

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Tuesday 26th August 2025 at 7:00 pm.

Present: Mr A Allen (Chairman)
 Mr S Wilson (Vice Chairman and Lead Member for Housing)
 Mr O Lockwood (Lead Member for Finance and General Purposes)
 Mr A Gibson (Lead Member for Environmental & Technical Services)
 Miss G Corkish
 Mr D Quirk
 Mr R Turton

In attendance: Mr R Phillips (Chief Executive/Clerk)
 Mrs S Johnson (Chief Finance Officer)
 Mr R Forgie (District Surveyor)
 Miss A Crellin (Executive Officer/Assistant)

C25/08/02/01

TO CHOOSE A PERSON TO PRESIDE IF THE CHAIR AND VICE-CHAIR BE ABSENT

Not Applicable.

C25/08/02/02

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

The Chairman asked Members and Officers if they wished to declare any pecuniary or non-pecuniary interests in relation to any agenda items due to be considered this evening.

The Chairman reminded Members and Officers that declarations of interests can be recorded now or when the agenda item is due to be considered during the meeting.

No declarations were recorded.

C25/08/02/03

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

None.

C25/08/02/04

MINUTES

1. Minutes of the Ordinary Meeting held on Monday 11th August 2025

The minutes of the Ordinary Meeting held on Monday 11th August 2025, copies of which having previously been circulated were considered.

Amendments:

- Page 5**
- **Public Consultation – Tynwald Commissioner for Information (Amendment) Bill**
 Amend “Tynwald Commissioner for Information” to “Tynwald Commissioner for Administration”.
 - First Paragraph amend “Tynwald Commissioner for Information” to “Tynwald Commissioner for Administration”.

Page 8 - Onchan Pleasure Park – Redevelopment Proposals

Third bullet point change “consumer index price” to “consumer price index”

Page 2 - To Dispose of Any Business Arising from Such Minutes

A Member stated that with regard to paragraph 6 second bullet point they do not recall that the Chief Executive/Clerk stated that “Officers of the Authority did try to contact the tenants prior to issuing the notice, but failed to make contact”.

The Member further stated that he had contacted the tenants and they confirmed that they had not received any prior contact from the Authority.

The Chief Executive/Clerk clarified that contact had been made to the tenants via telephone.

It was agreed that the second bullet point be changed from “Officers on behalf of the Authority did try to contact the tenants prior to issuing the notice” to “Officers on behalf of the Authority did try to contact the tenants via telephone prior to issuing the notice”

Subject to the above amendments, it was proposed by Mr Lockwood and seconded by Miss Corkish and **RESOLVED that the minutes be agreed as a correct record of the proceedings and be signed by the Chairman.**

For: Mr Allen, Mr Lockwood, Miss Corkish, Mr Turton and Mr Gibson

Against: Mr Quirk

Mr Wilson did not cast a vote as he was not present at the meeting.

C25/08/02/05

TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

1. Any Other Urgent Business

A Member highlighted that he raised a matter under Any Other Urgent Business in private at the end of the last meeting, which has not been recorded within the Minutes. It was noted that the matter was in relation to a boundary issue at the Authority's Heywood Court sheltered social housing complex.

The Chief Executive/Clerk confirmed that the Member was correct and apologised for the omission.

The Member confirmed that he will raise the matter again later during the meeting under Any Other Urgent Business.

C25/08/02/06

TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

1. Notes of the Joint Political Meeting held on Monday 21st July 2025

The Notes of the Joint Political Meeting held on Monday 21st July 2025, copies of which having previously been circulated were considered.

A Member asked if the Notes of the Joint Political Meeting are approved if they will be available in the public domain. The Chairman confirmed that they will be, as per the contents of the minutes, where this was agreed by the Board and the Onchan Members for the House of Keys.

Another Member asked if the Members for the House of Keys for Onchan and Garff had approved the Notes. The Chief Executive/Clerk confirmed that they had.

After a discussion, it was proposed by Mr Lockwood and seconded by Mr Turton and **RESOLVED that the Notes be agreed as a correct record of the proceedings and be signed by the Chairman.**

Mr Wilson and Miss Corkish did not cast a vote as they were not present at the meeting.

2. Lead Member for Housing – Quarter 1 Report

The report of the Lead Member for Housing dated 26th August 2025, copies of which having previously been circulated was considered.

