

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

20th August 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:

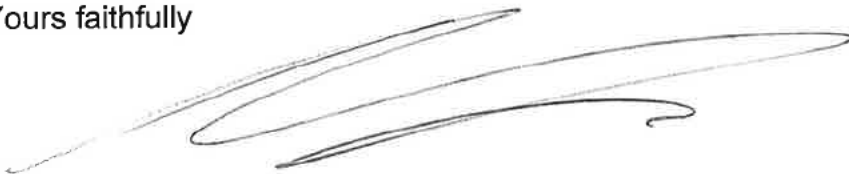
Monday 24th August 2026

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 10th August 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 26/00554/B	Mr & Mrs R Rae – Strathallan Cliff House	28 th August 2026
(b)	PA 26/00565/B	Mr G Dudley – 6 Fairfield Avenue	28 th August 2026
(c)	PA 26/00615/B	Mr P Purcell – 72 King Edward Road	28 th August 2026
(d)	PA 26/00615/B	Mr D Bentham – 6 Seaview Road	4 th September 2026

8.2 Planning Communications:

- (a) PA 26/00330/B – 26 Furman Close (Appendix 8.2)

9. Finance and General Purposes:

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

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

- 10.1 Climate Change Report – Year Ended March 2025 (Appendix 10.1)
 10.2 (P) Board Member Conduct Independent Investigation – Terms of Reference (Appendix 10.2)

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

- 11.1 Mr Peter Kelly – Thank you Letter (Appendix 11.1)
 11.2 Royal Air Forces Association – Battle of Britain Church Service (Appendix 11.2)
 11.3 Local Government (Amendment) Bill 2023 – Update (Appendix 11.3)

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:

None.

15. Housing Matters:

- 15.1 Amendment to Public Sector General Needs Housing Income Thresholds – Tynwald Approval (Appendix 15.1)
 15.2 Older Persons Housing – Financial Eligibility Changes (Appendix 15.2)
 15.3 Social Housing Strategy 2026-2031 (Appendix 15.3)
 15.4 (P) Social Housing Transfer – Appeal (Appendix 15.4)

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

Date	Organisation	Event	Time
24 th August 2026	Onchan District Commissioners	Board Meeting	7:00 pm
29 th August 2026	Onchan District Commissioners	Party in the Park	12 noon to 6:00 pm
7 th September 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 24th August 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 26/00554/B Return Date 28/08/2026	Mr & Mrs Robin Rae Strathallan Cliff House Strathallan Road Onchan IM3 1NN	Widening of an existing pedestrian gate to create vehicular access.
	<i>Recommendation – Approve</i>	
PA 26/00565/B Return Date 28/08/2026	Mr Gary Dudley 6 Fairfield Avenue Onchan IM3 4BJ	Demolition of existing conservatory and erection of replacement sun room extension, re-rendering of all external elevations, and alteration to reduce window aperture
	<i>Recommendation – Approve</i>	
PA 26/00601/B Return Date 28/08/2026	Mr Peter Purcell 72 King Edward Road Onchan IM3 2AU	Replacement roof covering and parapet copings
	<i>Recommendation – Approve</i>	
PA 26/00615/B Return Date 04/09/2026	Mr Daniel Bentham 6 Seaview Road Onchan IM3 4AH	Alterations to include removal of the rear bay window, replacement of the roof and windows, installation of new doors, and erection of a balustrade
	<i>Recommendation – Approve</i>	



Department of Environment, Food and Agriculture

Rheynn Chymmyltaght, Bee as Eirynys

Please reply to the signatory
Our Ref: BRU/26/00330/B/RTGE

Tel: (01624) 685950
Email: planning@gov.im
Planning & Building Control

Onchan Commissioners
Clerk To The Commissioners
Hawthorn Villa
79 Main Road
Onchan
Isle Of Man
IM3 1RD

6th August 2026

Dear Mr Forgie,

TOWN AND COUNTRY PLANNING ACT 1999

The Town and Country Planning (Development Procedure) Order 2019

PA Ref: 26/00330/B

For: Erection of single storey extension to rear elevation of existing
dwellinghouse with formation of roof balcony

At: 26 Furman Close Onchan Isle Of Man IM3 1BT

The Department of Environment Food and Agriculture has determined to REFUSE the
abovementioned planning application.

Any reasons, conditions or notes which apply to the decision are set out below.

This decision relates to the following drawings:

- o C-P-1169-00 A Site & Location Plan
- o C-P-1169-02 General Arrangement Showing Proposed Construction

1. By virtue of its height and proximity to the southern boundary, the proposed balcony over both the existing and proposed flat roofed parts of the property would permit undue overlooking of the garden and main living area at No 9 Howstrake Drive resulting in a significant loss of privacy. The proximity of the proposed safety glass to the western boundary with No 25 Furman Close would, given its height, be overbearing in the garden. The close proximity of the balcony to the western boundary would also give rise to a sense of overlooking of this property. The proposed development would therefore cause significant harm to the living conditions of neighbouring occupiers at both No 9 Howstrake Drive and No 25 Furman Close, contrary to General Policy 2(g) of the Strategic Plan and the Residential Design Guide 2021.

This decision was made by a Principal Planner in accordance with the authority delegated to them.

