

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

29th January 2026

Sir/Madam

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

Monday 2nd February 2026

**(P) 6:00 pm – Meeting with the Minister for
Infrastructure**

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:**
 - 3.1 2026/27 District Rate Setting**
- 4. To approve as a correct record and sign the Minutes of the:**
 - 4.1 Minutes of the Ordinary Meeting held on Monday 19th January 2026** (Appendix 4.1)
- 5. To dispose of any relevant business arising from such minutes if not referred to in the Minutes of any Special Committee:**
None.
- 6. To dispose of any relevant business adjourned from a previous meeting:**
None.
- 7. To deal with any business expressly required by statute to be done:**
None.
- 8. To consider any planning decisions/communications from the Department of Infrastructure Planning Committee:**
 - 8.1 Plans for Consideration** (Appendix 8.1)

	Planning Reference	Applicant/Address	Return Date
(a)	PA 25/91151/B	Mr K Lees – Supermarket, The Village Walk, 4 Birchleigh Terrace	6 th February 2026

9. Finance and General Purposes:

- 9.1** Lead Member – Quarter 3 Report *(Appendix 9.1)*

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

- 10.1** (P) Sterling Trust Limited – Commercial Tenancy Request *(Chief Executive to Report)*
- 10.2** (P) Isle of Man Local Government Superannuation Scheme – Reform *(Appendix 10.2)*

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

- 11.1** Isle of Man Government – Waste Strategy 2025-2035 *(Appendix 11.1)*
- 11.2** Arbory & Rushen Parish Commissioners – Waste Strategy 2025-26 *(Appendix 11.2)*
- 11.3** Andreas Parish Commissioners – Civic Service *(Appendix 11.3)*

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

None.

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

- 13.1** That the Authority funds the installation of a pedestrian handrail at the Authority's Springfield Court Sheltered Housing Complex *(Appendix 13.1)*

14. Environmental and Technical Services:

- 14.1** (P) Onchan Pleasure Park – Fencing *(Appendix 14.1)*
- 14.2** (P) Onchan Pleasure Park – Bumper Boat Repairs *(Appendix 14.2)*
- 14.3** (P) Onchan Pleasure Park – Branding *(Appendix 14.3)*

15. Housing Matters:

- 15.1** Homelessness Legislation Consultation – Proposed Responses *(Appendix 15.1)*
- 15.2** Housing Allocations Undertaken *(Appendix 15.2)*

16. Dates for the Diary:

Date	Organisation	Event	Time
2 nd February 2026	Onchan District Commissioners	(P) Meeting with the Minister for Infrastructure	6:00 pm
2 nd February 2026	Onchan District Commissioners	Board Meeting	7:00 pm
3 rd February 2026	Onchan District Commissioners	Commissioners Surgery – Springfield Court - Commissioners Lockwood & Quirk attending	2:00 pm to 3:00 pm
6 th February 2026	Onchan Primary School	Tea and Coffee Afternoon Fundraiser	1:30 pm to 3:00 pm
16 th February 2026	Onchan District Commissioners	Board Meeting	7:00 pm

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

PLANS LIST

Board Meeting to be held on Monday 2nd February 2026

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

	Applicant/Address	Description
PA 25/91151/B Return Date 06/02/2026	Mr Kenny Lees Supermarket The Village Walk 4 Birchleigh Terrace Onchan IM3 4EA	Installation of eight condenser, refrigeration and air handling units and gas to the rear elevation (retrospective).
	<i>Recommendation – Approval</i>	

MEMORANDUM

To:	Onchan District Commissioners
From:	Lead Member for Finance and General Purposes
Ref:	Lead Member Quarter 3 Report
Date:	2 nd February 2026

Introduction:

This report covers the period 1st October 2025 to 31st December 2025.

Finance Overview:

1) External Audit – The 2023/24 year end signed accounts are now online.

The first draft of the 2024/25 year end accounts is expected to be reviewed by the auditors in early February and to be presented to the Board in the private session of the Ordinary Board Meeting on 16th February 2026.

2) Internal Audit – The risk areas to be considered in the internal audit for the year ending 31st March 2026 were agreed by the Board on 22nd September 2025. Grant Thornton have completed their initial fieldwork onsite and the process is ongoing.

3) 2025/26 Financial Year Budget – The Quarter 3 management accounts will be presented to the Board at the next Ordinary Board Meeting on 16th February 2026.

4) 2026/27 Financial Year Budget – The Board approved the budget at the Extra Ordinary Board Meeting held on 26th January 2026. The District Rate is to increase by 6.03%, from 431 to 457 pence in the pound.

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 2025/26 – Rate demands were issued during April 2025. To date 97.9% of the income due has been received.

Commercial Tenancies Overview:

1) The Meadow, Onchan Pleasure Park – The new tenant has commenced operation at the premises.

2) Padel Tennis, Onchan Pleasure Park – The Board resolved on 11th August 2025 to submit a petition and draft lease to the Isle of Man Government under Section 25 of the Local Government Act 1985 to obtain permission to lease land at Onchan Pleasure Park for a period longer than seven years for the construction of an indoor padel tennis facility, and the associated vehicle parking spaces.

Following advice obtained from the Authority's legal advisors, a petition in principle is due to be submitted to the Department of Infrastructure to consider prior to a full petition submission and public advertisement of the proposal.

3) Onchan Raceway – The tenant has entered into a new lease agreement.

The Board is due to consider the lease again after a six month period of review.

4) Ballachrink Stores – The lease has been assigned to a new tenant.

5) Women's Institute – The tenant has provided notice that they intend to vacate the premises. Due to be considered by the Board at an upcoming Ordinary Board Meeting.

6) Kenyons Youth Café – A planning application is due to be submitted for the construction of an extension to the School Road elevation of the HUB, as resolved by the Board on 1st December 2025.

7) Rent Reviews – During 2026, Jones MMA, Ops Hub, and Sterling Trust are due for rent reviews.

8) End of Tenancies – During 2026, The Women's Institute, Bella Pizza, and Enigma Accounting will end their current tenancies. Approaches are due to be made or have already been made to the tenants to consider if renewals can be agreed upon.

General Purposes Overview:

1) Party in the Park 2026 – Due to be held at Onchan Pleasure Park. Date yet to be confirmed.

2) Fire Island Chilli & BBQ Festival 2026 – Confirmed that the event organisers will host the event in Onchan Pleasure Park on Saturday 12th September 2026.

3) Night of Light 2026 – Due to be held at Onchan Pleasure Park. Date yet to be confirmed.

4) Pride 2026 – Request received from the event organisers to host the event at Onchan Pleasure Park. More information is to be obtained prior to approval being given by the Authority.

5) Garden and Photography Competitions 2025 – The winners of each competition will be presented with their prizes by the Board in February 2026.

6) Garden and Photography Competitions 2026 – These competitions are planned to be advertised via the Authority’s website, social media pages, and public notice boards. The winners of each competition will be presented with their prizes by the Board in January or February 2027.

7) Onchan Library – the library continues to host local authority library forum meetings to facilitate collaborative working.

The library also has numerous events planned throughout the year, including events relating to the National Year of Reading, and the National Year of the Manx Language.

Staffing Overview:

1) Systems Administrator – The Board resolved on 22nd September 2025 to establish a new temporary role within the Authority to obtain the service of an employee to further enhance the Authority’s use of Laserfiche.

This includes the automation of processes, and retention of documents and data, as well as the potential to offer services to other local authorities to provide income for the authority. This role is due to be advertised shortly.

2) Deputy Clerk – Recruitment for this role has ended. The successful applicant is due to commence employment with the Authority on Monday 2nd March 2026.

3) Administration/Housing Assistant – This position is still currently vacant. Officers are currently reviewing the position and the potential for future recruitment.

4) Other Established Positions – All other established positions are currently occupied. However, it is noted that:

- Some employees are nearing retirement age. Officers are currently considering the potential impact of this, which will be reported at future Ordinary Board Meetings if recruitment is required; and
- The library requires more support to cover Saturday shifts, and ad hoc cover for sickness and holidays. Officers are currently considering recruitment for part time staff to be available on a “banked staff” basis.

Governance:

The Authority is due to commence a General Data Protection Regulations compliance review. It is noted that a review has not been undertaken and considered by the Board since 2023.

Further information regarding this matter is to be considered at the upcoming Ordinary Board Meetings.

For Members attention.



**OLIVER LOCKWOOD
LEAD MEMBER FOR FINANCE AND GENERAL PURPOSES**



Isle of Man
Government
Reiltys Ellan Vannin

GD 2025/0123

Waste Strategy

2025-2035





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FOREWORD

We are proud to present the Waste Strategy 2025–2035, a forward thinking plan that sets the course for a cleaner, greener and more sustainable future for our Island.

This Strategy reflects our shared commitment to protecting the environment, reducing carbon emissions and promoting a circular economy, where resources are valued and reused rather than discarded. It aligns with our climate goals and supports the Island's ambition to lead by example in sustainable living.

This Strategy plans to deliver practical solutions that minimise waste, improve recycling, and encourage behavioural change. By investing in modern infrastructure, embracing new technologies, and fostering partnerships, we will ensure that waste management becomes a cornerstone of environmental stewardship.

The landscape of waste management is ever changing and a Strategy that can adapt over time is needed. This Strategy is not positioned to address every potential waste scenario we face, instead the principles in this Strategy will enable us to make informed decisions to achieve the best outcomes for our Island.



HON. CLARE BARBER, MHK



HON. MICHELLE HAYWOOD, MHK

Both the Department of Infrastructure and the Department of Environment, Food and Agriculture have a strong role to play in delivering this Strategy and effective waste management. This Strategy brings to together an aligned vision and provides a clear plan for delivery. The success of this Strategy depends on collective action and shared responsibility. Together, we can create a future where waste is not a problem, but an opportunity to build resilience and sustainability for generations to come.

Hon. Clare Barber, MHK
Minister for Environment, Food and Agriculture

Hon. Michelle Haywood, MHK
Minister for Infrastructure

PART 1

1.0 Introduction

The Isle of Man faces growing challenges in managing waste sustainably, efficiently and responsibly. Waste is created by every resident, business and sector on the Island, and waste management has direct implications for public health, environmental protection, economic development and climate resilience.

This Waste Strategy has been developed to ensure that the Island has a clear, coordinated and forward-looking approach to waste management over the next decade. This Strategy sets out how we will:



Protect our environment by reducing pollution, emissions and the negative impact of waste on natural resources.



Support our economy by enabling cost-effective waste services, encouraging innovation and creating opportunities for green growth.



Meet our legal and international obligations including commitments under the Basel Convention and the Climate Change Act 2021.



Improve public services by ensuring consistent, accessible, and high-quality waste collection, recycling and disposal options.



Plan for the future by investing in infrastructure, data and regulation that will support long-term sustainability and resilience.

The Strategy responds to the direction set out in *Our Island Plan: Building a Secure, Vibrant and Sustainable Future for Our Island*, approved by Tynwald in January 2022. It reflects the need for a waste system that is financially viable, environmentally sound, and tailored to the unique context of Island life.

Our overarching vision is:

AS AN ISLAND WE AIM TO BE AS SELF-SUFFICIENT AS POSSIBLE IN MANAGING OUR WASTE IN AN ENVIRONMENTALLY AND ECONOMICALLY SUSTAINABLE WAY.

This Strategy provides the framework to achieve that vision, guiding decision-making, investment and collaboration across Government, industry and the community.

2.0 Wastes covered by the Waste Strategy

UK legislation, including section 75(2) of the Environmental Protection Act 1990, defines waste as:

"Any substance or object which the holder discards or intends or is required to discard".

Waste streams are used to classify types of waste from individuals or organisations in this Waste Strategy:

- Household and similar commercial waste
- Industrial and other commercial waste
- Construction and demolition waste
- Hazardous waste from any source

3.0 Roles and Responsibilities in Waste Management

This table compares the roles and responsibilities of the Department of Infrastructure (DOI) and the Department of Environment, Food and Agriculture (DEFA) in relation to waste management. Local Authorities are primarily responsible for household waste collection under the Public Health Act. Some collect commercial wastes voluntarily via the Civic Amenity Sites and charge for this service.

Function	Department of Infrastructure (DOI)	Department of Environment, Food and Agriculture (DEFA)
Strategic Planning	Leads the development and implementation of the Waste Strategy, including infrastructure planning and service delivery models.	Develops environmental policy and legislation to support sustainable waste management and regulatory compliance.
Infrastructure Management	Oversees key waste infrastructure (EfW facility, landfills, transfer stations), ensuring operational efficiency and future capacity.	Provides planning decisions for waste infrastructure and ensures environmental risks are managed.
Service Oversight	Coordinates with Local Authorities on household waste collection and can apply performance standards and service levels.	Supports policy development with the DOI to promote waste prevention, reuse, and recycling, particularly in the commercial sector.
Market Intervention	Intervenes where market failure exists (e.g. small scale, monopolies) to ensure essential services are delivered.	Encourages compliance and innovation through proportionate regulation and guidance eg. difficult wastes such as AWCCT
Environmental Regulation	Ensures waste is directed to appropriate facilities and supports emissions reduction through EfW, reuse and recycling policies.	Issues waste licences, enforces environmental standards, and monitors compliance with waste regulations.
Hazardous Waste	Develops infrastructure for on-Island hazardous waste treatment and disposal.	Oversees classification, licensing, and safe handling of hazardous waste, including transfrontier shipment compliance.
Data and Monitoring	Collects and analyses waste data to inform strategic decisions and track progress.	Supports waste audits and data collection to evaluate environmental outcomes and policy effectiveness.
Legislation and Standards	May develop legislation to enforce service standards and waste acceptance criteria.	Leads on waste legislation, including adoption of European Waste Codes and classification of waste materials. <i>See appendix 2</i>
Public and Industry Engagement	Works with Local Authorities and contractors to deliver services and improve efficiency.	Consultation for legislation, regulations and guidance documents.

