

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

21st August 2025

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:

Tuesday 26th August 2025

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 Chair and Vice-Chair be absent:

None.

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

None.

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 11th August 2025 (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:

6.1 Notes of the Joint Political Meeting held on Monday 21st July 2025 (Appendix 6.1)

6.2 Lead Member for Housing – Quarter 1 Report (Appendix 6.2)

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 Planning Communication:

a) Planning Application 25/90301/B – Tennis Courts, Belgravia Road (CEO to Report)

9. Finance and General Purposes:

9.1 Lead Member for Finance & General Purposes - Quarter 1 Report (Appendix 9.1)

9.2 Tynwald Auditor General – Consultation Response (Appendix 9.2)

9.3 (P) Quarter 1 Management Accounts (Appendix 9.3)

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

10.1 Complaints Procedure – Update (Appendix 10.1)

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

- 11.1 Royal Air Forces Association – Battle of Britain Service *(Appendix 11.1)*

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

None.

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

None.

14. Environmental and Technical Services:

- 14.1 Lead Member for Environmental & Technical Services – Quarter 1 Report *(Appendix 14.1)*

15. Housing Matters:

- 15.1 Department of Infrastructure Social Housing Conference *(Appendix 15.1)*
15.2 (P) External Refurbishment Project Scheme 10 Barrule Drive Social Housing – Update *(District Surveyor to Report)*

16. 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
8 th September 2025	Onchan District Commissioners	Board Meeting	7:00 pm
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

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



MEMORANDUM

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Lead Member for Finance & General Purposes
Date of the Meeting:	26 th August 2025
Subject:	Lead Member – Quarter 1 Report
Public or Private Document:	Public

Introduction:

This report covers the period 1st May 2025 to 31st July 2025.

FINANCE OVERVIEW:

- 1) **External Audit** – A prior year adjustment to the 2023/24 year end accounts has been calculated in respect of social housing property values, as requested by the Tynwald Auditor General.

It is expected that, following confirmation of the adjustment by Crowe, the accounts will be signed and submitted to the Department of Infrastructure in early September 2025. The accounts will then be displayed on the Authority's website.

- 2) **Internal Audit** – Grant Thornton is currently undertaking the Authority's internal audit for the year ended 31st March 2025, which commenced in February 2025. There is nothing to report at present until the audit has progressed further.

The Board resolved on 20th May 2025 to retain the services of Grant Thornton as the Authority's internal auditors for the years ending 31st March 2026, 2027 and 2028.

- 3) **2025/26 Financial Year Budget** – The management accounts for April-June 2025 have been submitted for the Board's consideration. They show a surplus of £3,368 for the quarter, compared with a budgeted deficit of £13,930.

The Board resolved on 28th July 2025 to take a maximum of £5,000 from the Authority's General Reserves in respect of weed management.

- 4) **2026/27 Financial Year Budget** – Department meetings have been held during June 2025 to commence budget planning for the forthcoming financial year.

Further meetings are planned for August 2025, following which budget reports will commence being presented to the Board for consideration.

- 5) **Social housing, garage, and commercial property income** – As reported throughout the Municipal Year rent debt has continued to decrease in all areas, and the majority of those in debt are actively engaging with the relevant officers to work towards repayment plans to clear debts.

Those not engaging continue to be pursued via legal proceedings.

- 6) **Rate Income 2024/25** – At the end of the financial year the Authority's debt was 1.17% of the total income due.

The level of debt has now reduced to 0.3%.

The majority of those in debt are actively engaging with the relevant officers to work towards repayment plans to clear debts. Those not engaging continue to be pursued via legal proceedings.

- 7) **Rate Income 2025/26** – Rate demands were issued during April 2025.

To date:

- 80.54% of the income due has been received;
- An additional 14.31% of the income due should be received by direct debit before the end of the financial year;
- This leaves a current predicted debt of 5.15%, but historically, the actual debt at the end of the financial year is between 1% and 2%.

COMMERCIAL TENANCIES OVERVIEW:

- 1) **Former Fun Factory, Onchan Pleasure Park** – The Board resolved on 31st March 2025 to offer a tenancy to the Meadow (Kane Brothers Limited) to operate a gym at the premises, subject to obtaining planning approval.

Planning application 25/90403/C is currently progressing through the planning process and is due to be heard by the Planning Committee on 26th August.

- 2) **Tennis Courts, Onchan Pleasure Park** – The Board resolved on 20th May 2025 to advise the Planning and Building Control Directorate that it should resume consideration of planning application 25/90301/B, relating to the conversion of some the tennis courts into padel tennis courts.

This planning application has now been withdrawn, following the proposal to construct indoor padel tennis courts elsewhere in the Park.

- 3) **Onchan Raceway** – The Board resolved on 20th May 2025 to refuse a request from Onchan Raceway Limited to widen the inner track straights within the Nivison Stadium.
- 4) **A Cut Above, 49 Main Road** – The Board resolved on 2nd June 2025 to maintain the existing rent for the remaining two years of the current lease.
- 5) **Mullen Consulting, Beech House, 10 Elm Tree Road** – The Board resolved on 2nd June 2025 to maintain the existing rent for the remaining two years of the current lease.
- 6) **Next Level Gym, The Garages, 79 Main Road** – The Board resolved on 2nd June 2025 to maintain the existing rent for the remaining two years of the current lease.

The Board resolved on 16th June 2025 to refuse a request from the tenant to apply black paint to the exterior pebble dash of the building.

- 7) **Storytime Nursery, Main Road** – The Board resolved on 16th June 2025 to accept a request from the tenant to replace the existing grassed play area with artificial grass.
- 8) **Fusion Dance, 25 Main Road** – The Board resolved on 14th July 2025 to maintain the existing rent for the remaining two years of the current lease.

GENERAL PURPOSES OVERVIEW:

- 1) **Party in the Park 2025** – This event was postponed to Saturday 23rd August 2025.

The event held at Onchan Pleasure Park is based on a format that includes daytime activities only rather than daytime activities followed by live music in the evening/nighttime.

- 2) **Island Fire and Chilli Festival** – This event is due to be held in Onchan Pleasure Park on Saturday 13th September 2025.

The event was previously held in Castletown but the event organisers have requested to permanently move to Onchan Pleasure Park. Further details regarding the event will be provided when available.