The Lead Member for Finance and General Purposes suggested that where numerical figures are quoted, it would be useful to include the previous quarter's figures for comparison. An example given was the lengthening or shortening of the social housing waiting lists, rather than its length in absolute terms.

A discussion in relation to the following took place:

- A Member stated that they do not see the merit in changing the report each quarter, but agreed that maybe consideration of an annual summary should be provided to show the changes in the housing waiting list;
- A Member highlighted that an annual housing report is provided each year that already includes much of this information and the comparatives; and
- Some Members noted that they are content with the current report format.

The Lead Member for Housing confirmed that he intends to retain the existing report format.

A Member queried why forty-four Stage 1 garden rectification letters had been issued in such a short period, as well as who decides if letters should be issued and to whom.

The Chief Executive/Clerk confirmed that following receipt of complaints, the Housing Department officers visited all of the Authority's social housing estates prior to issuing any letters. If the officers deem that the gardens require rectification, letters were then sent.

The remainder of the report was noted.

C25/08/02/07

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

None.

C25/08/02/08

PLANNING DECISIONS/COMMUNICATIONS FROM THE DEPARTMENT OF INFRASTRUCTURE PLANNING COMMITTEE

1. Planning Communication – Planning Application 25/90301/B – Tennis Courts, Belgravia Road

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

- Highlighted that the Board had previously resolved to progress the planning application to allow members of the public to comment in favour of or against the development proposal;

- Stated that the developers who wished to construct an outdoor padel facility on part of the existing tennis courts on Belgravia Road had recently contacted the Authority to request that the application be withdrawn; and
- Confirmed that the planning application has been withdrawn.

The update in relation to the matter was noted.

A Member requested an update in relation to the Authority's change of use planning application at the former Fun Factory premises located in Onchan Pleasure Park.

The District Surveyor confirmed that a planning application 25/90403/C had been heard that day by the Planning Committee and that the application had been approved.

Some Members expressed their concerns regarding the length of time that it had taken for the application to be approved.

The Chief Executive/Clerk noted that the Board resolved to progress the proposal in March 2025, following which a planning application was submitted in April 2025. It was advised that the tenancy agreement is due to be signed, and the tenants hope to take occupation of the premises in October 2025.

C25/08/02/09

FINANCE AND GENERAL PURPOSES

1. Lead Member Report – Quarter 1

The report of the Lead Member for Finance and General Purposes dated 26th August 2025, copies of which having previously been circulated was considered.

It was noted that the report is for the period 1st May 2025 to 31st July 2025.

The Lead Member for Finance and General Purposes requested that consideration be given to future reporting periods in relation to the Lead Member quarterly reports. The following was highlighted by the Member:

- The current reporting periods are based on the municipal year; however, financial information is produced at quarter ends of the financial year;
- The question arises as to whether the Lead Member reports should instead cover the quarters of the financial year;
- Aligning the reporting periods of the Lead Member reports with the quarters of the financial year would simplify the process. Currently, the reports need to be prepared either before the end of the February to April period or after the Annual General Meeting, by which time there may have been a change of Lead Member; and
- If the Board agrees to align the reporting periods with the quarters of the financial year, the next reports would cover August to September only and would appear on the agenda in October.

The Chief Finance Officer agreed that it would make more sense for the Lead Member for Finance and General Purposes report to be aligned with the Financial Year rather than the municipal year.

The Chief Executive/Clerk confirmed that the reporting periods can be changed without resolution, as the motion and resolution recorded in relation to the implementation of the reports were not specific about the reporting periods, other than that the reports were to be quarterly.

Following a discussion it was agreed that the Lead Member quarterly reports will be brought in line with the Financial Year.

The remainder of the report was noted.

2. Tynwald Auditor General (“TAG”) – Consultation Response

The report of the Chief Finance Officer dated 26th August 2025, copies of which having previously been circulated was considered.

The Lead Member for Finance and General Purposes advised the Members of the Board of the following:

- As reported, this matter is a consultation response which had been prepared in the absence of the Chief Finance Officer, and which needed to be submitted to the TAG before it could be considered by the full Board;
- The response expresses agreement with all the recommendations, which seek to improve the timeliness of local authority audits;
- The recommendations regarding simplifying the requirements for smaller local authorities are not likely to affect the Authority;
- The Authority has recently been required to restate historic property valuations, leading to delays and additional costs in finalising the 2023/24 Year End Accounts. The recommendations seek to avoid the need to obtain external valuations more frequently than every five years through the use of a centrally determined Isle of Man Government index to revalue the properties; and
- There are also recommendations that clarify that the role of the TAG is to provide assurance that a satisfactory audit has been carried out, rather than provide another layer of audit, which has been another cause of the delays.