A copy of the Officer's report and any correspondence which informed the assessment and decision is available to view on the Government's website (via <https://pbc.gov.im/online-applications/>)

This decision refers only to that applied for under the Town and Country Planning Act 1999 and its subordinate legislation.

This decision does not have effect ;

- a) if an appeal is submitted and until it is determined or withdrawn;
- b) where no appeal is submitted, but there are potential appellants in addition to the applicant, until the time within which an appeal may be submitted had expired.

In its assessment, the Department has determined that your authority has have been afforded rights to give evidence should an appeal be lodged. Where an appeal may be lodged you will be invited by the Cabinet Office to give evidence and contribute at the appropriate time (see <https://www.gov.im/appealrights>).

Yours sincerely



Interim Director of Planning
and Building Control



MEMORANDUM

Memorandum to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	24 th August 2026
Subject:	Climate Change Report – Year Ended March 2025
Public or Private Document:	Public

Introduction:

Under the Climate Change (Public Bodies' Reporting Requirements) Regulations 2022, made under Section 35 of the Climate Change Act 2021, Onchan District Commissioners, as a public body, is required to prepare and submit an annual report to the Isle of Man Government's Climate Change Transformation Team (CCTT).

The Authority submitted its report in September 2025 but did not receive confirmation from the Climate Change Transformation Team that the report had been approved until August 2026.

The Authority's Annual Report for the year ended 31st March 2025 is enclosed.

Previously Considered by the Board:

Ordinary Meeting held on 14th April 2025.

Minute Reference C25/04/01/09.

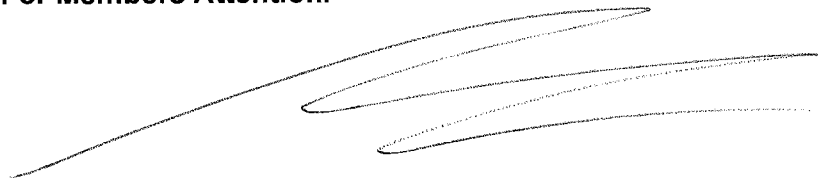
Supporting Information:

Notable details contained within the report are as follows:

- The report is based on data collected from the period 1st April 2024 through to 31st March 2025.
- The Authority is classified as a "Category B" public body due to the Authority employing between 16 and 150 full-time employees. Category B public bodies are only required to submit information relating to Reporting Period Data, and Governance and Behaviour.
- Compared to the Authority's baseline (first) year of reporting, the Authority's net emissions minus carbon stored have reduced from 87,526 kilograms of carbon dioxide equivalent (kgCO₂e) to 30,557 kgCO₂e.

The reason for such a dramatic change is due to the original reporting template provided by the CCTT. Some of the pre-set calculations contained within the reporting template have now been changed. Compared to the Authority's previous year of reporting, the Authority's net emissions minus carbon stored have reduced from 41,737 kilograms of carbon dioxide equivalent (kgCO₂e) to 30,557 kgCO₂e.
Standing Orders:
Not applicable.
Resource Impact:
Not applicable.
Financial Impact:
Not applicable.
Legal and/or Insurance Impact:
- Climate Change Act 2021 – Section 30 (Regulations and Orders); - Climate Change (Public Bodies' Reporting Requirements) Regulations 2022.
Equality Impact:
Not applicable.
Climate Change Impact:
See the enclosed report.
Consultation with Others:
- Onchan District Commissioners – District Surveyor, Property Maintenance Housing Manager, and Finance Administrator. - Department of Environment, Food and Agriculture – Climate Transformation Team.
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
See enclosed Climate Change Report 2024 to 2025 – Category A and B Public Bodies.

For Members Attention.

A handwritten signature in black ink, consisting of a long, sweeping horizontal line followed by three distinct, curved strokes that fan out to the right.

ROSS PHILLIPS

CHIEF EXECUTIVE/CLERK

RECORD DETAILS

Reference Number	CABF-1030
Form Submitted Date	12/09/2025

APPLICANT DETAILS

Title	Mr
Other Title	
Forename	Ross
Surname	Phillips
Contact email address	rossphillips@onchan.org.im
Contact phone Number	07624494855
Your Job Position	Chief Executive/Clerk

PUBLICATION

Please confirm whether you are content for this report to be published by the Climate Change Transformation Team on their website	Yes - CCTT may publish this report
---	------------------------------------

INTRODUCTION

Name of public body	Onchan (Local Authority)
Number of fte employees	35

FINANCIAL ACTIVITY

Has the public body remained financially inactive during the reporting period?

The public body was financially ACTIVE during the reporting period

TRANSPORT

	Amount Used	Emissions	
Petrol (litres)	0.00	0.00	kgCO ₂ e
Diesel (litres)	31,200.00	83,040.36	kgCO ₂ e
Coal (tonnes)	0.00	0.00	kgCO ₂ e
Gas (litres)	0.00	0.00	kgCO ₂ e
Marine fuel oil (litres)	0.00	0.00	kgCO ₂ e
Marine gas oil (litres)	0.00	0.00	kgCO ₂ e
Total Transport emissions		83,040.36	kgCO ₂ e
Additional Information	The Authority continues to consider the use of electric and hybrid vehicles but at present the Authority is not in a position that requires replacement vehicles. The Authority currently has two electric vehicles.		