Nothing within this strategy prevents the Department of Environment Food & Agriculture (DEFA) from undertaking its role as a regulator.

4.0 Waste arisings

The term “waste arisings” refers to the total quantity of waste from a particular source over a period of time.

The waste arisings assessment consolidates information on the current extent, nature, and sources of waste which is necessary to underpin decisions for waste management.

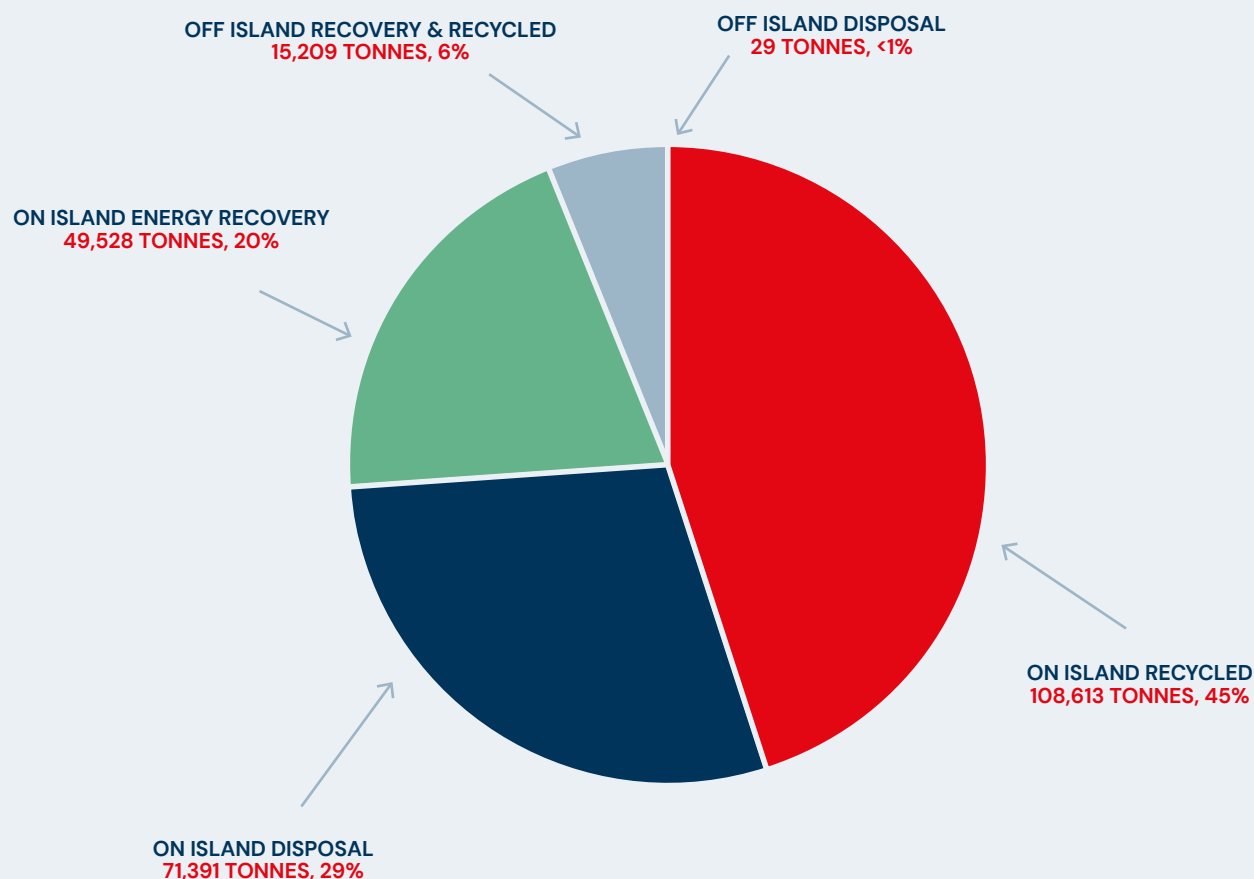
In 2024, the Island disposed of 244,770 tonnes of waste through the Island’s waste facilities operated and owned by either the Isle of Man Government and Local Authority operated Civic Amenity Sites or the private sector. A Waste Audit will be conducted Government prior to implementation of this Strategy, and then periodically after to monitor its effectiveness.

2024 DEFA Isle of Man Waste Returns Report - [Isle of Man Waste Statistics](#).

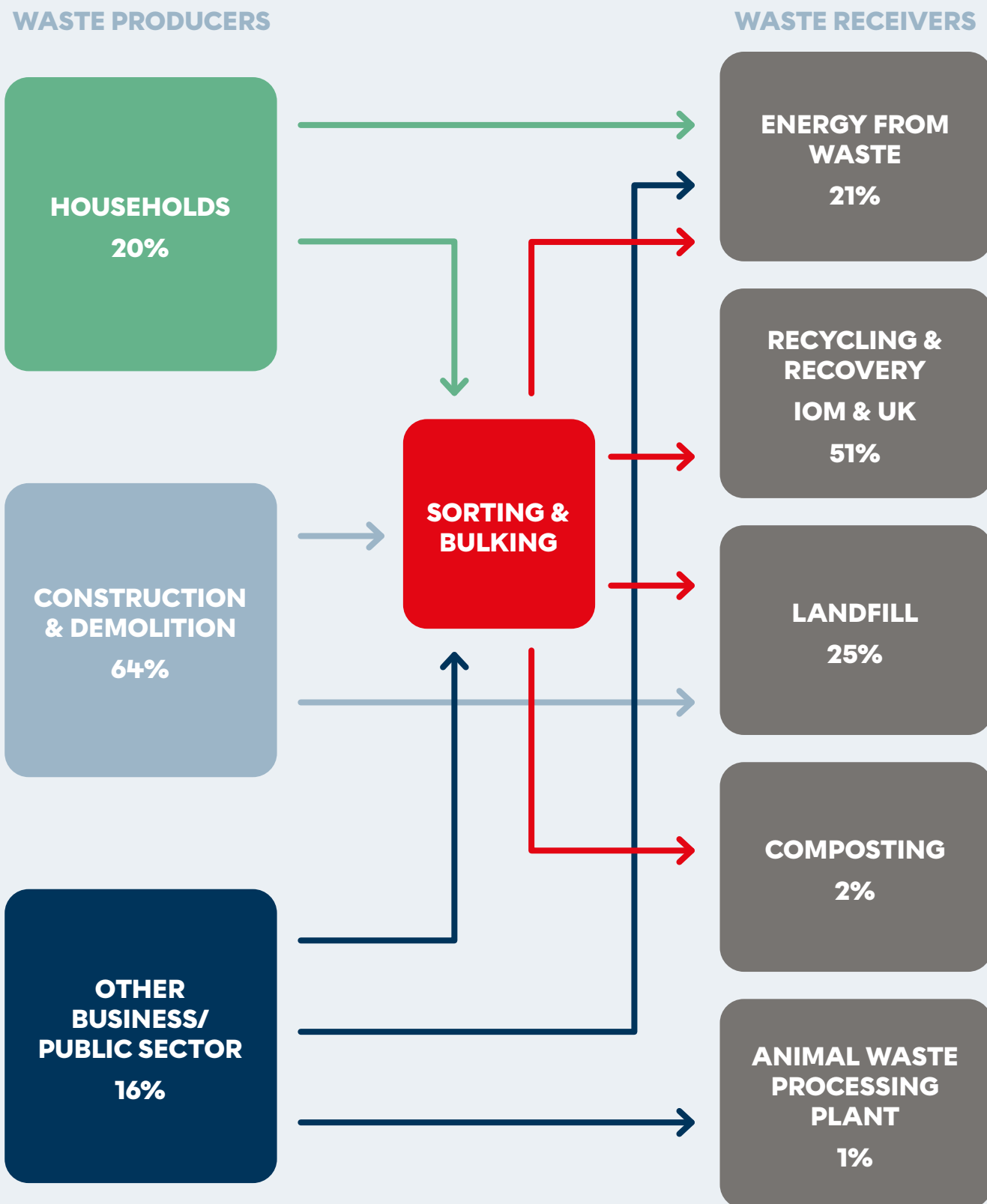
Not included in this tonnage are several unmonitored, legal recycling routes such as:

- Businesses back loading waste back to UK parent company for recycling.
- Demolition waste re-used on site for construction; and
- Demolition waste sent to alternative site for immediate re-use.

WASTE DESTINATIONS 2024



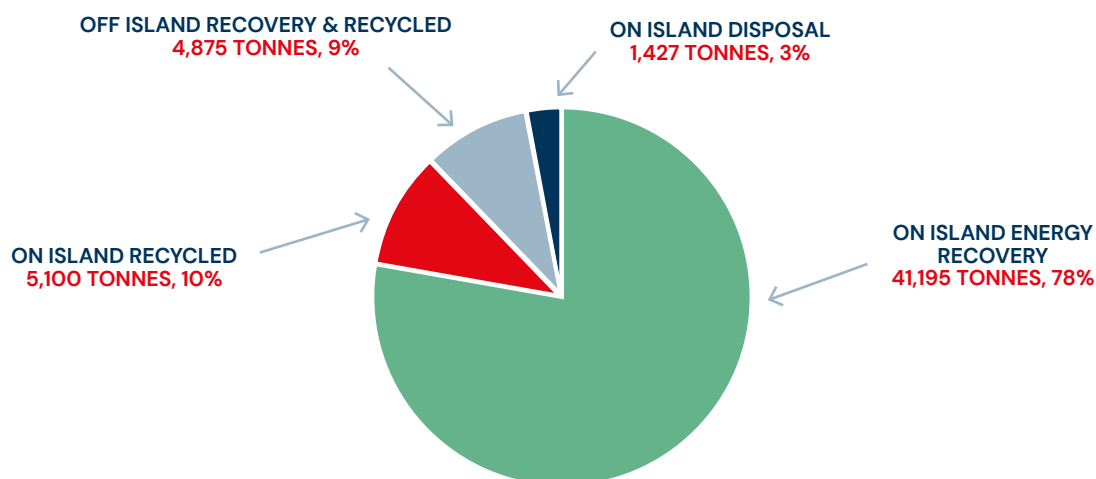
Isle of Man Waste Flows & Infrastructure



4.1 Waste from households

In 2024, 20% (equating to 49,528 tonnes) of the Island's waste was classified as Household Waste. This includes waste collected from Households as refuse, kerbside recycling and waste from the Civic Amenity Sites. Of this, 78% of Household waste was sent to the Energy from Waste (EfW) facility, 19% was recycled and 3% of the waste was sent to landfill.

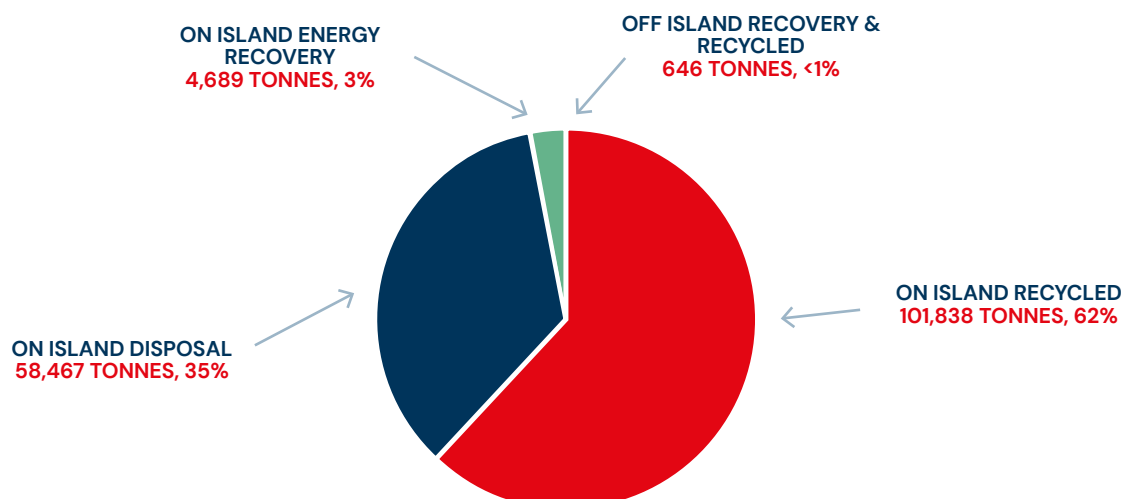
HOUSEHOLD WASTE DESTINATIONS 2024



4.2 Construction & demolition

The construction and demolition sector is the largest contributing sector to the total waste generation. This sector generated 165,641 tonnes of waste in 2024, accounting for almost two thirds (64%) of total waste generation. Of this tonnage 68% of the construction and demolition waste was recycled.

