

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

24th July 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 27th July 2026

7:00 pm - Board Meeting

which will be followed by a meeting of the Board sitting **IN COMMITTEE**. Items on this agenda marked **(P)** will be considered in private, and correspondence is circulated separately.

Please note that the minutes referred to in the agenda have yet to be confirmed by the Authority as a true and correct record of proceedings at the various meetings, and will be published after ratification.

Yours faithfully



**R PHILLIPS
CHIEF EXECUTIVE/CLERK**

AGENDA

The order of business at every meeting of the Authority shall be in accordance with that laid down in Standing Order No. 17 or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

Chief Executive/Clerk to provide emergency evacuation procedure for Hawthorn Villa at the commencement of the Meeting.

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

None.

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

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

None.

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

4.1 Minutes of the Ordinary Meeting held on Monday 13th July 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)	PA26/00423/B	S Nantakoon – Sea View, 59 Governors Road	7 th August 2026
(b)	PA 26/00471/B	Mr & Mrs K Millward - 61 Birch Hill Crescent	14 th August 2026
(c)	PA 26/00473/B	Mr & Mrs B Meharg - 6 Howe Road	14 th August 2026

9. Finance and General Purposes:

- 9.1 Quarter 1 – Lead Member Report (Appendix 9.1)

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

- 10.1 Motion 78 – Three Month Review of Board Members' Names Recorded within the Minutes (Appendix 10.1))
 10.2 Civic Reception for Mr Peter Kelly (CEO to Report)
 10.3 (P) Onchan Raceway Limited – Commercial Tenancy Review (Appendix 10.3)

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

- 11.1 Department of Environment, Food and Agriculture – Planning and Services Update (Appendix 11.1)
 11.2 World Scout Jamboree 2027 (Appendix 11.2)
 11.3 Department of Health and Social Care – Ballacurn Trust (Chairman to Report)
 11.4 Garff Parish Commissioners – Mooir Vannin Wind Farm Proposals (Appendix 11.4)

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

Questions submitted by Commissioner David Quirk:

- 12.1 Will the Lead Member for Environmental and Technical Services provide an update regarding the former Molly's Kitchen, specifically addressing the current condition of the land and any associated environmental concerns, including issues related to vermin? (Appendix 12.1)
 12.2 1) Will the Lead Member for Housing, give an update on the refurbishment of Springfield Court? (Appendix 12.2)
 2) If the refurbishment is not to take place what are the alternatives?

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

None.

14. Environmental and Technical Services:

None.

15. Housing Matters:

- 15.1 Quarterly Standards of Performance Data (Appendix 15.1)

16. Chairman's Announcements:

Dates for Diary:

Date	Organisation	Event	Time
27 th July 2026	Onchan District Commissioners	Board Meeting	7:00 pm
29 th July 2026	Junior Achievement Isle of Man	Gnome Hunt – Onchan Pleasure Park	12 noon to 3:00 pm
3 rd August 2026	Onchan District Commissioners	(P) Civic Reception	7:00 pm

4 th August 2026	Onchan District Commissioners	Commissioners Surgery – Springfield Court	2:00 pm to 3:00 pm
10 th August 2026	Onchan District Commissioners	Board Meeting	7:00 pm
24 th August 2026	Onchan District Commissioners	Board Meeting	7:00 pm
29 th August 2026	Onchan District Commissioners	Party in the Park	12 noon to 6:00 pm

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

PLANS LIST

Board Meeting to be held on Monday 27th July 2026

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

	Applicant/Address	Description
PA 26/00423/B Return Date 07/08/2026	Sommai Nantakoon Sea View 59 Governors Road Onchan IM3 4AE	Erection of rear extension, and alterations including installation of new windows and replacement of existing windows and patio doors, roof finishes, and re-rendering
	<i>Recommendation – Approve</i>	
PA 26/00471/B Return Date 14/08/2026	Mr & Mrs Kevin Millward 61 Birch Hill Crescent Onchan IM3 3DA	Demolition of existing utility room, erection of a rear extension and removal of rear chimney stack, with associated alterations to rear windows of the dwelling
	<i>Recommendation – Approve</i>	
PA 26/00473/B Return Date 14/08/2026	Mr Brian & Mrs Ruth Meharg 6 Howe Road Onchan IM3 2BB	New window installation to side elevation
	<i>Recommendation – Approve</i>	