BUILDINGS (HEATING)

	Amount Used	Emissions	
Natural gas (kWh)	17,019.00	3,112.78	kgCO ₂ e
Heating/burning oil (litres)	4,783.00	12,149.54	kgCO ₂ e
Gas oil (litres)	0.00	0.00	kgCO ₂ e
Coal (tonnes)	0.00	0.00	kgCO ₂ e
LPG (litres)	0.00	0.00	kgCO ₂ e
Propane (litres)	0.00	0.00	kgCO ₂ e
Wood - Logs (tonnes)	0.00	0.00	kgCO ₂ e
Wood - Chips (tonnes)	0.00	0.00	kgCO ₂ e

Wood - Pellets (tonnes)	0.00	0.00	kgCO ₂ e
Total Buildings emissions		15,262.32	kgCO ₂ e
Additional Information	The Authority has reviewed the heating controls of it's buildings to try to reduce the consumption of fuel. The Onchan library is used as a "Warm Space" for members of the public during the winter months. It is noted that the gas used at the property increased during the reporting period due to the prolonged cold period and the usage as a warm space.		

ELECTRICITY GENERATION

	Amount Used	Emissions	
Petrol (litres)	0.00	0.00	kgCO ₂ e
Diesel (litres)	0.00	0.00	kgCO ₂ e
Gas oil (litres)	0.00	0.00	kgCO ₂ e
Total electricity generation emissions		0.00	kgCO ₂ e
Additional Information			

ELECTRICITY USE

	Amount Used	Emissions	
Electricity used (kWh)	46,070.00	18,704.42	kgCO ₂ e
Additional Information	During the previous reporting period electricity usage had increased in relation to one property. Following a review of the property it was found that there was a fault with our Refuse Depot which has since been resolved so future consumption will be reduced. Additionally, the Authority reviewed the use of electricity within it's office and new lighting and controls were installed to reduce electricity consumption.		

OTHER EMISSIONS

Total Other Emissions (kgCO ₂ e)	
---	--

TOTAL (GROSS) EMISSIONS FOR REPORTING PERIOD

Total (gross) reported emissions (kgCO ₂ e)	117,007.10
--	------------

LAND AND HABITATS

Parcel name/reference	Groudle Glen
Address or description	Groudle Glen
Area (ha)	23.00
Habitat type & sub-type	Forest - Mixed plantation
Gas exchange (kgCO ₂ e)	-59,570.00

Parcel name/reference	Molly Quirk's Glen
Address or description	Molly Quirk's Glen
Area (ha)	2.00
Habitat type & sub-type	Forest - Mixed plantation
Gas exchange (kgCO ₂ e)	-5,180.00

Parcel name/reference	North Bank, Lakeside
Address or description	North Bank, Lakeside
Area (ha)	9.00
Habitat type & sub-type	Grassland - Amenity
Gas exchange (kgCO ₂ e)	-5,580.00

Parcel name/reference	Onchan Park
Address or description	Onchan Park
Area (ha)	7.00

Habitat type & sub-type	Grassland - Amenity
Gas exchange (kgCO ₂ e)	-4,340.00

Parcel name/reference	The Rec
Address or description	The Rec
Area (ha)	1.00
Habitat type & sub-type	Grassland - Amenity
Gas exchange (kgCO ₂ e)	-620.00

Parcel name/reference	Birch Hill and Centenary Park
Address or description	Birch Hill and Centenary Park
Area (ha)	5.00
Habitat type & sub-type	Grassland - Amenity
Gas exchange (kgCO ₂ e)	-3,100.00

Parcel name/reference	Heywood Park
Address or description	Heywood Park
Area (ha)	5.00
Habitat type & sub-type	Grassland - Amenity
Gas exchange (kgCO ₂ e)	-3,100.00

Parcel name/reference	Social Housing Estates
Address or description	Social Housing Estates
Area (ha)	8.00
Habitat type & sub-type	Grassland - Amenity
Gas exchange (kgCO ₂ e)	-4,960.00

Total gas exchange (kgCO ₂ e)	-86,450.00
--	------------

Additional Information	
------------------------	--

NET REPORTED EMISSIONS FOR REPORTING PERIOD

The public body's net emissions (kgCO ₂ e) (ie. emissions minus carbon stored) for the reporting period are	30,557.10
--	-----------

BASELINE

Has the public body's baseline year data changed?	Baseline data remains the same
---	--------------------------------

DECISION MAKING

Has the public body incorporated the climate change duties in its decision-making processes?	Yes - see below
--	-----------------

Type of measure	Required content for decision papers
Other Type of Measure	
Description	New agenda report and memorandum template developed that requires officers and Lead Members to consider climate change impacts (if applicable) each time a matter is reported to the Board. This was accepted and implemented from August 2024.
Update	Measure reported last year
Status	Completed

Type of measure	Other
Other Type of Measure	
Description	All staff at all levels were contacted again to request that they provide climate impact ideas for consideration by the Management Team to allow improvements to be made in

	relation to services provided by the Authority. Some of the ideas obtained were used to progress changes such as changes to building services.
Update	Measure reported last year
Status	Completed