CONSTRUCTION & DEMOLITION WASTE DESTINATIONS 2024



4.3 Other waste arisings

The remaining 16% of waste arising was produced by the Island's commercial and industrial activities, sent to landfill, the Energy from Waste Facility, the Animal Waste Processing Plant or privately operated waste Transfer Stations for onward disposal or recycling.

5.0 Approach towards revising the Island's Waste Strategy for 2025-2035

The Isle of Man's Waste Strategy must consider waste streams from all sources; households, businesses, agriculture and industry. There is a significant opportunity to:

- Maximise the use of the existing waste infrastructure
- Review options to obtain the best value from recyclables
- To reduce greenhouse gas emissions
- Encourage new business to grow our green economy.

The Waste Strategy implementation is a 3-stage process that follows from the Waste Strategy Principles established following Public Consultation in 2024. These Principles will support a set of policies that are underpinned by the implemented Waste Strategy.

PRINCIPLE AND GOVERNMENT POLICIES

The Strategy has been guided by Our Island Plan, the Isle of Man's international commitments such as the Basel Convention and legal requirements such as the Public Health Act and Climate Change Act. The Principles identified in the waste consultation and the response to that consultation have also played a part in the development of the strategy.

WASTE STRATEGY

The Strategy sets out, in broad terms, the current waste management position and broad direction of decision making and our strategic objectives. The Strategy is informed by understanding the current waste industry and the Isle of Man economy. Good practice from other jurisdictions has shaped the Strategy ensuring good alignment with European and UK best practice whilst taking into consideration the uniqueness of delivering a comprehensive waste management system in an Island context.

DEPARTMENT POLICIES AND LEGISLATION

The approval of the Strategy will inform decision making, policy development and the development of primary and secondary legislation within Government Departments.

The DoI will ensure that waste services are as cost effective as possible. This may require financial support from Central Government for essential waste services and associated infrastructure to support them. The Department will evaluate the overall climate impact of dealing with different waste streams to ensure that we make the best economic and environmental decisions about waste streams.

5.1 Operational Considerations

The Isle of Man Government will monitor the waste industry to ensure the social and economic requirements of the Isle of Man are met. Our general approach is that Government may invest to develop the infrastructure required for the good management of waste on the Isle of Man, however it is intended that Local Authorities and the private sector will continue to be the principal delivery partners.

5.2 Waste Strategy Principles

ENVIRONMENTAL PROTECTION FIRST

Waste management decisions will prioritise the protection of the Island's natural environment, biodiversity public health and minimising pollution.

SELF-SUFFICIENCY AND RESILIENCE

The Island will aim to manage as much of its waste as possible locally, reducing reliance on off-Island disposal and building resilience into waste infrastructure.

WASTE HIERARCHY COMMITMENT

The Strategy will follow the waste hierarchy: reduce, reuse, recycling, recovery, and disposal—ensuring that landfill is always seen as the last resort.

CIRCULAR ECONOMY ENABLEMENT

Waste will be viewed as a resource. The Strategy will support the development of circular economy models that keep materials in use and reduce the need for virgin resources.



POLLUTER PAYS PRINCIPLE

Those who generate waste will bear the cost of waste management, encouraging more responsible production behaviours.

DATA-DRIVEN DECISION MAKING

Waste audits and performance monitoring will underpin policy development, infrastructure investment and service improvements.

EQUITY AND ACCESSIBILITY

Waste services will be designed to be accessible to all residents and businesses, regardless of location or sector, with consideration for rural and hard-to-reach areas.

INNOVATION AND ECONOMIC OPPORTUNITY

The Strategy will support innovation in waste technologies and services, and promote green economic growth through reuse, recycling and energy recovery.

SHARED RESPONSIBILITY AND COLLABORATION

Waste management is a shared responsibility across Government, Local Authorities, businesses and the public. The Strategy will foster collaboration and engagement to achieve its goals.

COMPLIANCE AND BEST PRACTICE

The Strategy will align with international obligations and adopt best practice standards, modified where necessary to suit the Island's scale and context.

EMISSION REDUCTION

Waste Management will work towards the emissions reduction targets in the five-yearly Climate Change Plans and the Climate Change Act 2021, considering whole lifecycle emissions for waste materials and waste management pathways.

PART 2

6.0 Household Waste

Local Authorities are under a legal obligation through the Public Health Act 1990 to provide household waste collections to households and without exception this is undertaken. There is no legal requirement for Local or Central Government to collect recyclable waste or to provide a place for the deposit of household waste such as Civic Amenity Sites.

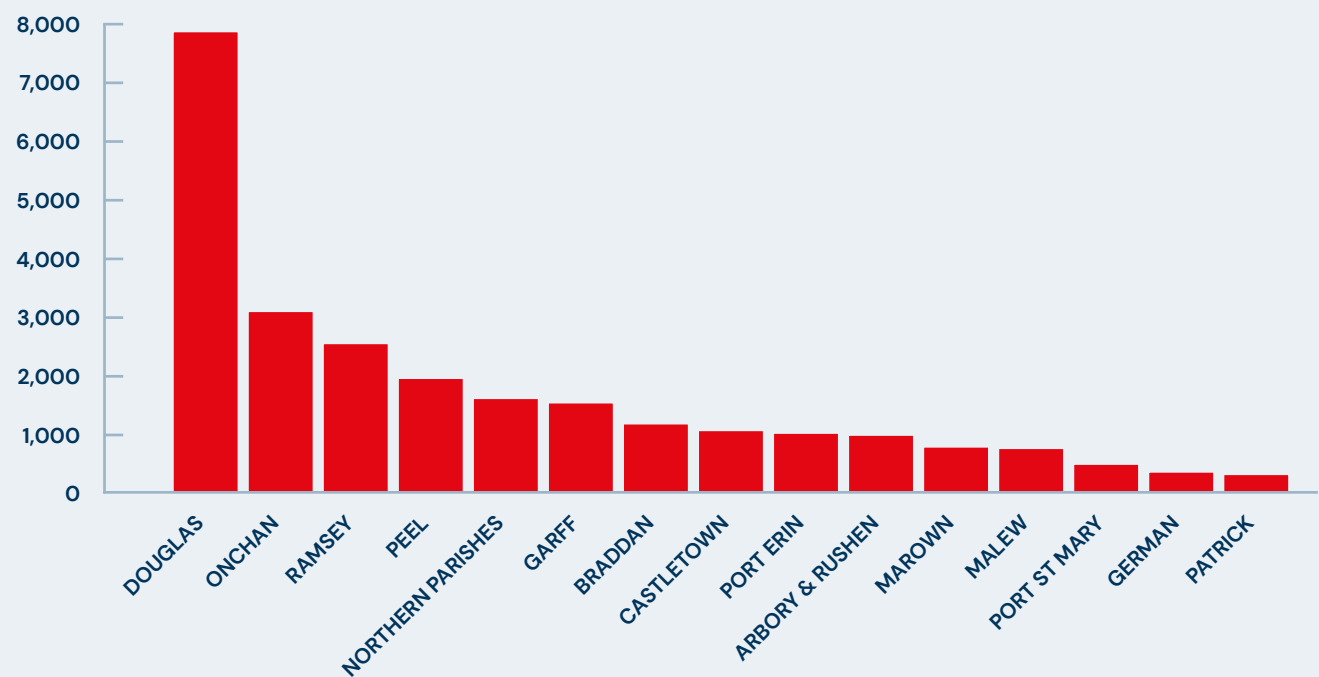
The Waste Strategy supports timely general waste & recycling collections either from the kerbside or via the provision of places for the deposit of waste in regions not suitable for kerbside collection such as Civic Amenity Sites and local drop banks.

Household waste collection is undertaken by Local Authorities through a combination of in-house and contracted out services. A few Authorities undertake kerbside recyclable collections mainly focused on materials that they have evaluated to hold a commercial economic value. The Local

Authorities provide regional Civic Amenity Sites. The four regional sites offer some opportunities for recycling, but the provision varies at different sites, is often targeted at economically advantageous recyclates, not necessarily focussed on environmental protection and emission reduction, and faces challenges to be accommodated operationally.

The economic and environmental outcomes of dealing with waste streams on the Isle of Man are not always straightforward and are frequently conflicting. This is particularly apparent for off-Island recycling pathways where the economic benefit of payments for recyclables results in emissions associated with transportation and reprocessing. Producing energy for the Island through the Energy from Waste facility and displacing the use of fossil fuels in some cases may be the best outcome. Work needs to be done to understand the optimal pathways for recyclable waste products arising on the Island when considering these variables.

2023 TONNAGE OF HOUSEHOLD WASTE COLLECTED BY LOCAL AUTHORITIES



6.1 Household General Waste Collection Services

Collection of general household waste from the kerbside is the legal responsibility of individual Local Authorities. They remain accountable for ensuring value for money for their rate payers. It is likely that rationalisation and combining of services would achieve further economies of scale, efficiencies and emissions reductions but this would be a matter for individual Authorities to negotiate with other Local Authorities.

There is limited governance of Local Authority functions in respect of efficiency and service, and no performance standards. The Department of Infrastructure has responsibility to accept the waste collected for disposal and, in this respect, it can instruct the Local Authorities where to deliver the waste (the Energy from Waste Facility).

WASTE STRATEGY

- Local Authorities to remain responsible for kerbside household waste collection.
- In collaboration with Local Authorities, the Department of Infrastructure to explore the introduction of set service levels, waste acceptance criteria, and performance standards. This may include bringing forward new legislation to include powers to intervene if the services or standards are not being provided.
- Development of a waste service oversight model to report on compliance with defined performance standards

6.2 Civic Amenity Site Service

There is currently no statutory requirement for the provision of Civic Amenity Sites on the Isle of Man. The Local Authorities have traditionally undertaken this service through 4 regional organisations. Two sites are overseen by Joint Committees which are not legal entities and cannot enter contracts or employ staff. Two sites are operated by Boards that are legal entities, able to enter contracts and employ staff.

Service standards and provision differ at the four civic amenity sites. In some instances, recycling is undertaken where it is economically advantageous to do so, or there is a legal or regulatory requirement to do so e.g. to comply with Waste Electrical Electronic Equipment (WEEE) regulations. Recycling of some

materials may be a suboptimal outcome for the Isle of Man either economically or environmentally.

The provision of reuse centres is seen as an important facility for our communities. Reuse centres align closely with the principles of the waste hierarchy, which supports reuse over recycling. However, not all Civic Amenity Sites currently provide Reuse Centres.

The Department of Infrastructure believes that if the provision of Civic Amenity Sites is to be secured, then the provision of the service should be made a legal duty for the Local Authorities and measures put in place to ensure performance levels are being achieved.

In the UK, the cost of disposing of electrical goods is built into the purchase price through Producer Responsibility schemes. However, the Isle of Man does not currently receive any of these funds. This presents a challenge in managing Waste Electrical and Electronic Equipment (WEEE). To address this, the Strategy proposes that Civic Amenity Sites incorporate reuse centres where electrical goods are collected separately for reuse, recovery or recycling either on or off island. Funding for this service should be built into the local authority rates system and reflected in the Amenity Site service standards.

KEY WASTE STRATEGY PROPOSALS

- Department of Infrastructure to introduce service levels for civic amenity sites.
- Development of a waste service governance and oversight model to report on compliance with defined performance standards.

6.3 Enabling householder recycling

Local Authorities are responsible for developing local recycling services which enable and encourage householders across the Island to recycle household waste items that should not be entering the household waste stream into the EfW.

There are currently some kerbside collection services undertaken by Local Authorities, but the service is not available across the Island. The service focuses on items that are of economic advantage to the Local Authority and, in some cases, the result for the Isle of Man may be environmentally suboptimal. One example of this is paper recycling, as whilst the Local Authority gains some income from collecting and transporting paper for recycling, the Island loses calorific value from the Energy from Waste plant and therefore operates less effectively increasing the carbon emissions associated with waste recovery.



Furthermore, the recyclate market price is highly volatile and so the perceived economic benefit can be miscalculated as markets fluctuate. The Department supports the use of kerbside recycling to increase the proportion of household waste being recycled by making it more convenient. The products collected should be reviewed to maximise the opportunity to protect the environment by taking out of the waste stream undesirable items such as batteries and vapes and other small WEEE.

Recycling can be problematic in apartments and flats that do not have appropriate communal facilities for storing recycled materials. Consideration should be given to how facilities can be retrospectively provided and building standards amended to ensure adequate facilities in new builds and renovations wherever possible.