- 3) **Night of Light 2025** – This event is due to be held on Wednesday 26th November 2025.

The event held at Onchan Pleasure Park is based on the previous year's format including free use of the boating lake, a free Santa's grotto, a treasure trail competition, food vendors, decorative lighting, entertainment from performers and an outdoor cinema screen.

- 4) **Garden and Photography Competitions 2025** – These competitions have recently been advertised via the Authority's website, social media pages, and public notice boards.

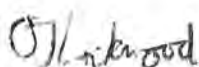
The winners of each competition will be presented with their prizes in January 2026.

- 5) **Information Technology (IT)** – The Board resolved on 14th July 2025 to retain RED5 Systems as its IT service provider for a further three years until 31st March 2028.

- 6) **Onchan Library** – the Authority is currently administering a forum of all the local authority provided libraries to allow discussions to be held regarding shared services and money saving opportunities.

Further information will be reported to the Board when available.

For Members attention.



OLIVER LOCKWOOD
LEAD MEMBER FOR FINANCE AND GENERAL PURPOSES



MEMORANDUM

Memorandum to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Finance Officer
Date of the Meeting:	26 th August 2025
Subject:	Tynwald Auditor General Consultation Response – Local Government Inspection Delays
Public or Private Document:	Public

Introduction:

Local authorities have recently been contacted by the Tynwald Auditor General (TAG) regarding the timeliness of financial reporting.

The TAG has undertaken a review to identify the reasons behind the ongoing delays in completing local authority audit and assurance reviews, and the proposed recommendations to reduce delays in future years. The TAG has asked local authorities to provide feedback via a consultation in relation to his proposed recommendations.

Due to the short timeframe between receipt of the consultation and the deadline of 15th August 2025, the Authority's response had been provided to the TAG without prior consideration of the Board.

This memorandum has been prepared to inform the Members of the Board.

Thanks are given to the Lead Member for Finance and General Purposes, who provided the wording for the consultation responses in the Chief Finance Officer's absence.

Previously Considered by the Board:

Not applicable.

Supporting Information:

Not applicable.

Standing Orders:

Not applicable.

Resource Impact:
Many of the recommendations will not impact the Authority due to the size of the organisation, however, some of the recommendations could reduce the unnecessary workload placed upon the Chief Finance Officer by some external audit companies.
Financial Impact:
<p>Recommendation 7 (R7) proposes to amend the existing framework to introduce the use of a standard, centrally determined Government index to update asset values in future local authority financial statements.</p> <p>This recommendation would avoid unnecessary use of resources and expenditure in relation to obtaining property valuations more frequently, rather than the previously accepted practice of obtaining property valuations no fewer than every five years.</p>
Legal and/or Insurance Impact:
<ul style="list-style-type: none"> • Tynwald Auditor General Act 2011; • Accounts and Audit Regulations 2018.
Equality Impact:
Not applicable.
Climate Change Impact:
Not applicable.
Consultation with Others:
<ul style="list-style-type: none"> • Lead Member for Finance and General Purposes – Onchan District Commissioners; • Chief Executive/Clerk – Onchan District Commissioners; • Tynwald Auditor General.
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
See the enclosed consultation response provided on behalf of the Authority.

For Members Attention.



**STEPHANIE JOHNSON
CHIEF FINANCE OFFICER**

Delays in completion of audits and assurance reviews of local government bodies

We would be grateful if you could indicate your organisation's agreement, or otherwise, to the recommendations contained in the Tynwald Auditor General's draft report in the table below.

Recommendations to the Treasury	Agree	Partially agree	Disagree	Comments
R1. Consider the recommendations contained within my July 2024 'Public Audit in the Isle of Man' report to Tynwald, specifically in relation to the potential for smaller bodies to prepare accounts on a receipts and payments basis.	✓			Unlikely to affect Onchan District Commissioners, as one of the largest local authorities.
R2. Review the thresholds contained within the Audit Act 2006 (Inspection of Accounts) (Local Authorities, etc) Direction 2024 in light of the level of complexity and risk inherent in smaller local government bodies' financial statements.	✓			Unlikely to affect Onchan District Commissioners, as one of the largest local authorities.
R3. Adopt statutory wording for the responsibilities of an assurance reviewer consistent with the level of assurance provided by an engagement under ISRE2400.	✓			Unlikely to affect Onchan District Commissioners, as one of the largest local authorities.
R4. Explicitly require assurance reviewers to comply with ISRE2400.	✓			Unlikely to affect Onchan District Commissioners, as one of the largest local authorities.

Delays in completion of audits and assurance reviews of local government bodies

Recommendations to the Treasury	Agree	Partially agree	Disagree	Comments
R5. Ensure that the statutory responsibilities of an independent examiner are consistent with the nature of an agreed upon procedures engagement.	✓			Unlikely to affect Onchan District Commissioners, as one of the largest local authorities.
R6. Review the potential use of ISRS4400 for smaller local government bodies in future years.	✓			Unlikely to affect Onchan District Commissioners, as one of the largest local authorities.
R7. Develop proposals to amend the existing framework to introduce the use of a standard centrally determined Government index to update asset values in future local government financial statements.	✓			This would avoid the time and cost of obtaining external property valuations more frequently than every five years and would be a more proportionate approach given what the valuations are used for.
R8. Remove the requirement for the Tynwald Auditor General to issue certificates in respect of audit engagements.	✓			This would clarify that the role of the TAG is not to provide another layer of audit but to provide assurance that an audit has been carried out to a satisfactory standard.
R9. Impose on the Tynwald Auditor General a duty to take reasonable steps to obtain assurance about the quality of the work undertaken by the inspectors that he appoints.	✓			This would clarify that the role of the TAG is not to provide another layer of audit but to provide assurance that an audit has been carried out to a satisfactory standard.

Delays in completion of audits and assurance reviews of local government bodies

If you have any further comments to make in relation to the Tynwald Auditor General's draft report, please summarise in the box below.



REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	26 th August 2025
Subject:	Complaints Procedure - Update
Public or Private Document:	Public

Introduction:

An organisation such as a local authority should have a formal complaints procedure that allows a member 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 the Members of the Board of Onchan District Commissioners.

Following the Ordinary Board Meeting held on Monday 29th July 2024, it was agreed that the Chief Executive/Clerk is to develop the Authority's current Complaints Procedure and that the matter be brought back to the Board for further consideration.