The Chairman advised that the TAG has caused the Authority some delays in publishing its Year End Accounts, as well as additional costs with the additional layer of governance, which has come as a surprise to the Authority. It was noted that it is hoped that the Authority will not experience the same issues in the future, and there will be no further late submissions of the Authority's Year End Accounts.

The responses to the consultation were noted, and thanks were given to the Lead Member for Finance and General Purposes.

3. Quarter 1 Management Accounts

To be considered In Committee.

C25/08/02/10

CONSIDERATION OF ANY REPORTS FROM THE CLERK OR OTHER OFFICER

1. Complaints Procedure – Update

The report of the Chief Executive/Clerk dated 26th August 2025, copies of which having previously been circulated was considered.

The Chief Executive/Clerk provided the Board with the following overview:

- An organisation such as a local authority should have a formal complaints procedure that allows members of the public to submit a complaint. The procedure should outline:
 - Who will deal with the complaint;
 - Within what timeframe will a complaint be administered; and
 - How to escalate a complaint if required;
- It is highlighted that currently, the Authority's Complaints Procedure makes no provision for a member of the public to formally submit a complaint relating to Members of the Board of Onchan District Commissioners; and
- Following the Ordinary Meeting held on Monday 29th July 2024^[ODC 08/09/2025], it was agreed that the Chief Executive/Clerk would develop the Authority's current Complaints Procedure and that the matter be brought back to the Board for further consideration.

The Chief Executive/Clerk advised the Board^[ODC 08/09/2025] of the following:

- The Authority is at risk of claims of maladministration due to the Authority's current Complaints Procedure making no provision for members of the public to formally make a complaint relating to Members of the Board of Onchan District Commissioners;
- Appointing an independent person to investigate a complaint when required shows compliance with the proposed Local Government (Amendment) Bill 2023, Section 15B (Codes of Conduct), as well as showing no bias in favour of Board Members over a complainant;
- Advice has been sought from the Tynwald Commissioner for Administration ("the TCA");
- Confirmed that there is no requirement under the Local Government (Amendment) Bill 2023 ("the Bill") for any complaints received against the Board to be published in the public domain, but the Board may wish to consider if a complaint is upheld, that the Board issue an apology and that the apology is published in the public domain; and
- Confirmed that once the Authority's updated Complaints Procedure has been updated, it is intended that the Authority's Code of Conduct will also be updated.

A discussion in relation to the following took place:

- Some Members agreed that on the basis of the Board being open and transparent, complaints which are made against Board Members should be made available in the public domain;
- Some Members agreed that a provision should be introduced to enable complaints against Board Members to be referred to an independent person;
- Commented that a resolution of the Board should require that a complaint warrants referral to an independent person;
- Noted that a complainant aggrieved by a Board decision not to appoint an independent person could still make a referral to the TCA;
- Queried if the Authority should be looking at developing a policy with other local authorities and the Local Government Team so that all local authorities have a standard procedure to comply with;
- Requested that the Authority's legal advisers be asked to consider the Authority's draft complaints procedure to ensure that the Authority is acting legally;
- Queries raised regarding who an appropriate independent person would be to undertake an investigation; and
- Queries raised regarding the time period for a full written response within ten days being too short a period of time.

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

- The Board would need to decide who to appoint as the independent person;
- Other local authorities and the Local Government Team had been approached for advice prior to the consideration of the report, and it is noted that, unfortunately, there is no standardised complaints procedure to use, so it is the responsibility of the Authority to produce its own procedure; and
- The Authority's legal advisers have provided advice in relation to the matter, but following the Members' views, it is advisable that further advice be obtained before the Board considers resolving how to proceed.

The Chairman stated that this matter is about good governance for the Authority, which has been lacking for some time, and that it is for each local authority to be responsible for its own good governance.

A discussion in relation to the following took place:

- Noted that the last paragraph of the TCA's response stated that Elected Commissioners are not members of the public, and this is something that Members should adhere to when making comments either on social media or local radio;

- Noted that all Members have sworn a Declaration of Office to act with selflessness, integrity, objectivity, accountability, openness, honesty and leadership;
- Commented that when becoming a Commissioner, the role does not give a Member any privileges;
- Queries were raised regarding Members' roles and what can and cannot be done in relation to representing their own views, those of the Board, or their views as a Member of the Board; and
- Commented that Members of the Board need to be clear about their responsibilities in relation to public comments and actions when representing the Board and the Authority.

