Security Division within the Treasury, where staff can provide advice regarding any financial assistance for which they may be eligible.

Continued..

Property Type	Average weekly rent for 2024/25	Difference
1 bed flat	£74.25	£5.18
2 bed house	£101.77	£7.63
3 bed house	£116.60	£8.74
4 bed house	£143.58	£10.76

Ends

Word count: 282

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