Type of measure	Standing agenda item
Other Type of Measure	
Description	Inclusion of climate change responsibilities within the Authority's Standing Orders was considered during the reporting period. It was resolved that no inclusion will be made as agenda reports and memorandums already make provision for consideration for climate change responsibilities.
Update	Measure reported last year
Status	Completed

Type of measure	Other
Other Type of Measure	
Description	Contracts for retained services now include wording that highlights the Authority's climate change responsibilities, and the expectation of contractors working on behalf of the Authority.
Update	New measure
Status	Completed

Additional Information	
------------------------	--

AWARENESS

Has the public body taken any actions to raise awareness of the climate change duties (or climate change more generally) within the public body or with external service users/stakeholders during the reporting period?	Yes - see below
--	-----------------

Type of measure	Emails/newsletters
Other Type of Measure	
Description	All staff at all levels were contacted again to request that they provide climate impact ideas for consideration by the Management Team to allow improvements to be made in relation to services provided by the Authority. Carbon calculator also provided to all staff to allow them to calculate their own emissions at home
Internal or external?	Internal (staff)
Update	Measure reported last year
Status	Completed

Type of measure	Training
Other Type of Measure	
Description	Seven of the Authority's staff have attended Carbon Literacy training and have submitted carbon pledges.
Internal or external?	Internal (staff)
Update	Measure reported last year
Status	Completed

Additional Information	
------------------------	--

EMISSIONS REDUCTION PLANS

Does the public body have a climate action/emissions reduction plan? If yes, please provide a link to the document or append a copy to this report.	Not yet, climate action/emissions reduction plan under development.
If you answered 'Not yet' to the above, please confirm when you expect to have your climate action plan in place.	01/01/2027
If you answered 'No', please explain how the public body is ensuring that it is contributing towards the Island's net zero and interim emissions reduction targets.	
Additional Information	

OTHER RELEVANT DOCUMENTS

Has the public body prepared any other documents, in relation to the climate change duties, during the reporting period?	No
--	----

CLIMATE ACTION

Has the public body taken any action to reduce its emissions, or in relation to any other aspect of the climate change duties, during the reporting period?	- Yes - see below
---	----------------------

Description of action/s	Continuation of replacing the Authority's street lighting assets throughout the District. Approximately 30% of the asset stock has now been replaced with energy efficient lighting, and controlled via a computer management system.
Relevant climate change duty	Emissions reduction
Update	Measure reported last year
Status	Underway/on-going

Description of action/s	Installation of solar PV panels as part of the Authority's social housing external refurbishment at Barrule Drive, Onchan. This project is yet to commence due delays caused by the Isle of Man Government petition procedures and difficulty in obtaining the services of a contractor.
Relevant climate change duty	Emissions reduction
Update	Measure reported last year
Status	Underway/on-going

Description of action/s	The Authority annually commits expenditure to replacement equipment and machinery with battery powered alternatives rather than petrol powered, where favourable.
Relevant climate change duty	Emissions reduction
Update	Measure reported last year
Status	Underway/on-going

Description of action/s	The Authority has now completed the installation of intelligent room thermostats to all of it's 404 social housing properties.
Relevant climate change duty	Emissions reduction
Update	Measure reported last year
Status	Completed

MISSING AND ESTIMATED DATA

Did you report any missing, incomplete or estimated data in last year's report?	No
Was any of the data needed for this reporting period missing or estimated?	No

S.L.J.
Date: 10/08/26

The Clerk
Onchan Village Commissioners
Hawthorn Villa
Main Road
Onchan

August 6th, 2026

Dear

RossRef. Award of the Tynwald Honour – 5th July 2026

Just a short note to extend my sincere thanks to the Chairman and Members of the Commission for arranging a Civic Reception on Monday evening for myself, family and friends.

Thankyou also for the unexpected, but most welcome, gift of the fountain pen which I will use to sign this letter.

■■■■ also sends her thanks for the lovely bouquet of flowers, and please convey our thanks to ■■■■ for preparing special platters of food for our two young grandchildren – that was extremely thoughtful.

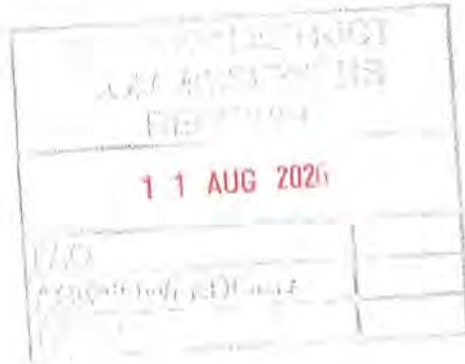
With kind regards



R.F.
Date: 11/8/2028



PATRON HE THE LIEUTENANT GOVERNOR



Incorporated by Royal Charter
Registered Charity 226686
Isle of Man Charity 462

F
L

7 August 2026

Dear *Chairman and Board, Onchan District Commissioners,*

BATTLE OF BRITAIN CHURCH SERVICE

On behalf of the President and Members of the Isle of Man Branch RAF Association I would like to invite you to the annual church service to commemorate the Battle of Britain.

The service will take place at St George's Church, Douglas on Sunday 13th September at 10.30am and although there will be no parade this year we are hoping to have a guard of honour at the entrance to the church.