Previously Considered by the Board:

Following receipt of complaints, the Board has considered this matter many times during 2023, 2024, and 2025.

The latest consideration of the matter was during the Ordinary Board Meeting held on Monday 29th July 2024.

Minute Reference C24/07/03/09.

Recommendation/s or Action/s Taken:

Option 1

That the Board resolves to implement an updated Onchan District Commissioners Complaints Procedure as proposed, including:

<ul style="list-style-type: none"> • Making provision for members of the public to make formal complaints relating to Members of the Board of Onchan District Commissioners; and • Making provision to appoint an independent person to investigate such complaints when required.
<p>Supporting Rationale:</p> <ul style="list-style-type: none"> • The Authority is at risk of claims of maladministration due to the current Complaints Procedure making no provision for members of the public to formally make a complaint relating to the 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 the Board Members over a complainant.
<p>Alternatives Considered but not Recommended:</p> <p><u>Option 2</u></p> <p>That the Board does not resolve to make any updates to the Authority's current Complaints Procedure.</p> <p><u>Option 3</u></p> <p>That the Board resolves to update the Authority's current Complaints Procedure, including:</p> <ul style="list-style-type: none"> • Making provision for members of the public to make formal complaints relating to Members of the Board of Onchan District Commissioners; and • The formation of a Standards Committee containing nominated Members of the Board, to consider such complaints when required. <p>This proposal has shortcomings, as the Members investigating a complaint could be accused of being biased.</p> <p>Also, current personal or working relationships between Members of the Board could impact the consideration of a complaint, as well as impact future relationships.</p> <p><u>Option 4</u></p> <p>That the Board resolves to update the Authority's current Complaints Procedure, including:</p> <ul style="list-style-type: none"> • Making provision for members of the public to make formal complaints relating to Members of the Board of Onchan District Commissioners; and • The appointment of a nominated Member of the Board to consider such complaints when required. <p>This proposal has the same shortcomings as Option 3.</p>

Standing Orders:
Not applicable.
Resource Impact:
The Authority's website will need to be updated if the Complaints Procedure is updated. This is a basic administration task for an officer to complete.
Financial Impact:
There is no guidance within the Local Government (Amendment) Bill 2023 regarding the payment of an independent person. Further investigation is required to ascertain if payment can be made to an independent person.
Legal and/or Insurance Impact:
<p><u>Local Government (Amendment) Bill 2023 – Section 15B (Codes of Conduct)</u></p> <p><i>(6) A local authority must have in place —</i></p> <ul style="list-style-type: none"> <i>(a) arrangements under which allegations can be investigated;</i> <i>(b) arrangements under which decisions on allegations can be made.</i> <p><i>(7) Arrangements put in place under subsection (6)(b) by a local authority must include provision for the appointment by the authority of at least one independent person —</i></p> <ul style="list-style-type: none"> <i>(a) whose recommendation must be sought by the authority before it makes its decision on an allegation that it has decided to investigate;</i> <i>(b) whose recommendation may be sought by the authority in relation to an allegation in circumstances not within paragraph (a); and</i> <i>(c) whose views may be sought by a member of the authority if the member's behaviour is the subject of an allegation.</i> <p><i>(8) For the purposes of subsection (7), where a local authority seeks the recommendation of an independent person, if and to the extent that the authority's decision does not accord with the recommendation, the decision must state the authority's reasons for not doing so.</i></p> <p><i>(9) For the purposes of subsection (7) —</i></p> <ul style="list-style-type: none"> <i>(a) a person is not independent if the person is —</i> <ul style="list-style-type: none"> <i>(i) a member or officer of the authority; or</i> <i>(ii) a relative, or close friend, of a person within sub20 paragraph (i);</i> <i>(b) a person may not be appointed under the provision required by subsection (7) if at any time during the 5 years ending with the appointment, the person was a member or an 24 officer of the authority;</i> <i>(c) a person may not be appointed under the provision required by subsection (7) unless —</i> <ul style="list-style-type: none"> <i>(i) the vacancy for an independent person has been advertised in such manner as the authority considers is likely to bring it to the attention of the public;</i> <i>(ii) the person has submitted an application to fill the vacancy to the authority; and</i>

<p>(iii) the person's appointment has been approved by a majority of the members of the authority; and</p> <p>(d) a person appointed under the provision required by subsection (7) does not cease to be independent as a result of being paid any amounts by way of allowances or expenses in connection with performing the duties of the appointment.</p> <p>(10) In subsections (6) and (7) "allegation", in relation to a local authority, means a written allegation that a member of the authority has failed to comply with the authority's code of conduct.</p> <p>(11) For the purposes of subsection (9)(a)(ii), a person ("R") is a relative 2 of another person if R is —</p> <p>(a) the other person's spouse or civil partner;</p> <p>(b) living with the other person as if they were spouses or civil 5 partners;</p> <p>(c) a grandparent of the other person;</p> <p>(d) a lineal descendant of a grandparent of the other person;</p> <p>(e) a parent, sibling or child of a person within paragraph (a) or (b);</p> <p>(f) the spouse or civil partner of a person within paragraph (c), (d) or (e); or</p> <p>(g) living with a person within paragraph (c), (d) or (e) as if they 13 were spouses or civil partners.</p> <p>(12) If a local authority finds that a member of the authority has failed to comply with its code of conduct (whether or not the finding is made following an investigation under arrangements put in place 17 under subsection (6)) it —</p> <p>(a) may have regard to the failure in deciding —</p> <p>(i) whether to take action in relation to the member; and</p> <p>(ii) what action to take, but</p> <p>(b) must have regard to any guidance issued by the Department in relation to action to be taken following a finding by a local authority that a member has failed to comply with its code 24 of conduct.</p>
<p>Equality Impact:</p> <p>Not applicable.</p>
<p>Climate Change Impact:</p> <p>Not applicable.</p>
<p>Consultation with Others:</p> <ul style="list-style-type: none"> • Chairman – Onchan District Commissioners; • Democratic Service Officers – Douglas City Council; • Tynwald Commissioner for Administration; • Callin Wild – the Authority's legal advisors; • Local Government Team – Department of Infrastructure.

General Data Protection Regulations and/or Confidentiality Impact:

Not applicable.