For areas that are not suited to kerbside recycling collections, especially those in rural areas or where the street layout precludes the use of kerbside bins or collecting vehicles, Local Authorities should consider the use of drop banks for key recyclates, to encourage behavioural changes that can lead to an increase in recycling.

KEY WASTE STRATEGY PROPOSALS

- Local Authorities to remain responsible for delivering schemes to encourage the recycling of materials by householders
- Department of Infrastructure to introduce service levels, waste acceptance criteria and performance standards.
- Development of a waste service governance and oversight model to report on compliance with defined performance.

- A review to be undertaken of the appropriate items to be collected at the kerbside to minimise environmental damage. The outcome of the review to be used to inform service levels and performance standards.

7.0 Waste Strategy for Waste Prevention & Reuse

By reducing or eliminating waste generation, the Waste Strategy supports efforts to promote a more sustainable society. Waste minimisation involves redesigning waste processes and/or changing societal patterns of consumption and waste production where necessary and relates to processes based on the Island. Waste minimisation is also driven by process changes in the UK, especially for goods brought to the Island.

Businesses that generate waste will usually seek to minimise waste as waste disposal is a business overhead. Previous versions of our Waste Strategy have focussed more on the handling of household waste than commercial waste. This strategy seeks to include commercial waste in the future and DoI will work with DfE to support waste prevention and waste reuse measures within the business and construction sectors.

KEY WASTE STRATEGY PROPOSALS

- DEFA and the DoI to consider tools to promote waste prevention and reuse including financial such as subsidised recycling for some waste streams, gate fees, landfill tax and supporting legislation.

- Re-establishment of a Waste Forum to engage and collaborate with industry and the community.
- DoI to work with DfE to ensure appropriate guidance is provided for commercial businesses regarding reduction of waste, use of available waste streams and to develop reuse pathways.

8.0 Waste Recycling

The Strategy supports and encourages creating less waste for disposal by increasing awareness of the need to recycle materials that have an environmental benefit in the context of the Isle of Man. Most recycling and reuse material is construction and demolition waste and metal. This is undertaken by the private sector in the main and it appears to be a functioning market without the need for significant intervention by Government. Government does have a role in regulating these activities. This strategy commits to maintaining up to date regulations advice and enforcement.

DEFA WILL CONTRIBUTE TO THE REGULATION OF WASTE STREAMS, SUCH AS SINGLE USE PLASTICS.

In respect of some construction and inert waste, there are still however some economic incentives to landfill.

There are some demand-side drivers that have been implemented in the UK that may help increase the value of recycled materials, for example large construction projects in the UK are legislatively required to use a percentage of recycled materials. Materials such as recycled aggregate products displace the use of virgin materials being quarried from the ground.

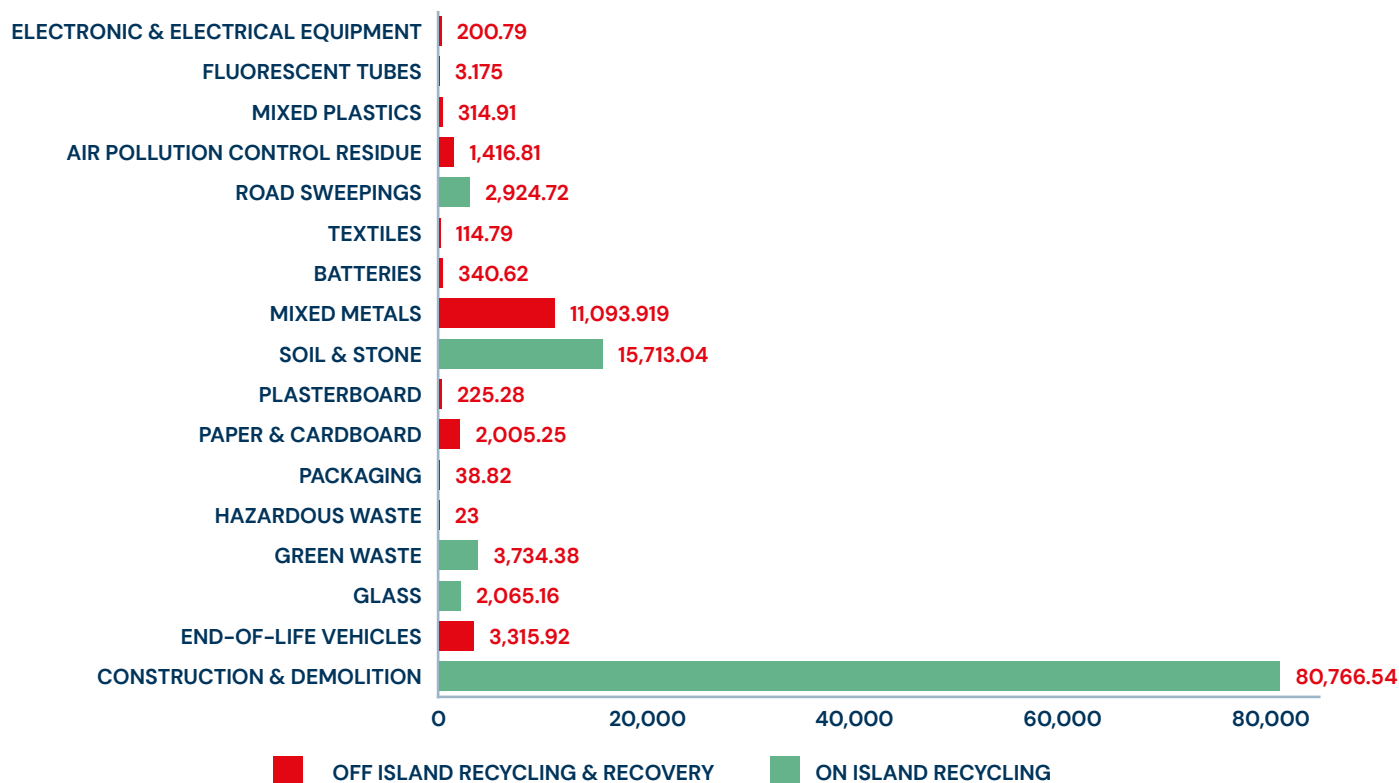
Expansion of recycling from both households and businesses across the Island will support the collection of waste streams that should not enter the EfW plant (metals, batteries and glass) and of waste streams that have a high circular economy value such as textiles.

Bottom ash from the Energy from Waste Facility is routinely landfilled and we will move to a future where this ash is recycled and reused on the Island.

WASTE STRATEGY AIM

- We will work to make it easier for recycling to be the first choice after reuse providing improved recycling options for households, businesses and industry.

2023 TONNAGE AND TYPES OF WASTE RECYCLED



KEY WASTE STRATEGY PROPOSALS

- Expand recycling provision, either kerbside or local drop banks to all areas by making it a duty for Local Authorities to recycle materials that have an environmental and economic benefit in the context of the Isle of Man.
- Review the most appropriate materials for recycling collection, targeting those which present the greatest environmental risk and/or carbon footprint.
- Tools to be developed by the DOI and DEFA requiring construction projects to increase the use of recycled materials.
- DOI to consider the introduction of a land fill tax to promote separation and recycling of challenging materials such as mixed demolition waste.
- DOI to recycle incinerator bottom ash for use as an aggregate replacement.

9.0 Waste Strategy for Energy from Waste

The Waste Strategy supports efficient energy recovery from residual waste. Energy from waste is recognised as the best management option for our household waste. Using this waste as a fuel plays a crucial role in reducing the requirement to landfill waste and reduces

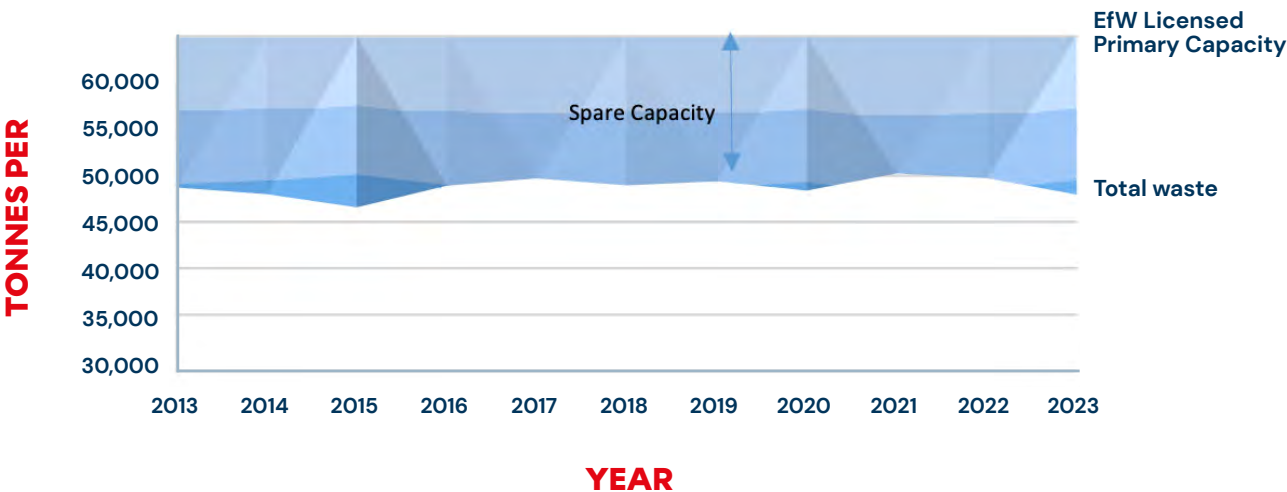
fossil fuel use. The EfW operators comply with current best available practice for environmental compliance and emissions from energy from waste continue to be treated, monitored and publicly reported.

Last year the EfW waste plant produced 25,500 megawatt-hours or 10% of the Island's electrical energy supply through energy recovery of residual waste, this equates to 50,000 tonnes of waste. This annual amount of residual waste diverted from landfill, in terms of volume, would be 100,000m³ based 2m³ per compacted tonne. Energy recovery from waste reduces the use of fossil fuel required for electricity generation. Using our waste for electricity has saved not only landfill capacity but also resulted in a saving of 13,260 tonnes of coal or 7.7 million litres of petroleum or 5.36 million m³ of natural gas.

As a strategically important asset, the Government will operate the primary incinerator at the Energy from Waste Plant until at least 2039. This operation model has worked well for the past 20 years.

This strategically important facility has been traditionally underutilised. The Government will take steps to ensure that the facility is maximised to produce as much green energy as possible. This will be achieved both by ensuring that appropriate waste streams are directed to the facility, and using sustainable biomass derived from the Island's plantations.

ENERGY FROM WASTE RESIDUE WASTE LEVELS 2013 TO 2023



WASTE STRATEGY

- Fully exploit the capacity of the Energy from Waste Facility by increasing the amount of on-Island waste being incinerated and burning sustainable biomass waste from the Island's plantations.
- Extend the operational life of the primary Energy from Waste facility until at least 2039.
- As an interim position we will continue to landfill waste derived bottom ash at a fully engineered and lined landfill site.
- Develop an on-Island process for stabilising incinerator bottom ash for use as aggregate replacement in the construction sector.

10.0 Hazardous Waste

Several hazardous wastes are produced by industry and schools (from lab work) on the Island. Most of this waste is liquid, and it is currently shipped off Island for treatment, reuse or disposal. This is undertaken through a UK Transfrontier Shipment Notice, which is expensive for industries and schools. Though our international commitments allow shipment off the Island, this is only allowed in cases when it is unreasonable for the Island to deal with the waste locally.

It will be practical to deal with some of these wastes locally at the Energy from Waste Plant's proposed new hazardous waste incinerator. Industry and the Government will seek to use this waste disposal route to reduce the need for waste export. This will require a change to the Braddan Planning Scheme Order. The Basel Convention includes a clear principle that countries should manage and dispose of their own hazardous and other wastes within their own territory wherever possible. It is important to comply with international treaties and non-compliance may result in restrictions of waste export to the UK. Therefore, it is necessary for the Government to plan to be as self-sufficient as reasonably possible and secure alternative disposal routes.

This strategy seeks to expand hazardous waste processing on Island. The Hazardous Waste Facility will be replaced with a new facility that will ensure a safe disposal route to until at least 2039. The replacement of this facility will bring a further opportunity for the Island to comply with its obligations under the Basel Convention.

End of life and damaged electric vehicles are a relatively new waste stream on the Isle of Man. Battery recovery requires capital intensive purpose-built industrial facilities. The Isle of Man will not have the numbers of vehicles required to support

the construction of such a facility at this time. In some circumstances the batteries, and possibly the whole car, will have to be shipped off Island for reprocessing. However, ongoing training is being provided to allow technicians to assess and make safe EVs for easier transport. This Strategy recognises this pressing issue. The Department will continue to work with the industry to identify appropriate measures to address current and future need in this emerging waste sector for the Island.

There are an increasing number of household items that contain lithium-ion batteries. Many of these are small and easily discarded into household waste, which presents safety and environmental risks. It is necessary for us to provide clear and easy to access alternative routes for disposal. As we move towards an electrified future, the use of batteries will increase and demand for these routes will increase. The need for recovery of rare earth metals from electronic goods will also continue to grow.