MEMORANDUM

To:	Onchan District Commissioners
From:	Lead Member for Finance and General Purposes
Ref:	Lead Member Quarter 1 Report
Date:	27 th July 2026

Introduction:

This report covers the period 1st April 2026 to 30th June 2026.

Finance Overview:

1) External Audit – the draft of the 2024/25 year end accounts was presented to the Board in April 2026 for consideration. Crowe Isle of Man LLC has recently confirmed that they intend to complete their review of the draft accounts in August 2026, following which the Authority's Officers will report to the Board.

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 in September 2025. Grant Thornton has now completed their fieldwork on-site. Once their report is finalised, the Authority's Officers will report to the Board.

3) 2025/26 Financial Year Budget – the quarter 4 management accounts were presented to the Board in June 2026. The quarter 1 management accounts will be ready for consideration by the Board at the next Ordinary Board Meeting.

4) 2026/27 Financial Year Budget – to date, the only area to highlight regarding unbudgeted expenditure is the Plan Inclusive Play Areas audit that was resolved at the Ordinary Board Meeting held on 18th May 2026. The budgeted cost is £6,100 to be taken from the Authority's General Reserves.

5) Social housing, garage, and commercial property income – as reported throughout the 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) Rates 2026/27 – the rate demands were issued during April 2026. By the discount period deadline of 30th June 2026, 65.72% of the rateable income has been received.

Library Overview:

7) Extension to services – this matter was recently considered by the Board. It was agreed that the Board requires further information, as well as public stakeholder engagement, before any consideration to progress any plans to expand the service.

8) Summer Reading Challenge – the children’s reading challenge has now commenced. The theme for this year is “Read to the Beat” and is based on music. This initiative runs until 5th September 2026.

9) Library Discovery Trail – this initiative, based on Manx folklore characters, has commenced in conjunction with Culture Vannin as part of the Year of the Manx Language, and involves all of the local authority libraries, these being Onchan, Port Erin, Castletown, Douglas, Ramsey and Peel.

Onchan Pleasure Park Overview:

10) Opening hours – the Park amenities are now open weekly until the end of the school summer holidays. The Authority is operating later opening hours during the week to see if more income can be obtained. A report will be presented to the Board for consideration once the change to opening hours ends to see if the initiative has worked.

Governance Overview

11) General Data Protection Regulations (GDPR) – the Authority’s officers are currently working with the Authority’s Data Protection Officer (Impact Professional Services) to undertake a review of the Authority’s data protection policies, procedures and GDPR compliance. One of the initial recommendations for improvement is that regular updates in relation to the GDPR be reported to the Board; therefore, the Lead Member’s quarterly reports will now include updates in relation to this matter.

12) Freedom of Information (Fol) Requests – two Fol requests were received and answered during the quarter. The requests and responses can be viewed on the Authority’s website at <https://www.onchan.org.im/your-commissioners/freedom-of-information-foi-act->

13) Data Subject Access Requests – no requests received during the quarter.

Commercial Tenancies Overview:

14) Padel tennis proposal at Onchan Pleasure Park – it was recently reported to the Board that the proposal has now ceased as the developer has withdrawn from negotiations with the Authority.

15) Onchan Raceway Limited, Onchan Stadium – the Board is due to consider the lease after a six month period of review. This is due in July/August 2026.

16) 51 Main Road – as reported to the Board previously, the former tenant (the Women’s Institute) has vacated the property, and the Ironing Board has commenced a tenancy. The new tenant commenced operating from the premises after T.T. Week.