The Isle of Man Branch continues to support veterans, families and serving members on Island and this year we expect a further increased demand on our welfare services as the economic situation continues to affect all ages. We also work with other veterans' charities to ensure that those who have served or have supported those who have served, are now supported in their times of hardship. The annual Wings Appeal ensures that we are able to continue with this support.

We look forward to seeing you at the service and I thank you for your continued support.

Kind regards



Jane Kelly MBE
Secretary

Local Government (Amendment) Bill 2023

Next Steps & Workgroups

Current plan
August 2026

Clerks Forum and workgroup launch



Isle of Man
Government
Reilhtys Ellan Vannin



infrastructure
bun-troggalys

INTRODUCTION

Today we discuss Bill's implementation and next stages

The meeting will confirm how local authorities can help turn the Local Government (Amendment) Bill 2023 into practical rules for Governance, guidance and training.

TODAY'S PURPOSE

Use the Clerks Forum to agree how local authorities will support implementation.

- Confirm roles and priorities
- Launch the Clause 12 and Clause 17 workgroups
- Agree membership and immediate actions



INTRODUCTION

The Local Government (Amendment) Bill background

BACKGROUND TO DATE

Public Consultation (Oct-Dec 2017)

- House of Keys (May 2021 – June 2021)
- House of Keys (again), (Jan/Feb 2025)
- Further Consultation (March/April 2025)
- Legislative Council – Evidence Stage (Oct 2025)
- Consideration of keys amendments (May 2026)

On 21st of July, the Bill signed in Tynwald, to be sent for royal assent.

It updates local government arrangements supporting rules and guidance, including:

- Code of Conduct
- Members' Interests arrangements
- Model standing orders

Preparation is already under way.

INTRODUCTION

What's next?

NEXT STAGES

12 AUG Special Clerks Forum and workgroup launch

SEP–NOV Workgroups review current drafts

OCT–NOV Royal Assent expected

DEC–JAN Consult local authorities

FEB –MAR finalise documents and seek approvals

APR- MAY publish and train

WHAT EACH CLAUSE NEEDS

The work needed for each clause, and who will lead it

Clause	Topic	What needs to be done	Lead
6	Boundaries	Put local authority boundary maps in the Tynwald Library	Dept.
7	Changing local authority boundaries	Rules for changing boundaries	Dept.
10	Dividing districts into wards	Rules for ward schemes	Dept.
12	Code of Conduct	Code guidance and rules on Members' Interests	Group
17	Standing Orders	Update and reissue the model standing orders	Group
28	New Schedule A1	Review and rewrite Joint Board Orders	Dept.
30	Attendance and travel payments	Rules for attendance and travel payments	Dept.
31	New Schedule 3A	Set a later start date; prepare guidance and training	Dept.
31(6)	Inspection of records of members' or officers' work	Rules on records of work done by members or other	Dept.
33	Selling or disposing of open space	Rules on advertising and public notice	Dept.

Dept.

Group

Some work is led by the Department; some is shaped with local authorities

Department-led work

The Department will prepare the legal documents. A workgroup is not needed.

Clause 6: boundary maps and filing them at Tynwald Library.
Clause 26: removal of section 68.

Local Auth. workgroups

Clerks will help make changes practical for members, meetings and local authority procedures.

Clause 12: Code of Conduct and Members' Interests.
Clause 17: model standing orders.

Consultation work

The Department will draft secondary legislation and then Local Authorities will be consulted.

Clauses: 7, 10, 28, 30, 31, 31(6), 33

Current order of work

IMMEDIATE — STARTS ON ROYAL ASSENT

Clauses 1, 2, 3, 4, 11, 13, 18, 18, 20, 21, 22, 24 , 25, 29, 33 to 52

PHASE ONE -

6 Boundaries |

12 Code of Conduct / Members' interests | 17 Standing Orders

PHASE TWO -

30 Attendance and travelling allowances / 28 Inclusion of new Schedule A1 (Joint Board Orders) / 31 Access to meetings and documents

STILL TO AGREE

7 Alteration of Boundaries | 10 Division of Districts into Wards | 33 Disposal of Open Space

Two workgroups will start first

The first two workgroups cover Clauses 12 and 17.

Clause 12 **Code of Conduct and Members' Interests**

Clerks will help make the guidance and rules clear, practical and easy to follow.

Clause 17 **Standing Orders**

Update the model standing orders before the new Act comes into operation, so local authorities can adopt them and train staff and members.

How we will start Establish members – agree ToR – arrange meetings

WHERE WE ARE NOW

Royal Assent starts the formal process; preparation has begun

We can prepare now while the rules, guidance and training are developed.



Clerks help make the new arrangements practical

CLAUSE 12

Code of Conduct & Members' Interests

Documents we need

Official Code guidance, plus rules and guidance on Members' Interests.

How clerks can help?

Check that the arrangements will work in practice, including adoption of rules, record of implementation and training.

Questions to settle

Balance access to information with confidentiality; check the legal wording; keep the Code up to date.

How we will work The Department will chair and organise the groups. Clerks will share practical experience. The final documents still require Departmental approval.

CLAUSE 17

Model Standing Orders

Document we need

Updated model standing orders ready before the new Act comes into operation.

How clerks can help

Check meeting procedures, how boards will adopt the orders and any lessons from the past that can contribute.

Practical result

A clear issue list, agreed draft wording, questions for boards and training needs.