As Transfrontier Shipments of mixed waste becomes increasingly more challenging, it will be necessary to develop the capacity to separate key materials from general household waste.

Coal Tar Waste contaminated material is present in many locations around the Island. The Department is developing treatment protocols for Asphalt Containing Coal Tar Waste (ACCTW) that will allow this material to be safely reused as an aggregate substitute. To support both Government and the construction industry, we will provide a suitable storage facility at Turkeylands that allows for safe management of ACCTW prior to specialist processing and reuse.

WASTE STRATEGY

- Develop the new Hazardous Waste Incinerator to safely dispose of appropriate hazardous materials and clinical waste on Island, operational until at least 2039.
- Develop schemes for households to dispose of hazardous household wastes and recycle rare earth metals away from the general waste stream.
- Identify hazardous waste that can be incinerated in the new hazardous waste incinerator and apply to amend the Braddan Planning Scheme Order accordingly.
- DOI and DEFA's Environmental Protection Unit to implement appropriate waste operations licences or directions as required to support modern current regulations and best practice.
- DOI and DfE to support industry in the development of a storage and disposal route for end-of-life electric vehicles.



- DOI and DfE to support industry in the development of a storage and disposal route for end-of-life batteries.
- DOI to develop Coal Tar Waste storage and reprocessing to support infrastructure projects and construction industry.

11.0 Waste Landfill

The Strategy recognises that we will continue to need landfill facilities for some hazardous, non-hazardous, and inert waste. Such materials are likely to include:

- Hazardous wastes – eg. asbestos
- Pre-treated industrial wastes from which no further resources can be recovered.
- Waste for which the alternatives to landfill cannot be justified on economic, environmental or resource efficiency grounds.

The Island has two operational landfill sites owned by the Department of Infrastructure; Wrights Pit North accepts asbestos, plasterboard and contaminated soil

and stones, and Turkeylands landfill which accepts non-hazardous and inert wastes such as construction and demolition waste and the Energy from Waste Incinerator Bottom Ash. Both Wrights Pit North and Turkeylands will be full within the next 5 years.

The Isle of Man Government will ensure that the Island has appropriate landfill capacity for the appropriate disposal of solid wastes, which cannot be recovered, or recycled. The Government will construct a new landfill facility at Turkeylands, which will be engineered to modern European standards. Some of the cells will be fully lined. This will create a site which does not leave a dilute and disperse legacy issue for future generations. The new landfill facility at Turkeylands is anticipated to have a lifespan of around 20 years. However, implementation of measures contained in this strategy will increase the lifespan by diverting material from landfill through recycling and re-use. An inert waste landfill facility will remain available at Turkeylands.

In respect of bottom ash from the Energy from Waste Facility, Government will look to recycle the ash and use it in suitable construction projects as

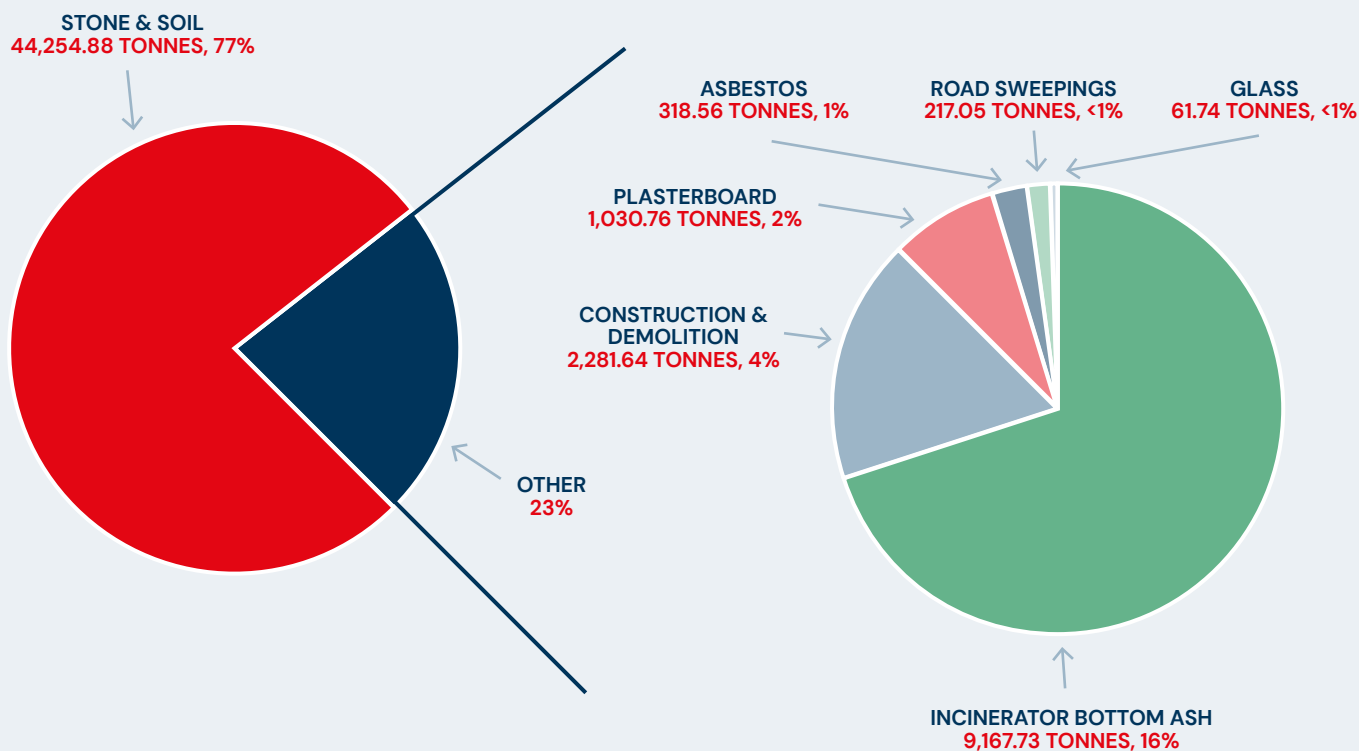
a virgin aggregate replacement. Until the process is established, we will continue to store the waste in the Old Turkeylands Landfill Site where it has been held for the last 20 years. In time, this facility will be used for treatment and storage ahead of reuse. Following a recent consultation with DEFA a Certificate of Lawful use will be requested by the Department of Infrastructure.

We have limited space available for landfill, so it is critically important that it is only used for materials where there is no other option. In the short term the Department of Infrastructure will use disposal prices to encourage reuse and recycling. Mixed waste is a particular problem, but one that must be addressed by the construction and demolition industries who need to be encouraged to separate

waste streams. If required, some waste will be restricted from being deposited at Government facilities. The Department of Infrastructure will consider where waste can be re-used, recycled or recovered and how this could be encouraged by the introduction of a landfill tax to ensure that waste producers are financially incentivised to maximise recovery and recycling over landfill.

Additionally, the Isle of Man Government will implement changes to Regulations and working practices to seek innovative methods to encourage the processing of waste into new products after appropriate processing. For example, the sediment from Peel Harbour will be processed to lock in the heavy metal content and the residual material used to remediate industrial sites.

2023 TONNAGE AND TYPES OF WASTE SENT TO LANDFILL



WASTE STRATEGY

- Development of new landfill and recovery storage and processing facilities at Turkeylands Quarry.
- Process incinerator bottom ash for reuse in construction projects.
- Implement restoration and closure plan for Wrights Pit North.
- Impose higher disposal fees on waste that could be recovered or recycled.
- Investigate the creation of a Landfill Tax to ensure that there is an economic drive for reuse, recovery, and recycling over landfill.

12.0 Waste Strategy for Waste Regulation

The Strategy supports a regulatory framework for the waste sector to protect human health and the environment. Regulations should provide a level playing field for a market in which legitimate businesses can operate and invest with confidence. Regulation and enforcement will be proportionate to the risks. Regulatory standards will only be introduced following consultation. The Island's geographical remoteness and size mean that implementing good practice legislation from the UK or Europe can be disproportionately expensive and/or challenging. Government will consider the economic impact and time required for implementation as part of any policy being approved by the Council of Ministers to implement new best practice.

Government will adopt the use of European Waste Codes in all waste-related work. Consideration will be given to tracking waste from creation to final treatment or disposal. This work will underpin the development of future policies to address waste reduction, reuse and recycling.

The adoption of Best Available Technology will be modified to reflect both the risk and Island's economic situation. Cost will be an allowable consideration in terms of the appropriate technology to be deployed, but on a risk-based basis.

Consideration will be given to legislatively ensuring that end of life remediation funding is ringfenced through the operational life of landfill facilities, such that those funds cannot be controlled or used for any other purpose by the business.

Legislation will be brought in to enable waste material to be classified as non-waste after undergoing an appropriate treatment and being available to be reused. We will continue to monitor evolving methods and treatments for hazardous waste.

UK LEGISLATION

The UK legislation that may be appropriate for adoption into Manx law includes:

- Environment Act 2021
- Environmental Protection Act 1990
- Waste Regulations 2011
- Hazardous Waste Regulations 2005

These legislative items would allow waste management standards to be improved in the Isle of Man to match those in place in the UK.

The following provisions in UK legislation may be relevant for inclusion in Manx waste legislation:

- Waste Strategy
- Waste Management Plan
 - ◊ Analysis of current waste management situation
 - ◊ Contents
 - ◊ Periodic review
- Waste hierarchy
- Waste Reduction, & Prevention
 - ◊ Waste authority requirements
 - ◊ Measures to prevent waste generation
 - ◊ Waste prevention programme – monitoring & evaluation
- Waste Management responsibility
 - ◊ Treatment of waste responsibility
 - ◊ Cost of waste management
 - ◊ Polluter-pays principle
- Waste collection
 - ◊ Duties of waste authority
 - ◊ Receptacles for household waste
 - ◊ Recyclable household waste collected separately
 - ◊ Separate collection of recyclables from industrial and commercial waste
 - ◊ Payment for collection, recycling, and disposal of waste
 - ◊ Non-compliance fines
- Hazardous Waste
 - ◊ Provisions for specific types of hazardous waste
 - ◊ Measures for waste oil
 - ◊ Coal Tar Waste



WASTE STRATEGY REGULATION

- DEFA, working with the DoI, is to strengthen waste legislation in an appropriate and proportionate way.
- Extend statutory responsibilities with respect to waste and clearly define these responsibilities with appropriate consequences for failure.
- Work with Local Authorities and Civic Amenity sites to set service standards for waste, this may be accompanied by legislative powers to intervene if services or standards are not being provided.
- DEFA to provide clear standards and guidance for planning approval in relation to size, space requirements, risk, and other constraints for waste operations.
- Strategic and Local Area Plans to ensure future waste facilities are identified and accommodated.
- DEFA will produce a legislative route which will include guidance on processing and using waste such that it becomes a by-product at the point of use.
- DEFA to consider introducing a Waste Duty of Care Code of Practice.
- Legislation to require provisions to be ringfenced for landfill site remediation to be developed and implemented.
- Government to adopt the use of European Waste Codes in all appropriate approvals, licences, permissions, and directions.

PART 3

3.0 Delivery Framework

To realise the vision of a sustainable and self-sufficient waste management system, the Delivery Framework will outline how strategic objectives will be implemented across the Island. This framework ensures that actions are coordinated, resourced, and tracked effectively.

3.1 Key Delivery Components

Infrastructure Development

- Investment in essential infrastructure such as Civic Amenity Sites, recycling centres, reuse hubs and hazardous waste facilities will be prioritised based on the Annual Statement of Need and waste flow data.

Local Authority Collaboration

- Delivery will be coordinated with local authorities to ensure consistent service standards, equitable access to facilities and alignment with national targets.

Public Engagement and Education

- Campaigns and educational programmes will be delivered to promote waste reduction, reuse and recycling behaviours.

Policy and Legislative Support

- Delivery will be underpinned by updated legislation and technical guidance to support innovation, compliance, and enforcement.

Operational Efficiency

- Waste collection, sorting, and processing systems will be optimised to reduce costs, improve service quality and minimise environmental impact.

Funding and Resource Allocation

- Delivery will be supported by a clear funding strategy, ensuring resources are allocated to priority areas and projects with measurable impact.

Partnerships and Innovation

- Collaboration with private sector, third sector, and academic institutions will be encouraged to pilot new approaches and technologies.

3.2 Next Steps

To ensure the successful implementation of the Waste Strategy, the following next steps are recommended:

Establish Governance Structures

- Define oversight responsibilities and reporting mechanisms.

Initiate Baseline Assessments

- Conduct a comprehensive Island-wide Waste Audit.
- Launch a Household Waste Survey to inform service design and future targets.

Legislative Preparation

- Continue drafting necessary legislative changes, including updates to planning schemes, service standards, and other proposals.
- Review UK and EU waste legislation for potential adoption into Manx law.

Infrastructure Planning

- Finalise plans for the new hazardous waste incinerator and landfill facility at Turkeylands.
- Develop proposals for reuse centres and expanded Civic Amenity Site services.