17) Unit A Willow House, Main Road – it was recently reported to the Board that the former tenant (Ops Hub) had vacated the property. The premises are due to be advertised for reletting.

18) Kenyons Youth Café – a planning application for the construction of an extension to the School Road elevation of the HUB, as resolved by the Board on 1st December 2025, is currently being assessed as part of the Planning process.

General Purposes Overview:

19) Junior Achievement gnome hunt – this fundraising event is due to take place at Onchan Pleasure Park on Wednesday 29th July.

20) Civic Service for the Captain of the Parish – following the recent request of the Board, the Captain of the Parish, Peter Kelly, has agreed to attend a civic service held in honour of his recent Tynwald Honour. The event is due to take place on Monday 3rd August 2026, starting at 7 pm at Hawthorn Villa.

21) Party in the Park 2026 – due to be held at Onchan Pleasure Park on Saturday 29th August 2026.

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

23) Night of Light 2026 – due to be held at Onchan Pleasure Park on Wednesday 25th November 2026.

24) Garden Competition 2026 – to date, no entries have been received.

25) Photography Competition 2026 – to date, no entries have been received.

Staffing Overview:

26) Systems Administrator – the Board resolved in 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 in July/August 2026.

27) Administration/Housing Assistant – this position is still currently vacant. Officers are reviewing the necessity of the position and any potential for future recruitment.

28) Refuse Driver – this position was recently advertised internally due to the upcoming retirement of an existing Driver. The position has been offered and accepted by an existing Loader from the Refuse Department.

29) Refuse Loader – due to the promotion of an existing Loader to a Driver, this position has been advertised publicly, and the closing date for applications was 22nd July 2026.

30) Sweeper Driver – due to the upcoming retirement of the existing Sweeper Driver, this position has been advertised publicly, and the closing date for applications was 22nd July 2026.

31) Library Assistant – this position was advertised earlier during the quarter, and the employee commenced employment with the Authority on 7th July 2026.

For Members' attention.



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



REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	27 th July 2026
Subject:	Motion 78 – Three Month Review of Board Members' Names Recorded within Minutes
Public or Private Document:	Public

Introduction:

At the Ordinary Board Meeting held on 27th April 2026, the Board resolved that the Authority agrees to amend its current approach to the recording of Board Meeting Minutes, as established by Motion 69 (March 2024), in order to enhance transparency, accountability, and clarity in its decision making processes. Furthermore, that this motion shall replace the resolution adopted under Motion 69 and introduce the recording of individual Board Members names when relevant within the Minutes of Board Meetings for a trial period of three months, rather than being limited only to recording attendances at meetings and events, declarations of interest, whom questions submitted under Standing Orders have been submitted by, proposer and seconders of motions and voting in relation to resolutions set by the Board.

The three month review period has now been completed, and the Board is therefore requested to consider the revised approach and to determine whether the recording of individual Board Members' names within the Minutes of Board Meetings should be adopted as a permanent arrangement, amended further, or discontinued.

Previously Considered by the Board:

Ordinary Board Meeting held on 27th April 2026.

Minute reference C26/04/02/13.

Recommendation/s or Action/s Taken:

Option 1

Following the completion of the three month review of Motion 78, the Board resolves that the names of individual Board Members shall be recorded within the Minutes of Board

Meetings where relevant to the discussion, consideration, or determination of a matter, rather than being limited to the recording of attendance at meetings and events, declarations of interest, the submission of questions under Standing Orders, the proposing and seconding of motions, and voting on resolutions of the Board.

Option 2

Following the completion of the three month review of Motion 78, the Board resolves that the Authority shall discontinue the practice of recording the names of individual Board Members within the Minutes of Board Meetings, except where specifically required. The recording of names shall therefore be limited to attendance at meetings and events, declarations of interest, the submission of questions under Standing Orders, the proposing and seconding of motions, and voting on resolutions of the Board, in accordance with the arrangements previously established under Motion 69.