Appendices:

See enclosed:

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| <ul style="list-style-type: none">• The draft Onchan District Commissioners Complaints Procedure. The proposed updates are highlighted in yellow; and• Correspondence from the Tynwald Commissioner for Administration regarding complaints relating to local authority political representatives. |
|---|

For Members Consideration.



ROSS PHILLIPS

CHIEF EXECUTIVE/CLERK

Complaints Procedure

Introduction

The Board Members and Officers of Onchan District Commissioners aim to meet the needs and requirements of the members of the public. If you remain dissatisfied with any part of the services provided please follow the Authority's complaints procedure.

Stage 1

Please contact the following:

Building Control, Flat Regulations, Bye-Laws and Enforcements

Refuse and Street Cleaning, Parks and Open Spaces, Street Lighting, Public Conveniences, and property maintenance issues (including Social Housing, Public Buildings and Commercial Properties)

Administration

Social Housing Tenancies

Rents, Rates, Payments and The HUB Bookings

Library

Board Members of Onchan District Commissioners

Surveyors Department

Telephone: 624967

[Report a Problem](#)

Administration Department

Telephone: 675564 (option 5)

[Report a Problem](#)

Housing Department

Telephone: 675564 (option 3)

[Report a Problem](#)

Finance Department

Telephone 675564 (option 4)

[Report a Problem](#)

Library Team

Telephone: 621228

[Report a Problem](#)

Chief Executive/Clerk – Ross Phillips

Telephone: 675564 (option 5)

E-Mail: rossphillips@onchan.org.im

The Authority will address your complaint and provide you with a full written answer within ten working days.

Second Stage

If you remain dissatisfied following the response received from the Authority, please contact the following persons in writing within ten working days from receiving your reply of the First Stage:

Building Control, Flat Regulations, Bye-Laws and Enforcements

Refuse and Street Cleaning, Parks and Open Spaces, Street Lighting, Public Conveniences, and property maintenance issues (including Social Housing, Public Buildings and Commercial Properties)

Administration

District Surveyor – Ryan Forgie

Telephone: 6249674

E-Mail: ryanforgie@onchan.org.im

Deputy Clerk – TBC

Telephone: 675564 (option 5)

E-Mail: admin@onchan.org.im

APPENDIX 10.1

Social Housing Tenancies

Deputy Clerk – TBC
Telephone: 675564 (option 3)
E-Mail: admin@onchan.org.im

Rents, Rates, Payments and The HUB Bookings

Chief Finance Officer – Stephanie Johnson
Telephone: 675564 (option 4)
E-Mail: stephaniejohnson@onchan.org.im

Library

Deputy Clerk – TBC
Telephone: 675564 (option 5)
E-Mail: admin@onchan.org.im

Board Members of Onchan District Commissioners

The Chairman of the Board of Onchan District Commissioners:
Telephone: TBC
E-Mail: TBC

The Authority will address your concerns and respond to you within ten working days.

Third Stage

If you remain dissatisfied following the response received from the District Surveyor, the Chief Finance Officer, the Deputy Clerk, or the Chairman of the Board, please contact the Chief Executive/Clerk of the Authority, Ross Phillips in writing within ten working days from receiving your reply of the Second Stage.

In relation to complaints regarding the Members of the Board of Onchan District Commissioners, the third stage of the Procedure is for the Board to appoint an appropriate independent person to investigate a complaint. The independent person will determine the period for investigation, which will dictate the period for when a response will be provided to the complainant.

Tynwald Commissioner for Administration Act 2011 ("the Act")

In accordance with the Act, if you still remain dissatisfied with the complaint response received from the Authority following the three stages of the Procedure, you can contact the Tynwald Commissioner for Administration within 6 months of receipt of the final response from the Authority.

The contact details are:

Tynwald Commissioner for Administration
Office of the Clerk of Tynwald
Legislative Buildings
Finch Road
Douglas
Isle of Man, IM1 3PW
E-Mail: ombudsman@parliament.org.im

Exclusions

Complaints that will not be considered under the provisions of the Authority's Complaints Procedure are:

- If a complaint is materially the same as a complaint which a complainant has previously made and has been concluded by the Authority;
- If a complaint relates to a decision of the Authority that has been made under statute. A complaint of this kind would be administered through a separate mechanism or via the Isle of Man Courts;
- If a complainant or anybody with whom they are associated is the subject of an ongoing investigation or prosecution by the Authority; and
- If a complaint is made in a manner that is vexatious.

Alyson Crellin

To: Admin
Subject: FW: Onchan District Commissioners - query

From: [REDACTED]
Sent: 27 August 2024 14:38
To: Ross Phillips <rossphillips@onchan.org.im>
Subject: RE: Onchan District Commissioners - query

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Ross

An Elected Commissioner is inseparable from the Local Authority of which they are a member, and so a complaint from a member of the public must be directed against the Local Authority (as a "Listed Authority" under the Tynwald Commissioner for Administration Act 2011), and that complaint will first have to be processed by the Local Authority through the various stages of its complaints procedure before it can be referred to the TCA.

As an Elected Commissioner is, in that capacity, inseparable from the Local Authority of which they are a member, the Elected Commissioner is not a "member of the public" – section 10(4) of the Act excludes Listed Authorities from that definition.

I hope this helps.

Kind regards

[REDACTED]

[REDACTED]

**Tynwald Commissioner for Administration
(Tynwald Ombudsman)**

**Legislative Buildings
Douglas
Isle of Man
IM1 3PW**

Alyson Crellin

From: Admin
Subject: FW: Battle of Britain Church Service Sunday 14th September 2025

From: [REDACTED]
Sent: 10 August 2025 18:15
Subject: Battle of Britain Church Service Sunday 14th September 2025

Good afternoon,

On behalf of the President of the Isle of Man Branch of the Royal Air Forces Association, I would like to invite you to the Battle of Britain Church Service to be held at St George's Church, Douglas on Sunday 14th September 2025. The service will start at 1030am, and although there will be no parade prior to the service, we will have a guard of honour.

This year, we commemorate the 85th Anniversary of the Battle of Britain and it is also a special year for the Isle of Man Branch as we celebrate our 80th Anniversary of supporting the RAF family on Island. We continue to support serving Manx RAF personnel, families and veterans, this work is carried out by a small dedicated group of volunteers.