It was agreed that the Chief Executive/Clerk would obtain legal advice and provide an updated draft Complaints Procedure for further consideration.

C25/08/02/11

CONSIDERATION OF ANY RELEVANT CORRESPONDENCE

1. Royal Air Forces Association – Battle of Britain Church Service

A copy of the invitation dated 10th August 2025, received from the Royal Air Force Association inviting Members to their Battle of Britain Church Service on Sunday 14th September 2025 at St George's Church at 10:30 am.

The Chairman asked that his apologies be given to the Royal Air Force Association.

The Vice Chairman confirmed that he may attend on behalf of the Authority, but would confirm his availability to the Chief Executive/Clerk once he had checked his diary.

No other Members commented regarding their intentions to attend.

C25/08/02/12

TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25

None.

C25/08/02/13

TO CONSIDER ANY MOTIONS

None.

C25/08/02/14

ENVIRONMENTAL AND TECHNICAL SERVICES

1. Lead Member Report – Quarter 1

The report of the Lead Member for Environmental & Technical Services dated 26th August 2025, copies of which having previously been circulated was considered.

The Lead Member for Environmental and Technical Services thanked the District Surveyor for the work undertaken to produce the report following his recent appointment to the role of Lead Member.

The Chairman raised a matter regarding the Phase 1 Street Lighting replacement scheme, as he was aware that there were some issues at Manor Park.

The District Surveyor advised the Members of the Board of the following:

- That some residents of Manor Park had contacted him in opposition to the Authority's plans to replace the street lighting in the estate, as the proposed new columns and lighting heads will not reflect the existing style;

- Issues have been raised regarding ownership of the footpaths where the lights are located; and
- He is awaiting further quotes regarding the replacement light columns for Manor Park, based on a different style, and a further report would be brought back to the Board for consideration.

Some Members commented that the Authority should proceed with its originally resolved plans to install new street lighting based on a standardised design throughout the District, rather than treating one estate differently from the rest of the District.

Following a discussion, it was agreed that the matter would be brought back before the Board for further consideration.

The Chairman queried that there had only been seven Section 51 requests to cut back overgrown vegetation issued to properties during the period, which is low.

The District Surveyor confirmed that this was due to a period when the Surveyors Department had an officer vacancy. It was noted that it is expected that the number of requests to be issued in the next quarter to have increased now that the Department is fully staffed again.

The remainder of the report was noted.

C25/08/02/15 **HOUSING MATTERS**

1. Department of Infrastructure Social Housing Conference

The report of the Chief Executive/Clerk dated 26th August 2025, copies of which having previously been circulated was considered.

The Chief Executive/Clerk provided the Board with the following overview:

- The Chief Executive/Clerk, the Vice Chairman and Lead Member for Housing and the Lead Member for Finance and General Purposes attended the Department of Infrastructure's ("the Department") Social Housing conference on Wednesday 30th July 2025;
- That the memorandum circulated to Members had been prepared to inform the Members of the Board regarding the presentations and the notes provided at the conference;
- Some of the matters which were highlighted by those in attendance during the conference were as follows:

Development and Refurbishment of Social Housing Properties

- The Department was requested to investigate other options to allow local authorities to obtain loans to develop social housing, rather than having to utilise the current time-consuming Isle of Man Government procedures;
- For Treasury to obtain loans on behalf of the local authorities, and for local authorities to pay back to the Treasury;
- Allow local authorities to obtain loans from any lender, rather than being committed to the agreements between the Isle of Man Government and a nominated banks;
- The Department was requested to investigate why the Isle of Man Government cannot buy suitable land for new social housing developments and then sell the sites to local authorities;
- It was proposed that this procedure would assist local authorities when trying to negotiate with a land owner, rather than the local authorities having to go through the time-consuming Isle of Man Government procedures, which can discourage land owners from entering into negotiations;

- The Department was requested to share a list of the Isle of Man Government owned underutilised or unused assets, and land with the local authorities to assist with identifying potential new social housing development sites; and
- The Department highlighted that it is projected that there is a need for one thousand new properties to be constructed over a ten year period for the provision of affordable housing (including both social and first time buyers).