Supporting Rationale:

Motion 78

- The recording of individual Board Members' names within the Minutes of Board Meetings aimed to enhance the transparency and accountability of the Authority's decision making processes. During the three month trial period established under Motion 78, the inclusion of Members' names has provided greater clarity regarding the origin of comments, concerns, suggestions and commitments made during meetings, thereby improving the public record of the proceedings.
- By attributing contributions to individual Members where relevant, the minutes provide the readership with a clearer understanding of how decisions were reached and the differing viewpoints considered. This approach aligns with the Nolan Principles of Public Office and good governance, while maintaining Minutes as a concise summary of proceedings rather than a verbatim transcript.

Motion 69

- The primary purpose of Minutes is to provide an accurate record of decisions taken by the Board rather than a detailed account of individual contributions. The arrangements established under Motion 69 were designed to ensure that statutory and procedural requirements were met while maintaining concise, clear and manageable minutes.
- The three month trial period established under Motion 78 has enabled the Board to assess the practical implications of recording individual Members' names. Following the review period, the Board may conclude that the additional level of detail does not provide sufficient benefit.

Alternatives Considered but not Recommended:
Not applicable.
Standing Orders:
Not applicable.
Resource Impact:
Not applicable.
Financial Impact:
Not applicable.
Legal and/or Insurance Impact:
Not applicable.
Equality Impact:
Not Applicable.
Climate Change Impact:
Not Applicable.
Consultation with Others:
Not applicable.
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
None.

For Members Consideration



**ROSS PHILLIPS
CHIEF EXECUTIVE/CLERK**

Alyson Crellin

Subject:

FW: Planning & Services Update - July 2026

From:

Sent: 10 July 2026 15:56

Cc:

Subject: Planning & Services Update - July 2026

Some people who received this message don't often get email [Learn why this is important](#)

Dear All,

I wanted to provide an update on the current position within Planning & Building Control, in relation to planning, recruitment and what this means currently for the handling of planning applications.

Online Services – Intermittent Document Access Issue

We have been managing an intermittent technical issue affecting access to some planning documents through the public Online Services portal. Whilst statutory publicity requirements continue to be met and all application documents remain available directly from the Department, additional officer time has been required to investigate issues, respond to enquiries and ensure alternative document access arrangements are in place where necessary. The Department has currently adopted a risk-based approach to ensure that applications continue to progress where appropriate, while also safeguarding procedural fairness and public participation. Where officers consider that access issues may have materially affected a person's ability to review and comment on an application, determination may be deferred to provide additional opportunity for engagement.

This has added further pressure to an already stretched service, however officers have worked hard to minimise disruption and maintain the flow of applications through the system whilst technical investigations continue with supporting parties. Copies of documents continue to be made available on request, where required.

A public notice has also been prepared advising users to retry access where documents are unavailable and, if difficulties persist, to contact planning@gov.im with "Missing Document Error" in the subject line so that documents can be provided directly.

Planning (capacity and resourcing)

The Development Management team is currently operating at beyond capacity, as you are no doubt aware over the last few months a number of planning officers have left the Directorate. Officers are managing a significant and varied workload across applications, pre-application advice and appeals, on average at between 40-50 cases each. Steve and I are also carrying a caseload as well.

The focus has been on maintaining a steady flow of decisions and keeping applications moving through the system where possible, while balancing competing demands on officer time. This inevitably means that some pressures remain within the system, but the priority has been to keep

the service functioning and applications progressing as effectively as possible with the currently reduced resources available.

Recruitment

Recruitment is actively underway to strengthen capacity within the Development Management Team – the advert for 3 posts has recently closed and we are working as quickly as we can to interview and recruit.

As with any new starters, there is a lead-in period while new staff are trained and fully operational, but these appointments are key to improving resilience and performance longer term.

In the meantime, we continue to prioritise work and reallocate resources where needed to maintain the service as best we can.

Overall

We recognise that there has been an impact on parts of the service, particularly at validation stage, and we do appreciate the continued patience of applicants, agents and stakeholders.