Each November we also ensure that crosses are laid around the Island at local cemeteries at the graves of fallen airmen and airwomen from the nations who trained here on the Island or who died during WW2. We also have some graves of Royal Flying Corps and Royal Air Force aircrew who perished during WW1. Over 100 crosses are laid which reflects the importance of the Island to the RAF and Commonwealth Air Forces during both wars.

It would be lovely if a representative of your local authority would be able to join us to support our ongoing work and celebrate with us our 80th year of supporting the RAF family.

Regards,

[REDACTED]
Secretary
RAF Association
Isle of Man Branch
[REDACTED]

MEMORANDUM

To:	ONCHAN DISTRICT COMMISSIONERS
From:	LEAD MEMBER FOR ENVIRONMENTAL AND TECHNICAL SERVICES
Ref:	QUARTER 1 – UPDATE
Date:	18 th August 2025 (Period 1 st May – 31 st July)

Introduction

The resolution recorded at the Ordinary Meeting held on 3rd June 2024 states ***“all Lead Members to report to the Board at the Authority’s public meetings quarterly per annum regarding their undertakings within their remit as a Lead Member in line with the provision of Standing Order 72 and Schedules A, B, and C.”***

Project Updates

Elm Tree House – A contractor has been appointed for the project and officers are setting up a pre contract meeting to discuss the project and secure a start date. Officers have contact the Department for Enterprise to discuss possible additional funding that could be available through the town and village regeneration schemes.

Future of Onchan Park – Various third party groups have proposed ideas to members and have offered potential funding for schemes. Members are considering if a scheme is to be approved for further investigations and development. Further work is required on the existing proposals to reduce into smaller more economical schemes. Areas that members need to be aware of are the poor condition of the footpaths and car parks, poor lighting and additional parking requirements.

Phase 1 Street Lighting – A petition has been submitted to the Department for borrowings of £250,000 and approval was received on 11th June 2025. This scheme will include replacement lights and columns to Turnberry Avenue, Wentworth Close, Manor Park, Howe Road and King Edward Road. All of the materials have been procured and Contractors started works on Howe Road on 11th August 2025, work is progressing well with the first three columns and ducting installed, and all feeder pillars have been installed and connected by Manx Utilities.

General activities

Centenary Park – The planning application submitted for a certificate of lawful use was refused. Members agreed that the authority would submit a full planning application for the site. McGarrigle and Jacksons architects are currently working on this submission on behalf of the Authority.

Department statistics

During the reporting period the Surveyors team received 78 reports via the website report a problem tool and 70 reports were resolved within this period.

Dog Fouling – No reports of dog fouling have been reported or investigated during the period.

Section 51 Request to cut back overgrown vegetation – During the period a total of 7 letters have been issued to residents requesting that any overgrown vegetation is cut back from the public highway, all of these letters have been completed within the time period.

Section 14 Maintenance of Open land – During the period there has been a total of 3 letters issued requesting maintenance of open land. 2 of these letters have been completed and 1 cancelled.

Street light Faults – 22 number of street light faults have been reported to the authority and 24 number of repairs have been completed to date.

Building Regulations – The Authority has received 24 number of Building Regulation applications, with 20 number of applications getting approved and 0 number of applications rejected. The total plan fees due for the applications received are £3,570.00 The approved applications will generate an income of £6,745.00 should they be commenced. The number of Building inspections completed is currently not recorded.

Search Requests – The Surveyors team in conjunction with colleagues in the Finance department received 40 number of search requests during the period.

For members information



Andrew Gibson



MEMORANDUM

Memorandum to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	26 th August 2025
Subject:	Department of Infrastructure Social Housing Conference
Public or Private Document:	Public

Introduction:

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 social housing conference on Wednesday 30th July 2025.

This memorandum has been prepared to inform the Members of the Board regarding the presentations and the notes provided at the conference.

Previously Considered by the Board:

Ordinary Meeting of the Board held on Monday 14th July 2025.

Minute reference C25/07/01/15.

Supporting Information:

See the enclosed housing conference agenda and notes.

Some of the matters highlighted by those in attendance during the conference are as follows:

Development and Refurbishment of Social Housing Properties

- 1) 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. Examples given were:-
- 2) For the Treasury to obtain loans on behalf of the local authorities, and for the local authorities to pay back the Treasury; and
- 3) 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 bank.

- 4) 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 the 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.

- 5) 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.
- 6) 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

- 7) 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.
- 8) 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)

- 9) 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.
- 10) The Department was requested to investigate whether Section 13 funds can be made available to local authorities to fund community facilities.

Rent Setting

- 11) Noted that it is the Department's ambition to remove all deficiency payments to local authorities in the future by increasing rents to cover the expenditure required to fund the provision of social housing.
- 12) 2026/27 rent setting – the Department proposes to set the rent increase at the consumer price index (CPI) for September 2026.

Local authorities will have the discretion to apply to the Department to add a further 1% uplift on top of the CPI.
- 13) 2027/28 rent setting – the local authorities will be encouraged to set their own rent increase and advised that they can increase it up to the consumer price index (CPI) for September 2027.

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.

- 14) 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

- 15) The Department outlined the proposed changes to its Public Sector Housing (General Needs) (Allocations) Policy 2019.

- 16) Some local authorities raised concerns regarding five-year fixed tenancies and the impact these have on some local authorities' resources.

Shared Waiting Lists

- 17) The Department reiterated its 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.

Standing Orders:

Not applicable.

Resource Impact:

If some of the proposals presented by the Department come to fruition, some additional workload will be placed upon the Authority's staff within the Housing Department, Finance Department, and Surveyors Department.

Financial Impact:

If some of the proposals presented by the Department come to fruition, there will be financial implications in relation to the Authority's social housing budgets and Housing Reserves.

Legal and/or Insurance Impact:

Not applicable.

Equality Impact:

Not applicable.

Climate Change Impact:

Not applicable.

Consultation with Others:
<ul style="list-style-type: none"> • Vice Chairman and Lead Member for Housing, and the Lead Member for Finance and General Purposes – Onchan District Commissioners • Surveyors Department staff, Housing Department staff, and Finance Department staff – Onchan District Commissioners.
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
See the enclosed housing conference agenda and notes.

For Members Attention.



ROSS PHILLIPS

CHIEF EXECUTIVE/CLERK

New Housing Development



Business Cases and Petitions for Housing Projects or Schemes

Business Case Overview

A Business Case outlines the rationale for a new project or scheme.