How we will work The Department will chair and organise the groups. Clerks will share practical experience. The final documents still require Departmental approval.

THE PHASE 1 STEPS

Five clear steps take us from workgroups to new arrangements

- 1 Set up groups**
Confirm members and how groups will work
- 2 Prepare drafts**
Guidance, rules and standing orders
- 3 Ask LAs**
Boards give their views
- 4 Update & agree**
Use the feedback and finish the drafts
- 5 Send to Department**
Submit for approval

Confirm who will take part and what happens first

- 1 Choose workgroup members** Ask Clerks who would like to take part for Clauses 12 and 17.
 - 2 Bring real examples** Share examples about member conduct, interests, meetings and standing orders.
 - 3 Tell us what support is needed** Identify what local authorities need for adoption, records, communications and training.
 - 4 Agree how to stay involved** Use meeting notes and later workgroup sessions if someone cannot attend.
-

Are there any comments or questions?



Please share any points to clarify before we agree next steps.

1

Clarify

What needs explaining before the workgroups begin?

2

Challenge

What might be difficult for local authorities in practice?

3

Improve

What should be adjusted in the approach, timing or support?

We will capture comments, actions and follow-up points after the session.





MEMORANDUM

Memorandum to:	Board of Onchan District Commissioners
Reporting Officer:	Housing Manager
Date of the Meeting:	24 th August 2026
Subject:	Amendment to public sector general needs housing income thresholds – Tynwald Approval.
Public or Private Document:	Public

Introduction:

In July 2026, Tynwald approved the amendments to the Public Sector Housing (General Needs) (Allocation) Policy 2019. To come into effect 1st October 2026. The key changes:

- Revised income thresholds
- Automatic annual Consumer Price Index (CPI) uplift of the thresholds (based on September's CPI figure)
- Inclusion of the 10 year residency waiver within the policy to provide transparency.
- Introduction of discretion for 3 year local residency requirement
- Introduction of the discretion for requirement to reside on the Island for 3 months prior to allocation.
- Removal of pointing awarded for private sector tenants.
- Removal of deductions relating for financial property/assets.

Previously Considered by the Board:

1. Meeting of 13/04/26 - Minute reference C26/04/01/15(1) - Amendment to Public Sector General Needs Housing Income Thresholds – Public Consultation
2. Meeting of 27/04/26 - Minute reference C26/04/02/15(2) - Amendment to Public Sector General Needs Housing Income Thresholds – Public Consultation

Supporting Information:

Housing Applications:

Implementation of the amended criteria will be undertaken, resulting in:

- Reassessment of all active housing waiting list applications against the amended policy before 1st October 2026.
- Update the points, income assessments and eligibility status to reflect the amended criteria.
- Applicants will be notified.

- Review applications refused on income grounds within the previous 6 months to determine whether the applicants now qualify under the revised income threshold.

Tenancy Reviews:

- Review all higher-rent fixed term tenancies against the new income thresholds
- Review all rent increases that have been determined but not yet implemented.
- Any household who will be below the revised thresholds reverts immediately to the standard public sector housing rent.
- Households remaining above the revised threshold will continue to pay the higher rent at the appropriate rate.
- Any change to rent levels will take effect from the first rent week following determination.

Revised Income Thresholds

The revised income thresholds in the 2026 amendments are set out as follows:

Number of dependent children Single Applicant Joint Applicant

None	£35,800	£50,200
One child	£43,000	£56,700
Two children	£47,800	£59,800
Three children	£50,200	£63,900

These thresholds represent the **maximum gross household income** permitted for eligibility for General Needs Public Sector Housing. In joint applications, the income of both applicants is assessed together.

The above thresholds will be subject to the annual CPI adjustment mechanism introduced by the 2026 amendments.

Current threshold under the amendment policy of 2023.

Number of dependent children Single Applicant Joint Applicant

None	£34,500	£38,000
One child	£40,000	£43,500
Two children	£43,500	£47,000
Three children	£47,000	£50,500

Standing Orders:

Housing, Schedule B

Resource Impact:

Implementation of the amended policy will require officer time to review existing applications, reassess eligibility and income thresholds, undertake tenancy reviews and administer any changes. This will result in additional staffing demands.

Financial Impact: • The revised income thresholds may result in a number of households currently paying a higher rent falling back within the standard eligibility thresholds or into a lower level of additional rent band. • This may lead to a reduction of high-rent income received by the Authority. • The overall financial impact will not be known until all tenancy reviews have been completed.
Legal and/or Insurance Impact: Implementation of the amended policy will ensure compliance with the Public Sector Housing (General Needs) (Allocation) Policy and associated legislation.
Equality Impact: The proposed approach ensures that housing applicants and existing tenancies aligns with the new policy. This promotes fairness, transparency and consistency and reduces the risk of challenge arising from uneven application of the policy.
Climate Change Impact: Not applicable.
Consultation with Others: • Department of Infrastructure • Chief Executive/Clerk, Lead Member for Housing and Housing Team
General Data Protection Regulations and/or Confidentiality Impact: The review process will be undertaken in accordance with GDPR and the Authority's Privacy Policy.
Appendices: None.

For Members Attention.