The focus remains on stabilising performance, strengthening the team through recruitment, and ensuring that applications and workstreams continue to progress as effectively as possible. We will continue to keep performance under review and improve communication where possible.

In the meantime, we would ask for your continued understanding as we work through these pressures and implement longer-term improvements to the service.

If you have any specific queries, please do not hesitate to contact us.

Kind Regards

Interim Director Planning and Building Control

Planning & Building Control Directorate
Department of Environment, Food & Agriculture (DEFA)
Murray House
Mount Havelock
Douglas
Isle of Man
IM1 2SF

Tel:

e-mail

Website: [IOM Planning Online Services](#)



Any views expressed in this email are those of the officer only and are without prejudice to any formal decision made under the provisions of the Town and Country Planning Act 1999 and any relevant secondary legislation.

Please be aware that should the content of this email be materially relevant to a planning application, its content will be published as detail relevant to the formal assessment of the consideration. Publication will include availability via online services

Please don't print this email unless you really need to

WORLD SCOUT JAMBOREE 2027

Isle of Man



POLAND 2027

World Scout
26th Jamboree
Scout Mondial



The Board of Commissioners
Onchan District Commissioners
Hawthorn Villa
79 Main Road
Onchan
Isle of Man
IM3 1RD



13 July 2026

Dear Ross

Re: Manx Scouts heading to the 2027 World Scout Jamboree

I hope you are keeping well.

In 2027, nine exceptional Scouts and one Leader will represent the Isle of Man at the 26th World Scout Jamboree in Gdańsk, Poland. This prestigious event, held every four years, brings together more than 45,000 Scouts and Leaders from over 150 countries for three weeks of international friendship, cultural exchange, and adventure.

Our Manx Unit was selected through a rigorous and competitive process from a field of 21 outstanding applicants. These young people represent the very best of Manx Scouting and will serve as proud ambassadors for our Island on the global stage. One of those young people is Onchan Explorer Scout, Sam Cooke, who will proudly represent both his local community and the Isle of Man.

Sam, the rest of our island patrol, and I will join Scouts from Jersey, Guernsey, and Bermuda as part of a combined unit within the UK Contingent. This marks the first time such a partnership has been formed for a World Scout Jamboree and offers a unique opportunity for cultural exchange and international collaboration. We recently held our first training camp in Jersey, with the Bermuda Scouts participating remotely, and the experience has already proven immensely valuable.

Over the next year leading up to the Jamboree, our Scouts are required to raise approximately **£35,000** to support their participation. They have already begun this effort by organising a series of fundraising initiatives, including charity quizzes, car washes, bake sales, car-parking events, and bucket collections. However, achieving this target will not be possible without the generous support of individuals, businesses, and organisations that continue to invest in the development of young people across our Island.

As part of the wider UK Contingent, our Scouts will proudly retain their Manx identity, wearing uniforms and scarves displaying the iconic Three Legs of Man. They will carry the spirit, stories, and culture of the Isle of Man to share with

thousands of young people from around the world and, in turn, bring back a wealth of experiences, ideas, and friendships that will benefit our community long after the event has concluded.

The Scout Association Isle of Man is a Manx-registered charity (No. 430) run entirely by volunteers. Everything we do is made possible through the generosity of those who believe in providing young people with opportunities to develop confidence, resilience, leadership skills, and a sense of global citizenship.

As a young person, I was fortunate enough to be selected to attend the World Scout Jamboree in Japan in 2015 as one of only three Scouts from the Isle of Man. It was a transformative experience that broadened my horizons, strengthened my confidence, and reinforced the values of service and international understanding that Scouting promotes. It is therefore a privilege to now lead a new generation of Manx Scouts as they prepare for their own life-changing adventure.

I am also mindful of, and grateful for, the support the Commissioners have previously provided to young people from Onchan attending World Scout Jamborees. That support helped make these extraordinary opportunities accessible and contributed directly to the personal development of those who took part. Many former participants, myself included, continue to benefit from the skills, friendships, and experiences gained through international Scouting.