The Department's Local Authority Liaison Officer will:

- Review the business case for public sector housing-related projects.
- Offer advice or alternative solutions.
- Notify the Local Authority when the business case is ready to progress to the petition stage.

Note: There is no formal Departmental approval of business cases. The Liaison Officer simply confirms readiness to proceed.

What Should a Business Case Contain?

- A feasibility study outlining the need, identify any issues and options with potential outcomes
- Outline the design/scheme proposal including specifications
- Relevant assessments, notable risks and impacts – a LA Business Case template is available to assist with providing this information
- Detailed breakdown and analysis of costs
- **Estimated costs** and timeline/programme
- Recommendations

Petition Requirements

All petitions must follow the Procedure Notes for Management of Construction Projects ('Capital Procedures').

Petition Letter Must Include:

- The project and use of funds (stage of project)
- The **actual cost** and breakdown for professional fees, construction cost and approval fees
- HSBC quote, including repayment total, number of years for agreement and Sonia overnight rate estimate, interest and estimated total payable
- Estimated drawdown dates
- Business Cases and Stage Reports should be provided to support a petition.

Approval Process

- The Petition letter should be sent to the Local Government Team in the 1st instance to commence the Departmental approval process.
- The petition will pass through several gateways including the Department's Financial Advisory Service (FAS), the Ministerial team (Minister, Member and Chief Officer) and Treasury before final approval by the Department's Chief Officer.
- Once the petition has been approved, LGT will contact the LA via email with a scanned approval letter (a hard copy can be provided on request).

Rent Setting Policy



The following tables represent the last 3 years responses from Local Authorities to the annual rent setting consultation exercise.

Consultation	2024	2023	2022	Periodic Rent
Housing Provider	Rent Increase	Rent Increase	Rent Increase	(2023)
Onchan	0%	0%	0%	No feedback provided
Peel	0%	2%	0%	Continue annually
Cooil Roi	2%	1.5 – 2%	1.5% - 2%	No feedback provided
Port Erin	CPI	5%	In line with Manx CPI	Continue annually
Rushen	Inflation	2.5%	0%	Continue annually
Ramsey	2.5–3%	2%	2%	Continue annually
Ramsey & Northern	2.5–3%	2%	2%	Continue annually
Braddan	3-5%	5%	6%	Support periodic rent proposal
Peel & Western	4%	5%	2%	Continue annually
Port St Mary	4.5%	5%	0%	Continue annually
Southern Sheltered	5%	5%	0%	Continue annually
Castletown	5%	5%	In line with Manx CPI	Continue annually
DCC	7%	CPI + 2%	No higher than Manx CPI	Continue annually
Rent set at	5%	7.5%	5%	

Annual Rent Setting

Guiding Principles for Local Housing Authorities

This proposal outlines a two-phase approach for annual rent setting linked to Manx Consumer Price Index (CPI).

Phase 1 – 2026/27 Rent Setting

- Rent increases will be set at a **minimum of CPI**, based on the **September CPI figure**.
- Local Authorities may apply a discretionary uplift of 1% above CPI. This discretionary uplift will be approved on request to the Department.

Phase 2 - Subsequent Annual Adjustments from 2026 (for 2027/28 rent adjustment onwards)

- Local Authorities to be empowered to determine rents within a framework set by the Department.
- Proposal is that Local Authorities may increase rents **in line with CPI** (based on the September CPI figure)
- A **CPI + 1% increase** may be applied **at the discretion of each LA** without requiring a further Departmental approval.
- Where deemed necessary by a Local Authority, the Authority may submit a **business case** to justify a higher increase, with criteria for such cases to be agreed upon following consultation and engagement between the DOI and Local Authority Housing Providers.

Overriding Discretionary Measures

- **Rent levels will not decrease** regardless of CPI
- The Department retains the right to intervene if CPI levels would lead to a rent increase deemed unreasonably high. Should the rate of CPI be considered potentially excessive or inadequate (for example due to exceptional circumstances), the Department would notify the Local Authorities of a revised “discretionary” element that the Department would be content to approve.

Annual Timeframe

All proposals will operate within a clearly defined annual timeframe, ensuring consistency and predictability for tenants and authorities alike. This timeframe is to be determined following engagement and consultation between the DOI and Local Authority housing providers.

Phase 2 timeline for Public Sector annual rent setting framework

LAs inform Govt of intention	CPI increase, or	End of June
	CPI + 1%, or	End of June
	+ Additional	End of June
Month commonly used for CPI annual uplifts		September
Providers to present provisional case built upon financial forecasts (for additional increases)		Beginning of September
September CPI figure reported		circa mid October
DOI confirms CPI figure to LAs		Following release of figure
Providers to present final case following official release of September CPI		End of October
Time required for Government to review/conclude additional uplift requests		4 weeks with pre-booked calendar slots for Officer report/recommendation development and political approval
Press announcements from individual providers		Mid December (approx)
Tenants written to		By end of February (min 4 weeks' notice)
New rent starts		First week in April

Information required to back up additional increase should demonstrate:

- Good value for money for tenants
- Service Cost and return balance
- Affordability for tenants
- Future capital/maintenance programme

Allocations policy



Allocation Policy workshop 3 - Pointing Schedule & next steps

DOI West 1, 1st Floor, Sea Terminal, Douglas

Wednesday 28th February 2024 @ 10.00

The following information details the informal discussions that took place at a Department led workshop (one of several around the Allocations Policy) focussed on the pointing schedule of the Public Sector Housing (General Needs) (Allocation) Policy 2019.