Engage Stakeholders

- Coordinate with Local Authorities to agree waste standards and uniform services, expanding kerbside recycling where practical.
- Engage with businesses and industry to promote waste minimisation and circular economy practices.

Public Communication

- Launch public education campaigns to raise awareness of recycling, reuse, and hazardous waste disposal.
- Promote behavioural change through accessible services and clear messaging.

Monitoring and Evaluation

- Define key performance indicators (KPIs) and reporting frameworks.
- Schedule periodic waste audits (e.g., at years 1, 5, and 10) to assess progress and inform strategy updates.

Innovation and Adaptation

- Explore emerging technologies such as bioreactors and district heating systems.
- Monitor evolving waste streams and adjust the strategy to remain responsive and effective.

Annex 1 - Waste disposal options and destinations

Waste Type	Household			Public Sector		Business		Isle of Man					UK	
	Refuse Collection	Kerbside	Civic Amenity Site	Refuse Collection	Other ¹	Refuse Collection	Other ¹	EfW ²	AWPP ³	Recycle	Transfer Station	Landfill	Recycling/Recovery	Disposal
Animal							x	x	x					
APCR4							x							
Asbestos			x		x		x				x	x		
Batteries					x		x				x		x	
C&D5					x		x			x	x	x		
Cardboard					x		x				x		x	
Clinical					x			x						
Electrical goods					x		x				x		x	
End of Life Vehicles			x		x		x				x		x	
Fluorescent Tubes					x		x				x		x	
Food	x			x		x		x						
Gas cylinders			x ⁶		x ⁶		x ⁶						x	x
Glass			x		x		x			x	x			
Green waste					x		x			x	x			
Hazardous Waste			x		x	x								
IBA7			x											
Metals		x	x		x		x					x	x	
General waste	x			x		x		x						
Oil					x		x	x	x ⁸					
Packaging					x		x				x		x	
Paper					x		x				x		x	
Plasterboard					x		x				x	x	x	
Plastics		x			x		x				x		x	
Sludge					x			x						
Soil & Stone					x		x			x	x	x		
Textiles										x				
Tyres					x		x	x			x			
Wood					x		x	x		x	x			

REFERENCES:

1 Waste operators and waste types accepted can be found:
https://www.gov.im/media/1387057/wdl_register_2025_v1.pdf

2 Energy from Waste

3 Animal Waste Processing Plant

4 Air Pollution Control Residue

5 Construction & Demolition

6 Gas cylinders to be returned to supplier

7 Incinerator Bottom Ash

8 Accepts cooking oil

9 Only Isle of Man Creamery milk carton



Isle of Man
Government

Reiltys Ellan Vannin

Department of Infrastructure

1st Floor
Sea Terminal
Douglas
Isle of Man
IM1 2RF

Tel: +44 1624 850000

Email: WasteManagement.DOI@gov.im

Alyson Crellin

To: Admin
Subject: FW: Waste Strategy 2025-2035

From: [REDACTED]

Sent: 16 January 2026 17:59

To: [REDACTED]

Subject: Waste Strategy 2025-2035

Find below email sent to Minister Haywood earlier today which the Commissioners have asked me to share with you and your Commissioners/Councillors.

[REDACTED]

Phil Gawne BSc (Hons)
Clerk to the Arbory and Rushen Parish Commissioners
Cleragh ny Barantee Skeeraghyn Cairbre as Rosien
Lamode,
Rushen.

[REDACTED]

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

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Begin forwarded message:

From: [REDACTED]
Subject: Waste Strategy 2025-2035
Date: 16 January 2026 at 11:17:57 GMT
To: [REDACTED]

Moghrey mie Shirveishagh.

Arbory and Rushen Parish Commissioners have asked me to write to you requesting that you withdraw the Waste Strategy 2025-2035 from next week's Tynwald Order Paper so that the Waste Collection Authorities (the local authorities) can be given an opportunity to give feedback on the Waste Strategy.

As you are surely aware the Island's Local Authorities provide a substantial part of the Island's waste services and it seems at the very least surprising that you haven't felt it necessary to allow local authorities to see the Waste Strategy 2025 2035 or comment on it prior to it being considered by Tynwald. Indeed, we have only found out by chance that the Strategy is due for consideration at next week's Tynwald sitting.

There was of course a consultation on high level principles that took place in Autumn 2024 but that did not go into the level of detail contained in this Strategy and did not specifically seek the views of local authorities.

A month's delay to February Tynwald would surely not be unreasonable to allow local authorities a chance to consider the Strategy and give feedback? To press on without seeking local authorities views would surely be wholly unreasonably bearing in mind the significant part we play in delivering waste services, and would I fear cement the view that a number of local authorities share that your Department has no interest in hearing the views of local authorities.

The Commissioners urge you to temporarily withdraw the Waste Strategy 2025-2035 to allow us time to consider it.

Lhiats dy firrinagh,



Phil Gawne BSc (Hons)
Clerk to the Arbory and Rushen Parish Commissioners
Cleragh ny Barantee Skeeraghyn Cairbre as Rosien
Lamode,
Rushen.



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

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ANDREAS PARISH COMMISSIONERS

BARRANTEE SKEEREY ANDREAYS

Please reply to the Clerk: Ms M Callow
Tel: 07624 306103 email: clerk@andreas.gov.im

26th January 2026

**Andreas Parish Commissioners Civic Service, Sunday 22nd February 2026
At Kirk Andreas Church, Andreas – 10.30am**

On behalf of Mrs Jackie Faragher, Chairman of Andreas Parish Commissioners and Members of the Board, I would like to invite your Chair to attend Divine Service in Andreas Parish Church on Sunday 22nd February at 10.30 am.

At the conclusion of the Service, the Chairman and Fellow Commissioners will be pleased to welcome everyone in the Parish Hall, Smeale Road, Andreas where refreshments will be served.

Please RSVP to the above contact details to assist with catering arrangements

Yours sincerely

A handwritten signature in black ink, appearing to read 'Maureen Callow'. The signature is fluid and cursive.

Maureen Callow
Clerk



ONCHAN DISTRICT COMMISSIONERS

NOTICE OF MOTION

Proposed by: Commissioner Gabriella Corkish

To: Chief Executive/Clerk

Date: 8th January 2026

Standing Order 19.5: Any motion of which notice has been duly given, upon being moved and seconded, shall stand deferred without discussion until the next ordinary meeting of the Authority, this being Monday 2nd FEBRUARY 2026.

- That the Authority funds the installation of a pedestrian handrail at the Authority's Springfield Court sheltered social housing complex, to be positioned adjacent to the footpath linking flats 29 and 30, and 31 and 32, with the central communal car park.

Supporting Information

The footpath is located on an incline, which presents challenges for residents, particularly during periods of inclement weather. Recent conditions have highlighted the difficulty some residents face when traversing this path. A pedestrian handrail would provide continuous support and improve safety, offering benefits not only in adverse weather but at all times.

This Notice of Motion dated 8th January 2026 signed by:

Name Gabriella Corkish

Signed [Signature]

Alyson Crellin

To: Admin
 Subject: FW: Homelessness Legislation Consultation

From: [REDACTED]
 Sent: 19 December 2025 12:05
 To: [REDACTED]
 Subject: Homelessness Legislation Consultation

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

Good Afternoon

Today the Housing and Communities Board has launched a consultation on a framework for an Isle of Man Homelessness Prevention and Support Act. This consultation aims to identify the most effective approach to support vulnerable individuals and establish a robust legal framework for homelessness prevention and assistance.

In looking at legislation for the Isle of Man, various Acts passed by the UK, Scottish and Welsh Parliaments were reviewed as a base for the development of a suitable/appropriate Manx equivalent. This consultation seeks views on the various elements of the UK legislation and the distinctive differences with the Scottish and Welsh amendments since devolution and their applicability for the Isle of Man. The use of the neighbouring jurisdictions' framework as a starting point should not be taken as an endorsement in full of the approach taken by those countries. They are simply a useful starting point in the assessment of the needs for the Isle of Man in legislation.

Your input is invaluable to ensure that the legislation meets the needs of the Island and our communities. If you have any questions or require further information, please do not hesitate to contact me.

The consultation is available here and is open until 25 February: <https://consult.gov.im/cabinet-office/isle-of-man-homelessness-prevention/>

Thank you for your attention and participation.

Best regards

[REDACTED]



[REDACTED]
Policy Development Officer
 Central Government Offices, Bucks
 Road, Isle of Man, IM1 3PN

Contact:

☎ 01624 [REDACTED]



[REDACTED]

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

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

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

A framework for an Isle of Man Homelessness Prevention and Support

Overview

The Homelessness Strategy approved by Tynwald in December 2023 contained a commitment to the introduction of statutory requirements to prevent and address homelessness on the Isle of Man. This consultation is to help develop the specifics for the legislation.

In looking at legislation for the Isle of Man, we are using various Acts passed by the UK, Scottish and Welsh Parliaments as a base for the development of a Manx equivalent. This consultation seeks views on the various elements of the UK legislation and the distinctive differences with the Scottish and Welsh amendments since devolution and their applicability for the Isle of Man.

The use of the UK nations' framework as a starting point should not be taken as an endorsement in full of the approach taken by those countries. They are simply a useful starting point in the assessment of the needs for the Isle of Man in our legislation.

The other Crown Dependencies do not have Homelessness Legislation so *offer* no comparison on this area.

Why your views matter

This consultation aims to identify the most effective approach to support vulnerable individuals and establish a robust legal framework for homelessness prevention and assistance.

Reasonable adjustments and alternative formats

The Department is committed to equal opportunities and our aim is to make our documents easy to use and accessible to all.

The Department will take steps to accommodate any reasonable adjustments and provide such assistance as may reasonably be required to enable access or reply to this consultation.

If this document is required in another format or assistance is required with accessing or replying to this consultation, please email daire.queenan@gov.im

Responding to this consultation and questions

This consultation can be responded to by clicking on the 'Online survey' link below

Alternatively you can download a paper version of this consultation from the 'Related' section below and email it to daire.queenan@gov.im or post it to:

Homelessness Legislation Consultation,
Cabinet Office,
Third Floor,
Government
Office, Bucks
Road,
Douglas,
IM1 3PN

Background

Nature of homelessness on the Island

Homelessness exists across the world. It is a complex social challenge that has profound implications for communities, services, organisations, governments, as well as the individuals at risk of or experiencing it.

What has become the stereotypical image of individuals experiencing homelessness, is that of people sleeping on the streets. It is now widely understood that homelessness goes beyond this image and has many other forms. Homelessness can be hidden, such as sleeping on a friend's sofa, living in unsuitable or unsafe accommodation, or individuals facing eviction for example.

The Isle of Man is not exempt from having people who are facing homelessness within its community. In December 2023, the Island's first Homelessness Strategy 2023-2028, went before Tynwald and was approved. [View in appendix A \(opens in a new tab\)](#) `<user_uploads\appendix-a---homelessness-strategy.pdf>`.

The strategy is designed to address complex issues associated with homelessness and housing instability. It includes a set of coordinated actions aimed at preventing homelessness, providing immediate assistance to those experiencing it and offering long-term solutions for housing stability. This strategy involves a strong collaboration between government agencies, third sector organisations and individuals with lived experiences of homelessness.

The strategy comprises five focus areas:

Clear Pathways - Easy access to support services

Legislation - Long lasting statutory legacy

Core Data - Ensure core data to support provision to services

Needs Assessment - Process to review the needs of those who require support

Prevention - Evidence informed

Progress of the Homelessness Strategy

Significant progress has been made during the first year of the Homelessness Strategy Action Plan and Implementation Plan and several actions within the plan have been completed.

Progress has been made standing up a dedicated Manx Care team. Two new Lead Practitioners for the Wellbeing Partnership's and four Community Support Workers commenced their roles in early 2025. The Community Workers commenced employment in January 2025 and the Partnership Leads in February 2025. Further work is needed for the service to have its greatest impact.

The focus for this year is embedding the work already completed and establishing a more sustainable foundation for the Homelessness Pathway and Emergency Accommodation Service. This includes determining the ongoing funding and placing the services on a statutory footing.

Scale of homelessness on the Island

It is hard to determine the exact scale of homelessness on the Island. However, the Homelessness Pathway delivered by Manx Care and funded by the Housing and Communities Board via Cabinet Office provides some insights.

From July 2024 to July 2025, Manx Care provided 9,971 bed nights in temporary accommodation to people presenting as homeless. There were on average 31 individual clients per month, new and recurring.

Framework in the UK legislation

How the UK homeless process works

The process begins when an individual is either threatened with homelessness within 56 days or is already homeless. At this stage, the local authority assesses the situation to determine the appropriate duty that the local authority owes to that person.

If the person is threatened with homelessness, the **Prevention Duty** applies, which focuses on helping them retain their current accommodation or secure alternative housing before they become homeless.

If the person is already homeless, the **Relief Duty** applies, aiming to help them find suitable accommodation as quickly as possible. The Relief Duty being owed does not mean automatically that emergency accommodation will be provided. Only those with priority need will receive accommodation.