Design and Build Construction Contracts

- The Department identified that currently the Isle of Man Government's petition procedures do not allow for design and build construction projects unless a waiver is permitted, and that this limits the use of this favourable construction contract method;
- It was advised that an alternative governance ruling within the Isle of Man Government petition procedures is being investigated. An example given was to use the Royal Institute of British Architects (RIBA) work stages.

Town and Country Planning Act 1999 – Section 13 (Agreements Regulating Development of Land)

- The Department confirmed that funds paid by developers to the Isle of Man Government under a Section 13 agreement cannot be used to pay towards local authority deficiency costs; and
- The Department was requested to investigate whether Section 13 funds can be made available to local authorities to fund community facilities.

Rent Setting

- Noted that it is the Department's ambition to remove all deficiency payments to local authorities in the future by increasing rents to over the expenditure required to fund the provision of social housing';
- 2026/27 rent setting – the Department proposes to set the rent increase at the consumer price index ("CPI") for September 2025^[ODC 08/09/2025]
- Local Authorities will have the discretion to apply to the Department to add a further 1% uplift on top of the CPI;
- 2027/28 rent setting – the local authorities will be encouraged to set their own rent increase and were advised that they can increase it up to CPI for September 2026;^[ODC 08/09/2025]
- Local authorities will have the discretion to add a further 1% additional uplift on top of the CPI without the Department's approval;
- If a local authority wishes to increase the rent above these levels, it will have to liaise with the Department;
- Noted that the Department considers that those at risk from struggling to pay higher rents will be protected by planned changes to the current benefits system.

Allocation Policy Review:

- The Department outlined the proposed changes to its Public Sector Housing (General Needs) (Allocations) Policy 2019;
- Some local authorities raised concerns regarding five year fixed tenancies and the impact these have on some local authorities; resources.

Shared Waiting Lists

- The Department reiterated it's previous stance that all local authorities should participate in shared waiting lists;
- Counter arguments were made by some of the local authorities as to why separate waiting lists are more beneficial, as well as highlighting that there is already collaborative working between the local authorities to allow applicants

in exceptional circumstances to obtain housing in an area where they are not on a specific waiting list.

A discussion in relation to the following took place:

- Concerns were raised regarding local authorities setting different rents and the disparity that will occur across the Island's social housing providers; and
- Queried if social housing tenants are aware of the proposed changes to rent setting.

A member of the public in attendance in the public gallery asked the Chairman if they were able to make a comment regarding the setting of social housing rents. The Chairman agreed that the member of the public could do so under the provisions of Standing Order 43.4.

The member of the public's comments were not recorded within the minutes.

The Chief Executive/Clerk confirmed that he was informed by the Department that formal confirmation of the changes is due to be sent to local authorities and that the matter will be brought back to the Board for further consideration.

C25/08/02/16

CHAIR'S ANNOUNCEMENTS

1. Dates for the Diary

Date	Organisation	Event	Time
23 rd August 2025	Onchan District Commissioners	Party in the Park	12 noon to 6:00 pm
26 th August 2025	Onchan District Commissioners	Board Meeting	7:00 pm
2 nd September 2025	Onchan District Commissioners	Commissioners Surgery – Heywood Court	2:00 pm to 3:00 pm
6 th September 2025	Onchan District Commissioners	Commissioners Surgery – The Hub	10:00 am to 12 noon
13 th September 2025	Fire Island Chilli & BBQ Festival	Onchan Pleasure Park	12 noon to 9:00 pm
20 th September 2025	Onchan Methodist Church	Afternoon Quiz	3:00 pm

2. Commissioners Surgery – Heywood Court

It was noted that the Lead Member for Finance and General Purposes would be attending the Commissioners Surgery due to be held at Heywood Court on Tuesday 2nd September, between 2:00 pm and 3:00 pm.

The Chairman advised that he may also attend, but he will confirm his availability to the Chief Executive/Clerk after the meeting.

3. Commissioner Surgery – The Hub

It was noted that the Lead Member for Finance and General Purposes would be attending the Commissioner Surgery due to be held at the HUB on Saturday 6th September 2025 between 10:00 am and 12 noon.

Mr Wilson advised that he would confirm with the Chief Executive/Clerk if he is available to attend after the meeting.