A.S. GALE (Mrs) CIH(5), CIHCM, *CMgr MCMI*

HOUSING MANAGER



MEMORANDUM

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Housing Manager
Date of the Meeting:	24 th August 2026
Subject:	Older Persons Housing – Financial Eligibility
Public or Private Document:	Public

Introduction:

A housing applicant may apply for older persons public sector housing provided that the applicant can be accepted for inclusion on the Authority's housing waiting list in line with the uniform policy criteria.

The financial requirements for assessment of older persons housing applications has been adjusted by Department of Infrastructure in line with Tynwald approved policy of Public Sector Housing (Older Persons) (Allocation) Policy 2019. .

Previously Considered by the Board:

Not applicable.

Supporting Information:

With immediate effect the adjustments have updated the uniform criteria as follows:

- Asset Value up to £358,000
- Income Threshold single applicants - £39,260 per annum
- Income Threshold joint applicants - £43,186 per annu

The median house price now stands at **£358,000** as detailed on p.4 of the latest IOM Housing Market Review.

Median gross weekly pay of full time employees is £755pw, equating to an annual income of **£39,260**, applicable to single applicants. For joint applicants, this increases to **£43,186 p.a.** Please refer to p.5 of the latest Isle of Man Earnings Survey Report 2025.

Standing Orders:

Schedule B – Housing

Resource Impact:
Not applicable.
Financial Impact:
Not applicable.
Legal and/or Insurance Impact:
Allocations approved in line with uniform criteria set through Tynwald approved Policies: Public Sector Housing (Older Persons) (Allocation) Policy 2019
Equality Impact:
Not applicable.
Climate Change Impact:
Not applicable.
Consultation with Others:
Consultation with: - Department of Infrastructure - Lead Member for Housing - Chief Executive/Clerk - Housing Officer
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
Housing Market Report – See Link https://www.gov.im/media/1393556/2025-housing-market-report-final_compressed.pdf Earnings Survey Report – See Link https://www.gov.im/media/1393555/earnings-survey-final_compressed.pdf

For Members attention..


A.S. Gale (Mrs) CIH(5), CIHCM, CMgr MCMI
 Housing Manager



REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	10 th August 2026
Subject:	Social Housing Strategy
Public or Private Document:	Public

Introduction:

Following the Board's resolution recorded at the Ordinary Board Meeting held on 2nd June 2025 to create and implement a social housing strategy for the District, the Authority's officers were instructed to prepare a document for consideration.

The Board is requested to review the enclosed draft Social Housing Strategy 2026 to 2031 and consider its adoption.

Previously Considered by the Board:

Ordinary Board Meeting held on 2nd June 2025.

Minute reference C25/06/01/18.

Recommendation/s or Action/s Taken:

Option 1

That the Board resolves to adopt the Social Housing Strategy 2026 to 2031 and directs officers to undertake an annual review of the Strategy and report any recommended amendments to the Board.

Option 2

That the Board notes the contents of the draft Social Housing Strategy 2026 to 2031 and refers the document back to officers for further development, taking into account the comments and observations provided by Board Members.

Option 3

That the Board resolves to adopt the Social Housing Strategy 2026 to 2031, subject to the amendments agreed during the Ordinary Board Meeting held on Monday 24th August

2026, and authorises officers to make any necessary drafting amendments prior to its publication.

Supporting Rationale:

Purpose

A strategy:

- provides a clear strategic framework to guide the Authority's approach to the provision, management and development of social housing over the next five years.
- establishes priorities and objectives that will assist the Authority in responding to current and emerging housing needs, maintaining and improving its housing stock, supporting sustainable communities, and ensuring that resources are used effectively and efficiently.

Development of the Draft Strategy

During the development of the document, earlier drafts contained a significant level of operational and technical detail and were consequently the document was lengthy.

While this information remains valuable in informing service delivery and implementation planning, it was recognised that the document should focus on setting the Board's strategic direction rather than detailing operational activities.

Benefits of Adoption

Adoption will provide a basis for future Board decision-making, investment planning and service delivery, while demonstrating the Authority's commitment to meeting the housing needs of residents.

Annual Review

Annual reviews will:

- ensure that the Strategy remains relevant and responsive to changing circumstances.
- enable the Board to scrutinise progress against the Strategy's objectives, hold the organisation accountable for delivery, and ensure that the strategic direction of the Authority continues to reflect current housing needs and priorities.

Alternatives Considered but not Recommended:

Not applicable.

Standing Orders:

Not applicable.

Resource Impact:
Implementation of the Strategy will be undertaken through existing officer resources.
Financial Impact:
The Strategy will support the effective planning and management of the Authority's housing assets and any future investment decisions of the Board. Any projects identified through the implementation of the Strategy that require funding will be subject to separate consideration through the Authority's budget setting and petition approval processes.
Legal and/or Insurance Impact:
Not applicable.
Equality Impact:
The Strategy is not expected to have any adverse impacts on any individual or group as it aims to ensure that housing services are planned and delivered in a manner that is responsive to differing needs and circumstances across the community.
Climate Change Impact:
The adoption of the Strategy does not, in itself, have any direct climate change implications; however, the strategic priorities and future initiatives arising from the Strategy will contribute positively to the Authority's climate change objectives through improvements to property energy performance, and investment in sustainable housing.
Consultation with Others:
• Vice Chairman and Lead Member for Housing – Onchan District Commissioners. • Surveyors Department and Housing Department – Onchan District Commissioners.
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
See enclosed the draft Social Housing Strategy 2026 to 2031.