Officers from Castletown Commissioners, DOI Housing, Douglas City Council, Onchan Commissioners, Port Erin Commissioners and Ramsey Commissioners were in attendance at the workshop

Pointing Schedule Workshop	
Time on list 1 point per each 3 month period up to a max of 20 points (i.e. 5 years)	Officer comments: <ul style="list-style-type: none">• should stop accruing if not ready to move e.g. looking after family• more likely to be accrued by private renters• maybe start accruing points after a period of time• is it serving any purpose• remove cap?• waiting time needs to be considered – points would capture this• Gives hope to applicants as it how they know their application is advancing• people are being leapfrogged by PFH applicants• give extra points e. 20 points when on list 5 years• waiting time doesn't reflect need Summary: Some wanted to keep, others said it didn't have value
Years of residence in the Island 1 point for every year in excess of 10 years up to a max of 10 points	Officer comments: <ul style="list-style-type: none">• scrap it, local population already protected by 10 year residency. General agreement to remove from pointing schedule.
Years of residence in housing authority area 1 point for every year subject to a max of 10 points	Officer comments: <ul style="list-style-type: none">• shared list brings added layer of confusion• did an exercise – DOI v southern LAs or Ramsey point differently General view – remove from pointing schedule.
Size of family	Officer comments:

<p>Notice to quit</p> <p>Court order for possession – 25 points</p>	<p>All noted that they had never been presented with a court order by an applicant.</p> <ul style="list-style-type: none"> • vast majority of applicants are not aware of their rights – get a letter off landlord and assume that's the law (that they have to vacate) • if it's rare, those people are a priority <p>General view – the 25 points aren't really being utilised but need to factor in something to account for people being made homeless</p>
<p>Manx Housing Trust</p> <p>Lived in MHT home for 1 year+ - 10 points</p>	<p>All agree to keep this – should it cover other types of similar housing?</p> <p>Applicants from MHT home normally allocated fairly quickly.</p> <p>Should it be more than 10 points?</p>
<p>Private sector tenant – 5 points</p>	<ul style="list-style-type: none"> • applicant loses the 5 points if they move out of private rented (e.g. move back to parents) – this is not in the guidance. • should there be more than 5 points awarded as the vast majority of applicants will be living in the private sector? • makes assumption that everyone in private rental is paying a higher rent and/or living in poor conditions. • lot of people are scared to go to Environmental Health to report issues with poor housing because of possible repercussions with landlord. • housing officer could visit the premises to see for themselves? (rather than EH) • DCC would need a specific resource for this (too many applicants) – maybe DOI could have an officer to cover all LAs? • most vulnerable people are identified by other agencies. • a lot of vulnerable people go under the radar. <p>General view was that pointing for being a private sector tenant did not indicate housing need.</p>
<p>Financial/property assets</p> <p>£15,000 to £19,999 – minus 1 point</p> <p>£20,000 to £29,999 – minus 2 points</p>	<ul style="list-style-type: none"> • It's used but what's the point of deducting points – it's either allowed or not. • need more clarification of what is classed as an asset. <p>Group consensus was this point deduction doesn't add any value to the policy and should be removed.</p>

Points system for General Needs PSH

We listened

You said

10 years residency is sufficient

Points for years of residence in housing authority area does not reflect housing need

Size of family, some thought there was no value to points for more than 3 children

System doesn't take account of disposable income

Need additional points for overcrowding

Officers have never been presented with a court order for Notice to Quit

We did

Omitted criteria 2

Omitted criteria 3

Omitted part C of criteria 4

Omitted part A & B of criteria 5

Points added in criteria 6

Omitted criteria 7

The following is an extract of the Points System taken from the current Public Sector Housing (General Needs) (Allocation) Policy 2019. Criteria being proposed for removal are crossed out. Context of the proposals is provided when read together with 1) Officer feedback from the Feb 2024 workshop and 2) the 'Summary of proposed Amendments to Part 2 of the Allocations Policy (Points system for General Needs PSH) included in your pack.

PART 2

POINTS SYSTEM FOR GENERAL NEEDS PUBLIC SECTOR HOUSING

- Points are to be added or deducted in an applicant's or joint applicants' case in accordance with the Table below.
This is subject to paragraph 2.
- In the case of joint applicants' where both applicants satisfy the criteria to be allocated points in the Table below, only the points available to one of the applicants (whichever is the higher amount in each criteria) may be taken into account for the purposes of the sum calculated for the purposes of paragraph 4(1)(b) (allocation of general needs public sector housing).

Table

Criteria	Points																															
1. Time on housing waiting list	1 point per each 3 month period, subject to a maximum of 20 points.																															
2. Years of residence in the Island	1 point for every year in excess of ten years the applicant is ordinarily resident, subject to a maximum of 10 points.																															
3. Years of residence in housing authority area	1 point for every year subject to a maximum of 10 points.																															
4. Size of family																																
(a) Each dependent child aged under 16; .	5 points																															
(b) Each dependent child or young person aged between 16 and 21.	3 points																															
Items (a) and (b) are subject to a maximum of three dependent children or young persons.																																
(c) Each additional dependent child or young person in excess of the three maximum	1 point																															
5. Gross annual income ⁱ																																
(a) including, where applicable, combined income and taxable benefits of joint applicants;																																
(b) for the purposes of assessing income in the table below, child benefit is to be disregarded;																																
	<table><tr><th></th><th>Single applicant</th><th>Joint applicant</th><th>Points</th></tr><tr><td rowspan="5">No dependent children</td><td>£20,500 and under</td><td>£24,000 and under</td><td>10 points</td></tr><tr><td>£20,501 to £24,000</td><td>£24,001 to £27,500</td><td>8 points</td></tr><tr><td>£24,001 to £27,500</td><td>£27,501 to £31,000</td><td>5 points</td></tr><tr><td>£27,501 to £30,000</td><td>£31,001 to £33,501</td><td>2 points</td></tr><tr><td>£30,001 and over</td><td>£33,501 and over</td><td>0 points</td></tr><tr><td></td><td>Single applicant</td><td>Joint applicant</td><td>Points</td></tr><tr><td rowspan="2">With dependent children</td><td>£23,500 and under</td><td>£27,000 and under</td><td>10 points</td></tr><tr><td>£23,501 to £28,500</td><td>£27,001 to £32,000</td><td>8 points</td></tr></table>		Single applicant	Joint applicant	Points	No dependent children	£20,500 and under	£24,000 and under	10 points	£20,501 to £24,000	£24,001 to £27,500	8 points	£24,001 to £27,500	£27,501 to £31,000	5 points	£27,501 to £30,000	£31,001 to £33,501	2 points	£30,001 and over	£33,501 and over	0 points		Single applicant	Joint applicant	Points	With dependent children	£23,500 and under	£27,000 and under	10 points	£23,501 to £28,500	£27,001 to £32,000	8 points
	Single applicant	Joint applicant	Points																													
No dependent children	£20,500 and under	£24,000 and under	10 points																													
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	£30,001 and over	£33,501 and over	0 points																													
	Single applicant	Joint applicant	Points																													
With dependent children	£23,500 and under	£27,000 and under	10 points																													
	£23,501 to £28,500	£27,001 to £32,000	8 points																													

	£28,501 to £33,500	£32,001 to £37,000	5 points
	£33,501 to £38,500	£37,001 to £42,000	2 points
	£38,501 and over	£42,001 and over	0 points
(c)	in this criterion, "child benefit" means a benefit under Part 9 of the Social Security Contributions and Benefits Act 1992 ¹ (of Parliament), as it has effect in the Island ² .		