4. Party in the Park

The Chairman expressed his thanks to the members of staff who were involved in organising and attending the event held at Onchan Pleasure Park on Saturday 23rd August 2025. The Chairman advised that he had received positive feedback regarding the event and hopes that it continues to be a success in future years.

C25/08/02/17

ANY URGENT OTHER BUSINESS

The Vice Chairman confirmed that he had obtained permission from the Chairman to make the following statement to Members of the Board:

“I am aware of rumours circulating in Onchan suggesting that I have been suspended from my employment in the Civil Service in connection with whistleblowing disclosures made in the public interest and a complaint made by management within my Department.

I will not be making any comment on employment matters. What is of serious concern is that individuals appear to claim knowledge of whistleblowing disclosures and have assumed suspension, linking this to a complaint from management. Such speculation is harmful and, whether it has any basis, it compromises the fairness and integrity of any process to the point of being unable to proceed properly.

This situation has already caused me significant detriment, harassment, and amounts to bullying, both in terms of how this information has surfaced and the way it is now being circulated. Any process arising in such circumstances would inevitably be tainted by prejudice.

I must also place on record my concern that a politician has sought to involve themselves in operational matters relating to my role as a Civil Servant. This is wholly inappropriate and may amount to a breach of the Tynwald Standards and Members’ Interest Code of Conduct (2016), which requires Members to act with integrity, avoid misuse of their position, and respect the constitutional separation between elected representatives and operational Civil Service matters.

I wish to make it clear that these rumours have no bearing whatsoever on my role as a member of this Board, nor on the duties I carry out as Lead Member for Housing and in my wider responsibilities to our ratepayers and electorate.

For the avoidance of doubt, the circulation of such gossip has been notified to the relevant Government Departments, their Officers and to the Police. Should this matter continue to escalate. I will have no option but to take the steps available to me to protect my reputation and my ability to serve this community”.

The Chairman concluded the meeting as there was no further business raised.

There being no further business the meeting ended at 8:27 pm.

C25/08/02/18

FINANCE AND GENERAL PURPOSES

1. Financial Year 2025/26 – Quarter 1 Management Accounts

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

The report of the Chief Finance Officer dated 26th August 2025, copies of which having previously been circulated was considered and noted.

The Lead Member advised the Board of the following:

- These management accounts compare actual income and expenditure over April-June 2025 with budget figures equal to a quarter of the approved budget;
- Therefore, variances arise on items of income and expenditure that are expected to vary by season, particularly the items related to Onchan Pleasure Park;
- A significant variance can also be seen relating to public lighting, arising from the timing of the different street lighting replacement projects; and
- Overall, the management accounts report a small surplus, completed with a small budgeted deficit.

A discussion in relation to the 2025/26 pay awards took place.

C25/08/02/19

ENVIRONMENTAL AND TECHNICAL SERVICES

1. External Refurbishment Project Scheme 10 Barrule Drive Social Housing – Update

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

The District Surveyor provided the Board with the following update:

- All Members were present at the Board Meeting of the 28th July 2025, when it was resolved that the District Surveyor could enter into discussions with NK Construction Limited to undertake the external refurbishment scheme following J. Clawson Limited withdrawing from their agreed tender;
- The Authority's design team had met with NK Construction Limited; and
- That an agreed construction sum was achieved that was favourable and will allow the project to progress rather than having to retender the project, which would add additional costs and delays.

Following a discussion, it was proposed by Mr Gibson and seconded by Miss Corkish and **RESOLVED that :**

- **The Authority submits a petition to the Department of Infrastructure based on the agreed sum as reported by the District Surveyor in relation to the external refurbishment of Scheme 10 Barrule Drive Social Housing: and**
- **NK Construction Limited be appointed as the construction contractor to undertake the project.**

For: *Mr Allen, Mr Wilson, Mr Lockwood, Miss Corkish, Mr Quirk and Mr Gibson*
Against: *Mr Turton*

Mr Turton requested that it be recorded that he is not against the progression of the scheme, but has concerns regarding the process of engaging a new contractor without a final costing being agreed.^[ODC08/09/2025]

C25/08/02/20

ANY URGENT OTHER BUSINESS

A Member raised his concerns regarding garden works being undertaken by a tenant at one of the Authority's social housing properties in Heywood Drive that adjoins the Heywood Court sheltered social housing complex.

The District Surveyor agreed that he has yet to attend the property to investigate the Member's concerns, but confirmed that he will provide an update by the next meeting.

There being no further business the meeting ended at 9:09 pm.