During these duties, several outcomes can occur. The individual may secure accommodation, lose contact with the authority, withdraw their application, or become ineligible for assistance. If none of these outcomes occur and the person remains homeless after 56 days under the Relief Duty, the next step depends on their circumstances.

If they have a priority need, the **Main Duty** applies, requiring the authority to provide longer-term housing. If they are found to be intentionally homeless, the assistance provided will be limited.

<user_uploads/flow-chart-of-the-uk-homelessness-process.png>



Flow Chart of the UK Homelessness process

Accessible Flow Chart of the UK Homelessness process

Start

A person is eligible if they are threatened with homelessness within 56 days or already homeless

Step 1: Initial situation

If threatened with homelessness within 56 days

Prevention Duty

applies.

Possible
outcomes:

Accommodation

secured Contact

lost

Application

withdrawn No

longer eligible

If prevention duty fails, **Relief Duty** applies.

If already homeless:

Relief Duty applies.

Possible
outcomes:

Accommodation secured Contact lost

Application withdrawn No longer eligible

Step 2: After relief duty applies

If still homeless after 56 days and priority needs exist

Main Duty

applies.

Possible
outcomes:

Accommodation secured Contact lost

Application withdrawn No longer eligible

Refused suitable accommodation offer

Voluntarily ceased to occupy temporary

accommodation If intentionally

homeless

Outcome:

Accommodation secured for a reasonable amount of time, until the applicant can secure their own accommodation

UK definition of homelessness and threatened homelessness

The UK Act makes several definitions that determine who the duties apply to in the UK system. The definitions are important elements of the assessment process for people who are homeless

Definition of Homelessness and threatened homelessness as per 5175 Housing Act 1996

A person is homeless if he has no accommodation available for his occupation, in the United Kingdom or elsewhere, which he: Is entitled to occupy by virtue of an interest in it or by virtue of an order of a court

Has an express or implied licence to occupy

Occupies as a residence by virtue of any enactment or rule of law giving him the right to remain in occupation or restricting the right of another person to recover possession

A person is also homeless if he has accommodation but:

He cannot secure entry to it

It consists of a moveable structure, vehicle or vessel designed or adapted for human habitation and there is no place where he is entitled or permitted both to place it and to reside in it

A person shall not be treated as having accommodation unless it is accommodation which it would be reasonable for him to continue to occupy

A person is threatened with homelessness if it is likely that he will become homeless within 56 days A person is also threatened with homelessness if:

- o A valid notice has been given to the person under section 21 of the Housing Act 1988 (orders for possession on expiry or termination of assured shorthold tenancy) in respect of the only accommodation the person has that is available for the person's occupation, and
- o That notice will expire within 56 days
- o The definition of homelessness is wider than someone sleeping rough and may depending on the circumstances include:
 - o People staying temporarily with friends or family or have been asked to leave Sofa surfers
 - o Those in unaffordable or overcrowded accommodation
 - o Those in refuges or other short-term accommodation

However, this definition does not appear to be as comprehensive as the working definition adopted by the Housing and Communities Board. **The interim working definition is attached in Appendix B (opens in a new tab)**

<user_uploadslappendix-b-iom-homeless-working-definition.pdf>.

1. Do you prefer the definition of homelessness that applies in UK or the definition provided for in the Housing and Communities Board working definition?

- ☒ **Yes I agree**
- ☐ No I disagree
- ☐ I don't know

Please select only one item

Q UK definition

Q Housing and Communities Board definition

Q Neither

Please explain why:

The Housing and Communities Board definition is broader and better reflects the hidden nature of homelessness, including sofa surfing and unsafe accommodation. This aligns with the IOM Strategy's to provide support for all forms of housing instability, and not just street homelessness.

UK definition of intentionality

Intentionality is a key element of the UK homelessness legislation. If someone is intentionally homeless and does not have priority need the main housing duty does not apply to them (no requirement to *offer* emergency accommodation). Housing authorities are legally required to determine intentionality.

Becoming homeless intentionally as per S191 Housing Act 1996

A person becomes homeless intentionally if he deliberately does or fails to do anything in consequence of which he ceases to occupy accommodation which is available for his occupation and which it would have been reasonable for him to continue to occupy

But a person does not become homeless intentionally if:

- The accommodation the person ceases to occupy is supported exempt accommodation
- The person's reason for ceasing to occupy the accommodation relates to the standard of the accommodation, or the standard of care, support or supervision provided there, and
- The accommodation, or the care, support or supervision provided there, does not meet National Supported Housing Standards

'Supported exempt accommodation' has the meaning given by section 12 of the Supported Housing (Regulatory Oversight) Act 2023.

For the purposes of subsection (1) an act or omission in good faith on the part of a person who was unaware of any relevant fact shall not be treated as deliberate. A person shall be treated as becoming homeless intentionally if:

- He enters into an arrangement under which he is required to cease to occupy accommodation which it would have been reasonable for him to continue to occupy, and
- The purpose of the arrangement is to enable him to become entitled to assistance under this Part
- And there is no other good reason why he is homeless.

Shelter Scotland provides several illustrations to help explain what this means in practice (opens in a new tab)

<https://scotland.shelter.org.uk/housing_advice/homeless/decisions/intentionally_homeless>

You could be unintentionally homeless if you:

- Had to leave your home because of abuse or harassment, including domestic abuse. Were evicted through no fault of your own
- Were forced to leave by family you lived with
- Could not afford to pay your rent or mortgage without going into significant debt. Did not know that your partner or a joint tenant had stopped paying rent
- Did not know you had the right to stay in your home. You could be found intentionally homeless if you:
- Voluntarily gave up a home that you could have stayed in. Were evicted for something you did deliberately
- Ignored advice that could have helped you keep your home

2. Do you agree with the definition of intentionality in the UK legislation?

- ☒ Yes I agree
- ☐ **No I disagree**
- ☒ I don't know

Please explain why:

The UK definition fails to consider complex circumstances such as mental health, coercion or lack of knowledge. A more compassionate approach is needed to avoid excluding vulnerable individuals from support and ensuring that they have access to the right information and support at the right time.

3. Do you agree that the intentionality element should apply in the Manx legislation? Those who are intentionally homeless will receive less support and may not get emergency accommodation.

- ☒ Yes I agree
- ☐ **No I disagree**
- ☒ I don't know

Please explain why:

Apply intentionality could leave people without emergency accommodation, increasing risk and harm. Scotland's approach of making intentionality optional is preferable, allowing discretion and case by case judgement.

UK definition of priority need

Priority need is a key element of the UK homelessness legislation. If someone is intentionally homeless and does not have priority need, the main housing duty does not apply to them.

Priority need for accommodation as per S189 Housing Act 1996

The following have a priority need for accommodation:

A pregnant woman or a person with whom she resides or might reasonably be expected to reside A person with whom dependent children reside or might reasonably be expected to reside

A person who is vulnerable as a result of old age, mental illness or handicap or physical disability or other special reason, or with whom such a person resides or might reasonably be expected to reside

A person who is homeless or threatened with homelessness as a result of an emergency such as flood, fire or other disaster

A person who is homeless as a result of that person being a victim of domestic abuse The Secretary of State may by order:

Specify further descriptions of persons as having a priority need for accommodation, and

Amend or repeal any part of subsection (1)

Before making such an order the Secretary of State shall consult such associations representing relevant authorities, and such other persons, as he considers appropriate No such order shall be made unless a draft of it has been approved by resolution of each House of Parliament

In this section 'domestic abuse' has the meaning given by section 1 of the Domestic Abuse Act 2021

4. Which eligible residents on the Isle of Man should receive emergency accommodation?

- ✓ **All Island residents who are homeless**
- o Only those who will be especially vulnerable without emergency accommodation.

Please explain why:

Limiting emergency accommodation to certain groups risks leaving single people or those without priority need exposed to harm. Scotland's model shows that universal access reduces rough sleeping and improves outcomes.

The duties

The UK legislation applies several duties to UK housing authorities. They ensure that all homeless persons have a certain minimum level of support and assistance written into statute. The Isle of Man needs to determine which of these duties should apply in the equivalent Manx legislation.

Advice and information duty as per S179 Housing Act 1996

Housing authorities have a duty to provide or secure the provision of advice and information about homelessness and the prevention of homelessness, free of charge. These services form part of the offer to applicants who are also owed other duties under the legislation, for example the prevention and relief duties. They must also be available to any other person in their district, including people who are not eligible for further homelessness services because of their immigration status.

Prevention duty as per S195 Housing Act 1996

Housing authorities have a duty to take reasonable steps to help prevent any eligible person (regardless of priority need status, intentionality and whether they have a local connection) who is threatened with homelessness from becoming homeless. This means either helping them to stay in their current accommodation or helping them to find a new place to live before they become homeless. The prevention duty continues for 56 days unless it is ended by an event such as accommodation being secured for the person, or by their becoming homeless.

Relief duty as per 189(1) Housing Act 1996

If the applicant is already homeless, or becomes homeless despite activity during the prevention stage, the reasonable steps will be focused on helping the applicant to secure accommodation. This relief duty lasts for 56 days unless ended in another way. If the housing authority has reason to believe a homeless applicant may be eligible for assistance and have a priority need, they must be provided with emergency accommodation. Those who do not have priority need are not entitled to emergency accommodation.

Main housing duty as per 188 Housing Act 1996

If homelessness is not successfully prevented or relieved, a housing authority owes the main housing duty to applicants who are eligible, have a priority need for accommodation and are not homeless intentionally. Certain categories of household have priority need if homeless, such as pregnant women, families with children, and those who are homeless because of being a victim of domestic abuse or due to an emergency such as a fire or flood. Other groups may be assessed as having priority need because they are vulnerable as a result of old age, mental ill health, physical disability, having been in prison or care or because of becoming homeless due to violence.

Under the main housing duty, housing authorities must ensure that suitable accommodation is available for the

applicant and their household until the duty is ended, usually through the offer of a settled home. The duty can also be ended for other reasons, such as the applicant turning down a suitable offer of temporary accommodation or because they are no longer eligible for assistance.

A suitable offer of a settled home (whether accepted or refused by the applicant) which would bring the main housing duty to an end includes an offer of a suitable secure or introductory tenancy with a local authority, an offer of accommodation through a private registered provider (also known as a housing association) or the offer of a suitable tenancy for at least 12 months from a private landlord made by arrangement with the local authority.

Duty to assess every eligible applicant's case and agree a plan as per s189a Housing Act 1996

Housing authorities have a duty to carry out an assessment in all cases where an eligible applicant is homeless or threatened with homelessness. This identifies what has caused the homelessness or threat of homelessness, the housing needs of the applicant and any support they need to be able to secure and retain accommodation.

Following this assessment, the housing authority must work with the person to develop a personalised housing plan which will include actions (or 'reasonable steps') to be taken by the authority and the applicant to try and prevent or relieve homelessness.

Duty to refer as per 213A of the Housing Act 1996

Since 1 October 2018, duty to refer has required specified public bodies to refer, with consent, users of their service who they think may be homeless or be threatened with homelessness to a local housing authority of the individual's choice. These bodies are set by secondary legislation and include:

- Prisons
- Young offender institutions
- Secure training centres
- Secure colleges
- Youth offending teams
- Probation services (including community rehabilitation companies)
- Jobcentres
- Social service authorities (both adult and children's)
- Emergency departments
- Urgent treatment centres
- Hospitals in their function of providing inpatient care
- Secretary of State for defence in relation to members of the regular armed forces

5. Do you agree that the main housing duty should be in the Manx legislation?

- ☒ Yes I agree
- ☐ No I disagree
- ☐ I don't know

Including the homelessness duty should be included in legislation as it guarantees that people who are homeless and meet the criteria will have access to suitable accommodation until they can secure a permanent home. It would provide a clear legal responsibility, which helps protect vulnerable people and ensures consistency in how support is offered.

However, this will only work if there is enough housing available and proper funding in place. Social housing is already in high demand, so the legislation should also include plans to work with private landlords and estate agents to identify properties that can be used for temporary accommodation.

6. Should everyone who is homeless receive advice and information?

- ☒ **Yes they should**
- ☐ No, they should not
- ☐ I don't know

This should be available to anyone who needs it, not just those who qualify for other services. Good advice can help people solve problems early, avoid becoming homeless, and improving their wellbeing. It also gives people more control over their decisions, helping them to feel empowered rather than helpless.

The first port of call is often the Local Authorities who provide housing, so it is essential that frontline staff are aware of what services are available and the points of contact in order to access the right help for the individual.

7. Do you agree that there should be a duty to assess every eligible applicant's case and agree a support plan in the **Manx** legislation?

- ☐ Yes I agree
- ☒ **No, I disagree**
- ☐ I don't know

Every eligible applicant should have their situation properly assessed and a support plan agreed. This helps identify their needs early and gives them clear steps to follow, which is good for their wellbeing and gives them more control over their decisions. It also ensures services work together and provide the right help at the right time.

However, this process might be better suited to guidance and operational policy rather than Legislation, because assessments are practical steps that need flexibility. Legislation should instead underpin the structure and funding mechanism to make sure the system is sustainable and consistent, but the detailed assessment process should remain in policy to allow services to adapt to individual needs.