As someone who has been part of 2nd Onchan Scout Group since the age of six and who continues to volunteer as a leader within the Cub Scout section, I have seen first-hand the positive impact Scouting has on young people in our village. It is particularly rewarding to now support Sam's journey from local Scouting in Onchan to representing the Isle of Man on the world stage.

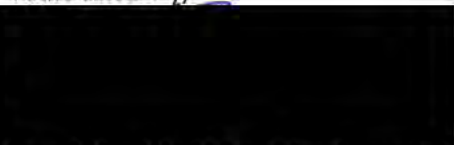
With this in mind, I would like to ask whether the Board would consider supporting the Isle of Man World Scout Jamboree Unit once again through a financial contribution towards our fundraising efforts. Any support, regardless of size, would be greatly appreciated and would directly assist local young people in accessing this unique international opportunity.

I, along with several of our Scouts, would be delighted to meet with the Board in person to share more about the Jamboree, the journey these young people are undertaking, and the impact that your support could have. We would also be pleased to acknowledge the Commissioners' generosity in our promotional materials and to invite members of the Board to a post-Jamboree presentation, where the Scouts will share their experiences and reflect on what they have learned.

Thank you for considering this request and for your continued support of young people in Onchan and across the Isle of Man.

I look forward to hearing from you.

Yours sincerely,



Isle of Man World Scout Jamboree Leader

Isle of Man Unit Leader

the Scout Association – Isle of Man: Registered Charity: 430



GARFF COMMISSIONERS

BARRANTEE GARFF

35 New Road, Laxey, Isle of Man, IM4 7BG

Telephone: (01624) 861241 Email: admin@garff.im www.garff.im

Correspondence to all Isle of Man local authorities relating to the Mooir Vannin Wind Farm proposals - issued by Garff Commissioners

21st July 2026

Dear Fellow Local Authority Members

I have been instructed to write to you by the Board of Garff Commissioners (the "Board") with regard to the Mooir Vannin wind farm proposals (the "Proposals"), currently the subject of a public inquiry under the MIMA 2016 Marine Infrastructure Consenting process. Please could this correspondence be circulated to all your political Members.

The Board fully supports the transition to renewable energy and the Isle of Man's net-zero objectives. Its reservations concern not the principle of offshore wind, but whether the protections, scrutiny and democratic accountability applied to this project are robust enough for an undertaking of its scale and significance.

The Board invites fellow local authorities to consider five questions:

1. What are the wider implications for the coastline of the whole Island, given that recent comments by MHK, Alex Allinson, indicate that Mooir Vannin may be only the first of multiple offshore wind developments in Manx waters?
2. Has the Manx Government undertaken adequate due diligence on the developer?
3. Has the developer's information been independently assessed?
4. Has the Government conducted its own rigorous assessment of the projected financial benefits to the Island?
5. Has the ability of candidates to comment on the proposals been unduly restricted, and has Manx democracy thereby been compromised?

The observations that follow are offered not as assertions of fact but as legitimate lines of enquiry warranting public discussion and response.

1. Implications for the Whole Island

The Commissioners wish to draw attention to a matter extending beyond the Proposals alone.

The Proposals have been submitted at a time when a Marine Spatial Plan for the Island's territorial waters is still being developed (the "Plan Under Development"). The Plan Under Development will identify locations suitable for a range of marine infrastructure, including further offshore wind installations. There is a very real prospect that other locations around the Island will be earmarked for additional wind farm developments.