6.	Adequacy of present accommodation		
(a)	Property condition/overcrowding (following assessment by an environmental health officer of the Department of Environment, Food and Agriculture)		
	Low priority		5 points
	Medium priority		10 points
	High priority		20 points
(b)	Health/welfare issues (validated by report from health/welfare professional & multidisciplinary assessment by health/welfare panel)		
	Low priority		5 or 10 points
	Medium priority		15 or 20 points
	High priority		25 or 30 points
7.	Notice to quit (excluding for rent arrears)	Court order for possession	25 points
8.	Manx Housing Trust Limited³	Accommodated in premises allocated by Manx Housing Trust Limited for 1 year or more (either at the time of application or during any period whilst on the housing waiting list)	10 points
9.	Private sector tenant	For 1 year or more (either at the time of application or during any period whilst on the housing waiting list)	5 points
10.	Financial/property assets Including, where applicable, combined financial/property assets of joint applicants		
		£15,000 to £19,999	-1 point
		£20,000 to £29,999	-2 points
11.	Unjustified refusal	Discretionary deduction (per refusal)	-10 points
12.	Accumulated rent arrears	Discretionary deduction	-10 points

ⁱ Entry substituted by SD2023/0109, as amended by Correction Notice dated 07 June 2023.

¹ 1992 c.4

² See SD 505/94

³ Registered charity no. 400.

Summary of proposed amendments to Part 2 of the current Public Sector Housing (General Needs) (Allocation) Policy 2019

In Part 2 (points for general needs public sector housing), in paragraph 2, in the table -													
Omit criterion 2 (1 points for every years in excess of 10 years up to 10 points max)	LA officers agreed that meeting the 10 year residency is sufficient												
Omit criterion 3 (1 point for every year of residence in housing area up to 10 points max)	LA officers agreed that this did not reflect housing need												
In criterion 4 (size of family) omit para (c) point for each child in excess of 3	Mixed views from officers – some didn't think there was value to having point reference for children												
Omit criterion 5 (deduction of points for gross annual income)	Doesn't take account of disposable income, may encourage reducing working hours												
<p>In criterion 6 (adequacy of present accommodation) in para (a) after the EH pointing insert</p> <table border="1"> <tr> <td>«1 bed space deficit</td><td>10 points</td></tr> <tr> <td>2 bed space deficit</td><td>15 points</td></tr> <tr> <td>3 (or more???) bed space deficit</td><td>20 points»</td></tr> </table>	«1 bed space deficit	10 points	2 bed space deficit	15 points	3 (or more???) bed space deficit	20 points»	Additional pointing for overcrowding (potentially assessed by housing officer)						
«1 bed space deficit	10 points												
2 bed space deficit	15 points												
3 (or more???) bed space deficit	20 points»												
<p>In para (b) for the low medium and high priorities, substitute</p> <table border="1"> <tr> <td>Category 1</td><td>5 points</td></tr> <tr> <td>Category 2</td><td>10 points</td></tr> <tr> <td>Category 3</td><td>15 points</td></tr> <tr> <td>Category 4</td><td>20 points</td></tr> <tr> <td>Category 5</td><td>25 points</td></tr> <tr> <td>Category 6</td><td>30 points».</td></tr> </table>	Category 1	5 points	Category 2	10 points	Category 3	15 points	Category 4	20 points	Category 5	25 points	Category 6	30 points».	Previous H&W categories had 2 levels per priority which was confusing for panel members, this makes it clearer for assessment
Category 1	5 points												
Category 2	10 points												
Category 3	15 points												
Category 4	20 points												
Category 5	25 points												
Category 6	30 points».												
Omit criterion 7 (Notice to Quit – Court Order for Possession)	All officers reported never having been presented with a court order to vacate a property by an applicant. If it were to arise this would be flagged and pointed via the PFHN process under homelessness												
Omit criterion 8 (Manx Housing Trust)	Similarly, applicants living in temporary accommodation (not just												

				MHT properties) would receive additional points via the PFHN process
Omit criterion 9 (Private Sector Tenant)				Makes assumption that everyone living in the private sector is paying higher rent and/or living in poor conditions. Majority of HWL applicants will be living in the private sector.
Omit criterion 10 (deduction of points for financial assets)				Group consensus was this point deduction doesn't add any value to the policy; the criteria is clear that financial assets up to £30K are allowable and that should suffice.
Immediately after criterion 6 insert				New proposal to capture care leavers and homeless applicants
«9B OPTION A.	Moving from temporary supported accommodation	For each 3-month immediately preceding period of temporary supported accommodation	20 points	
9B OPTION B.	Moving from temporary supported accommodation occupied in the immediately preceding period		20 points»	

All proposed amendments in the left hand column will be subject to public consultation.

Shared Waiting Lists



Advantages to a shared housing list

1. Improved Access and Transparency

- Applicants only need to register once to be considered for housing across multiple areas/authorities.
- This simplifies the process and makes it easier for people to understand their options and track their application status.

2. Better Use of Housing Stock

- Shared lists allow local authorities to **match applicants to available homes more efficiently**, reducing void times and ensuring homes don't sit empty unnecessarily.

3. Enhanced Collaboration

- Local authorities can **share information and coordinate efforts**, leading to more strategic planning and better support for vulnerable households, such as those experiencing homelessness.

4. Fairer Allocation

- A unified system helps ensure **consistent and equitable application of allocation policies**, reducing the risk of duplication or applicants being unfairly prioritized in one area over another.

5. Cost and Resource Efficiency

- Pooling administrative resources can **reduce duplication of effort**, streamline staffing needs, and lower IT and operational costs.

6. Greater Mobility for Applicants

- Applicants can **access a wider range of housing opportunities**, especially useful for those needing to move for work, family, or health reasons.

7. Data-Driven Decision Making

- A shared system provides **richer data** on housing demand and supply, helping authorities plan better and advocate for funding or policy changes.