For Members Consideration.

ROSS PHILLIPS
CHIEF EXECUTIVE/CLERK



**ONCHAN DISTRICT
COMMISSIONERS**

SOCIAL HOUSING STRATEGY 2026 to 2031

Date: August 2026
Review: August 2027



Contents:

1.	Introduction	3
2.	Strategic Vision	3
3.	Strategic Objectives	3
4.	Housing Need Assessment	4
5.	Development Opportunities	4
6.	Risks and Challenges	5
7.	Delivery Framework	5
8.	Monitoring and Review	5

Please be aware that a hard copy of this document may not be the latest available version, which is available in the Authority's document management system, and which supersedes all previous versions.

Effective from:	Replaces:	Originator:	Page X of Y
August 2026	New Document	Chief Executive/Clerk	1 of 5
Board Ratification:			
History or Most Recent Changes – MUST BE COMPLETED			
Version:	Date:	Change:	
1	19/08/26	New Document	

1. INTRODUCTION

Onchan District Commissioners is committed to providing high-quality, affordable and accessible housing to meet the needs of the community.

The Authority currently manages 505 social housing properties and recognises the increasing demand for affordable accommodation, particularly for one and two-bedroom homes, accessible dwellings and accommodation suitable for an ageing population.

This Housing Strategy establishes the Authority's priorities and objectives for the next five years and provides a framework for future housing investment, development and asset management.

2. STRATEGIC VISION

“To provide safe, affordable and sustainable homes that meet the changing needs of the Onchan community.”

3. STRATEGIC OBJECTIVES

1. Increase the supply of affordable social housing – the Authority will identify opportunities to increase housing provision through:
 - New build developments.
 - Redevelopment of existing assets.
 - Acquisition of suitable land.
 - Conversion of existing properties where appropriate.
2. Deliver flexible, inclusive and accessible homes – the Authority will prioritise:
 - Lifetime homes principles.
 - Adaptable housing design.
 - Ground-floor and lift-access accommodation.
 - Homes suitable for an ageing population.
3. Make best use of existing housing stock – the Authority will:
 - Encourage and support downsizing.
 - Reduce under-occupation where appropriate.
 - Improve void turnaround times.
 - Invest in property modernisation.
4. Support independent living for older and vulnerable residents – the Authority will work with partner agencies to support:
 - Older residents.
 - Residents with disabilities.
 - Individuals requiring supported accommodation.
5. Strengthen partnerships with housing and support agencies – the Authority will continue to work with:
 - The Department of Infrastructure.

- The Department of Health and Social Care.
- Registered providers.
- Community organisations.
- Support agencies.

6. Ensure long-term sustainability of the Authority's housing assets.

4. HOUSING NEED ASSESSMENT

Population

The 2021 Census recorded an Onchan population of 9,039 residents.

Existing Housing Stock

The Authority currently owns and manages 505 social housing properties.

No net increase in stock occurred during the reporting period. However, two new one-bedroom apartments are currently under construction and are expected to be completed in October 2026.

Housing Demand

There are currently 148 applicants on the housing waiting list.

Demand is concentrated within:

- One-bedroom accommodation.
- Two-bedroom accommodation.
- Accessible housing suitable for older residents and persons with mobility challenges.

Of the 148 applicants, 133 require one or two-bedroom housing.

Waiting Times

Current average waiting times are:

- General housing: 2 years 3 months.
- Sheltered housing: 1 year 6 months.

These figures indicate continuing pressure on housing supply.

5. DEVELOPMENT OPPORTUNITIES

The Authority has identified potential development and redevelopment opportunities within the District.

Current priority sites include:

- Site of the former Gas Works, Second Avenue.
- The vacant site adjacent to Triumph Actuation Systems, Second Avenue.
- Meadow View Complex, Second Avenue.
- 4 First Avenue.

- Ballachrink Farm, Birch Hill.
- Site of the former Howstrake Hotel, Rembrandt Hotel, Molly's Kitchen, and Follies Cabaret, Harbour Road.
- Site of the former Haydn Minay car garage, Church Road.

The Authority will review these sites annually, as well as including any newly identified sites.

6. RISKS AND CHALLENGES

The principal risks to delivery include:

- Limited availability of suitable development land.
- Dependence on privately owned sites.
- Infrastructure constraints including drainage, highways and parking.
- Funding and borrowing limitations.
- Construction cost inflation.
- Delays in planning or regulatory approvals.
- Increased demand arising from demographic and policy changes.

The Authority will review these risks annually.

7. DELIVERY FRAMEWORK

Implementation of the Strategy will be supported by:

- Annual housing strategy reviews.
- Asset management programmes.
- Development feasibility studies.
- Financial planning and capital investment programmes.
- Partnership agreements.

8. MONITORING AND REVIEW

Progress will be monitored annually by the Board Members.

Performance indicators will include:

- Housing waiting list numbers.
- Average waiting times.
- Number of new homes delivered.
- Number of homes refurbished.
- Occupancy levels.

An annual report will be presented to the Authority and the Strategy will be reviewed and updated as necessary to reflect housing need, legislative changes and financial circumstances.