8. Should there be a duty on the provider to try and prevent homelessness?
- ☐ Yes, there should
 - ☒ **No, there should not**
 - ☐ I don't know

Prevention is cost-effective and reduces trauma. Early intervention avoids escalation and fits with the Isle of Man Homelessness Strategy, which focuses on evidence-based prevention.

Local authorities are often the first point of contact for people at risk of homelessness, but they do not have the housing stock or budget to rehouse people in most cases. Their role is primarily to give advice and signpost individuals to relevant support agencies, so frontline staff must be trained and aware of available services and contacts.

This duty should be supported by clear guidance and sustainable funding, because without resources it will be hard to deliver. Legislation should set the framework and funding, while the practical steps for prevention can sit in policy for flexibility.

The evolution of the UK legislation in Scotland and Wales since devolution

The UK legislation at one time applied to all the UK (using various identical acts and orders). But since devolution, Scotland and Wales have amended the legislation to match the needs of their communities. This has resulted in differences, based on the differences in policy approach of the Governments and Parliaments of the UK, Scotland and Wales.

Scotland

Priority need

In Scotland, there is no requirement for priority need to access the main housing duty and in temporary accommodation. In practice this means that everyone who is homeless through no fault of their own is entitled to emergency accommodation (S 2 Homelessness etc. (Scotland) Act 2003).

The Homelessness etc. (Scotland) Act 2003, provided a pathway for the development of an automatic right to accommodation if you are unintentionally homeless. It was not implemented until 2012 when it was brought into force by statutory instrument.

This is a significant departure from the scheme in the UK legislation which only provides an automatic right to temporary accommodation for those in priority need. In particular, **Shelter notes that this difference means a substantial increase in the support available to single people (opens in a new tab)**

<<https://www.crisis.org.uk/lending-homelessness/the-plan-to-end-homelessness-full-version/solutions/chapter-13-homelessness-legislation/>> and has caused a reduction in the number for rough sleepers in Scotland.

There is an open question for the Isle of Man in terms of which approach is best suited to our needs. The Isle of Man may well have differing cultural expectations regarding the nature of the support given to those who are homelessness. This is also relevant given the **vision set out in the Tynwald approved Homelessness Strategy (PDF opens in a new tab)** <https://www.gov.im/media/1381706/gd-2023-0119-uploaded-120124_compressed.pdf> which sets a vision that:

'Everyone has access to the right service, the right housing, at the right place & at the right time, whatever the situation, cause or need.'

We seek views specifically on the role of priority need in any future Isle of Man legislation. Essentially, should all persons not intentionally homelessness be entitled to temporary accommodation or should only certain groups be eligible.

Intentionality as per The Homelessness (Abolition of Priority Need Test) (Scotland) Order 2012

In Scotland, a housing authority is no longer compelled to investigate whether an applicant is intentionally homeless, but they may do so if they think fit. This allows Councils to use discretion on a case-by-case basis.

We are interested in views regarding the applicability of this provision for the Isle of Man. There is a balance to be struck between personal responsibility and ensuring a housing first approach. That is to say people do have a responsibility to prevent themselves from becoming homeless. But it is possible that intentionality is applied harshly on some occasions.

Wales

Priority need

Wales has a wider definition of priority need that includes those who are street sleeping. The intent of this is to provide accommodation to those whose only option is to sleep rough. This excludes those who can stay with friends or family but are still classified as homeless (source: *ibid*). This appears to be a halfway point between the UK (English) and Scottish positions and seeks to ensure no one sleeps rough.

Intentionality as per s78 Housing (Wales) Act 2014

A similar position exists in Wales, but the decision is made by the housing authority in general and is applied day to day to all applicants. This is unlikely to work in an Isle of Man context given our size and government structure.

Summary of differences between England, Scotland and Wales

England

Intentionality: Yes

Advice and information duty: Yes

Prevention duty: Yes

Relief duty: Yes

Main Housing Duty (requirement to provide emergency accommodation): Priority need only

Duty to assess every eligible applicant's case and agree a plan: Yes

Duty to refer: Yes

Wales

Intentionality: Optional (Council by Council decision)

Advice and information duty: Yes

Prevention duty: Yes

Relief duty: Yes

Main Housing Duty (requirement to provide emergency accommodation): Priority need only including rough sleepers

Duty to assess every eligible applicant's case and agree a plan: Yes

Duty to refer: Yes

Scotland

Intentionality: Optional (Council by Council decision)

Advice and information duty: Yes

Prevention duty: Yes

Relief duty: Yes

Main Housing Duty (requirement to provide emergency accommodation): Applies to all

Duty to assess every eligible applicant's case and agree a plan: Yes

Duty to refer: Yes

Initial assessment of the UK legislation

It is difficult to reach full conclusions on the UK legislation without views from stakeholders. But there are several topics that need further consideration before final decisions are made:

The impact of applying intentionality and priority need, which may leave some people without emergency accommodation

The cost of providing the duties outlined in the legislation should be considered

The complexity of the legislation and the ease of implementation

Eligibility criteria

To be eligible for Manx Care's support on the homelessness pathway you must meet the residency criteria for Income Support. To be entitled to Income Support you normally must satisfy the Isle of Man residential condition.

You will satisfy this condition if you:

- Were born in the Isle of Man
- Have been ordinarily resident in the Isle of Man for a continuous period of at least 5 years at any time
- Have been ordinarily resident in the Isle of Man for 3 or more separate periods which, when added together, amount to at least 10 years

Or you are:

- The husband, wife or civil partner of a person who satisfies any of the conditions listed above
- The widow, widower or surviving civil partner of a person who satisfies any of the conditions listed above The former husband, wife or civil partner of a person who satisfies any of the conditions listed above
- The child of a person who satisfies any of the conditions listed above and that person was (or their spouse or civil partner was) serving in HM Forces when they were born Discretion is retained by Manx Care to support someone who does not meet these criteria, if on a case-by-case basis a situation is considered to be one of 'grave need'. This matches the discretion provided for in s6 of the Social Services Act 2011.

UK eligibility

The UK eligibility rules are complex but are based on citizenship and residence. It is focused on those with British and Irish citizenship who are habitually resident in the Common Travel Area.

The proposed eligibility for the Isle of Man, is stricter in terms of residency requirements compared to the UK requirements. For example, someone arriving on the Island with no connection to the Isle of Man would not ordinarily be eligible for services. However, a Manx person moving to the UK would be eligible as they are 'habitually resident in the Common Travel Area' based on their previous residency on the Isle of Man

9. Do you agree that the residency criteria for support in Manx legislation should match the residency criteria for income support?

- ✓ **Yes, I agree**
- ☐ No, I disagree
- ☐ I don't know

Please explain why:

The residency criteria for support should match the criteria for income support because this makes the system fair and easy to manage. It ensures consistency and avoids confusion for both applicants and staff.

However, there should be safeguards for exceptional cases, so that people in urgent need can still get help even if they don't meet the residency rules. The flexibility is important to protect vulnerable individuals.

10. Do you agree that there should be discretion to waive the residency criteria in cases of 'grave need'?

- ✓ **Yes, I agree**
- ☐ No, I disagree
- ☐ I don't know

Please explain why:

Flexibility is essential to protect life and dignity in emergencies, such as domestic abuse or sudden homelessness.

Closing comments

Comparison to the current Isle of Man position / status quo

Most of the duties are already applied in the Homelessness Pathway in some form. Primarily by operational practice and by the criteria approved by the Housing and Communities Board in May 2025. However, there may be a need to embed these in legislation. Specifically:

- a. No Manx legislation applies a duty of care or assistance to homeless persons. This means the pathway relies on the goodwill of the agencies involved. In a time of prioritisation, this may place the pathway at risk, leaving vulnerable people without support.
 - b. The actions of the agencies may lack the necessary vires for the work being undertaken in the pathway. While it is unlikely that a legal challenge to this would be forthcoming, agencies are in a vulnerable position regarding the decisions they make.
 - c. There is no requirement for agencies to share information and make referrals. We understand this happens as a matter of operational practice, but it is possible that some people are missed without a clear legal requirement.
 - d. There is no specific duty to prevent homelessness, potentially resulting in larger issues developing for people due to the lack of quick preventive action.
- The criteria applied by Manx Care in the homelessness pathway are attached as Appendix C (opens in a new tab)** [<user_uploads/appendix-c---homelessness-pathway-assistance-policy-and-criteria.pdf>](#)

Limitations of the current system

At a high level, the current situation, whilst helping to alleviate a need, requires a longer-term plan. The pathway has no formal basis in legislation and relies on operational practice goodwill and, up until now, funding provided by the Housing and Communities Board and the Cabinet Office. This stands in contrast to other elements of social service which have a clear statutory basis, such as:

Mental health services
Care of children
Adult social care

The criteria currently being used may also not cover those that we wish to be covered by the support services on offer.

Who the duties apply to and who will run the process under the legislation

This will be a critical call for Tynwald to make, and no position will be taken by Ministers on this until decisions are made in response to this consultation. This will allow space for a considered discussion on who is best placed to provide the services required by the legislation and how best to fund them. Possible options include:

Manx Care
Housing Agency/DOI Local Authorities

Any further comments

- **Legislation - focus on setting the framework and funding.**
- **Detailed processes (like assessments and support plans) should be guidance and policy to allow flexibility.**
- **Local Authorities are the first point of contact for people at risk of homelessness, but do not have the housing stock nor the budget to rehouse people. The role is purely advice and signposting.**
- **Partnership working is key - government, housing providers, charities and private landlords need to collaborate to increase housing options, especially given the shortage of social housing.**
- **Funding must be sustainable and ring fenced to ensure prevention and emergency accommodation duties can be delivered effectively.**
- **Data Collection and reporting should be built in to the system to monitor outcomes and inform future policy.**
- **Consider incentives for private landlords to make properties available for emergency or temporary accommodation.**
- **The Legislation should reflect the vision in the homelessness strategy "everyone has access to the right service, the right housing, at the right place and at the right time."**

11. Do you have any additional comments you would like to add regarding this consultation?

The legislation should:

- **Embed a housing first approach, meaning that stable housing is provided as the starting point for recovery. This gives people security, improves wellbeing, and allows them, to make informed decisions about their future, while support services remain available but not conditional.**
- **Include clear referral duties across agencies to prevent people falling through gaps.**
- **Ensure data collection and reporting to monitor effectiveness and inform policy.**
- **Provide training for front line staff to apply discretion fairly and compassionately.**
- **Consider cost implications but prioritise long-term savings through prevention.**

12. Please read our Privacy Policy for more details and your rights.

More information:

- Publish anonymously - only your response may be published on the hub
- Do not publish - nothing will be published publicly on the hub (your response will only be part of a larger summary response document)
 - **Yes, you may publish our response anonymously.**
- No please do not publish my response



REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Housing Manager
Date of the Meeting:	2 nd February 2026
Subject:	Housing Allocations Undertaken
Public or Private Document:	Public

Introduction:

Summary of allocations undertaken for the third quarter period 29th September to 28th December 2025.

Previously Considered by the Board:

C21/08/02/18(1) – Housing Allocations - reporting format.
Summary of allocations considered on a rolling quarterly basis.

Recommendation/s or Action/s Taken:

8 allocations have been undertaken (1 Sheltered and 7 General Housing).

Handover Date	Address	Type	HA Reference
General Housing			
05/10/25	10/23	1 Bed Flat	HA 5023
26/10/25	14/62	2 Bed Bungalow	TG 460
02/11/25	PW/31	3 Bed House	TG 450
09/11/25	10/21	1 Bed Flat	HA 4029
23/11/25	06/45	2 Bed House	HA 5052
14/12/25	11/17	2 Bed Bungalow	HA 5067
21/12/25	10/42	3 Bed House	HA 4069
Sheltered Housing			
30/11/25	E3/21	1 Bed, Ground Floor EPC	SHA 578

Supporting Rationale:
Report submitted in line with the request of the Board.
Alternatives Considered but not Recommended:
Not applicable.
Standing Orders:
Schedule B – Housing
Resource Impact:
In line with current operational policies and procedures.
Financial Impact:
None of the properties listed required further approval in line with Board's Void Policy.
Legal and/or Insurance Impact:
Not applicable.
Equality Impact:
Allocations approved in line with uniform criteria set through Tynwald approved Policies: <ul style="list-style-type: none"> • Public Sector Housing (General Needs) (Allocation) Policy 2019 • Public Sector Housing (General Needs) (Allocation) (Amendment) Policy 2019 • Public Sector Housing (Older Persons) (Allocation) Policy 2019
Climate Change Impact:
Not applicable.
Consultation with Others:
Consultation with: <ul style="list-style-type: none"> • Lead Member for Housing • Chief Executive/Clerk • Property Maintenance Manager • Housing Applicant • Supporting health/welfare professionals where appropriate.
General Data Protection Regulations and/or Confidentiality Impact:
The report is anonymised to prevent an individual being identifiable under GDPR.
Appendices:
None.

For Members Attention.


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