That this is not a speculative concern has been confirmed in evidence provided to the public inquiry by Dr Alex Allinson MHK, the former Treasury Minister. Dr Allinson described Moir Vannin as "the first to prove the concept" of offshore wind developments in Manx waters, adding that it "could encourage further projects around the island." He cited a Global Wind Energy Council estimate that the Island has a technical potential to deliver nine gigawatts of offshore energy and referred to KPMG calculations from 2023 indicating annual option fees ranging from £30 million to £100 million, with potential for up to £600 million per year if six gigawatts were delivered — figures he said could "significantly transform our economy and island finances."¹

Senior Government officials have previously promoted what they saw as the potential for the Isle of Man to function as an "energy hub" in the Irish Sea. Writing in *Wind Power Monthly* in 2012, Dr Milne, a senior civil servant with responsibility for Isle of Man energy policy at the time, stated that, "*We envisage the Isle of Man becoming a central wind energy hub in the Irish Sea, with electricity from 6–7 wind farms both within our jurisdiction and beyond feeding into the GB grid via our interconnector.*"² A report by the non-governmental Energy Sustainability Centre IOM has also suggested further extensive wind farms off the west coast, suggesting that electricity could be exported to the Irish Republic.³

Taken together, these sources make plain that the Proposals are widely regarded as the first of what could be multiple developments. The scale contemplated — nine gigawatts of technical potential, option fees ranging up to £600 million per year — speaks to a transformation extending far beyond a single project.

The decisions taken now on the Proposals risk setting the precedent — in scrutiny, consultation, environmental assessment and commercial terms — for every subsequent development in Manx waters. Should the governance framework applied to the first and largest of these proposals be found wanting, the Board believes that the consequences flowing from this will shape the character of the Island's seascape and the trajectory of its economy for generations.

2. Adequate Due Diligence?

It is a matter of public record that offshore wind developments are commonly progressed through Special Purpose Vehicle structures rather than by direct contract with the parent company.⁴ Such vehicles can be transferred or sold, potentially distancing the parent from its obligations. What protections does this structure afford the Island should the parent company's circumstances change over a multi-decade commitment?

The Board considers it reasonable to ask what assurances have been sought regarding the developer's capacity to fulfil its obligations over the full term, and what contractual protections exist in the event of withdrawal or changed circumstances. These are standard due diligence questions for any undertaking of this magnitude.

It may also be reasonable to ask whether Government has the experience to negotiate and manage an arrangement of this complexity. By way of comparison, the Liverpool Ferry Terminal project — initially estimated at approximately £18 million in 2015 — has, according to reputable news sources and the DOI Minister, seen costs rise substantially.⁵ The Commissioners ask whether sufficient lessons have been drawn from that experience to provide confidence that a far more complex undertaking is being adequately managed.

3. Independent Assessment of the Developer's Information

The Proposal involves turbines exceeding the height of the Eiffel Tower, situated between 6 and 12 miles from our coast. The Navitus Bay proposal off the Jurassic Coast — smaller turbines at greater distances — was rejected by the UK Government in 2015 on grounds of significant adverse visual and landscape impact, a decision that is a matter of public record.⁶ Has the Manx Government had the developer's environmental and visual impact assessments independently reviewed, or accepted them at face value?

A figure of £2 billion in benefit to the Island has been widely cited.⁷ What is the basis for this figure, and what independent assessment has been made of it? On what assumptions does it rest? It is understood that even in the most optimistic scenario, benefit would not materialise until perhaps 2033 and would be contingent on factors outside either party's control. In the opinion of the Board a claim of this magnitude warrants independent scrutiny.

It has been stated that the project carries no cost to the Island.⁸ The Commissioners invite scrutiny of that claim. A team is being recruited and consultants engaged to negotiate and monitor the contract — are those costs publicly accounted for? In the event of withdrawal, who bears the cost of decommissioning? Decommissioning installations of this scale would represent a very substantial liability. Could the Island meet it? The Board believes that these are precisely the kind of questions that responsible governance requires to be answered before commitments are made.

4. Assessment of the Financial Benefits to the Isle of Man

Seabed lease arrangements of this kind have, in almost all cases elsewhere under Crown Estate administration, been subject to competitive tender⁹ — the normal mechanism by which public bodies satisfy themselves they have achieved the best available terms. Was competitive tender undertaken in respect of the 2015 option agreement, and if not, why not?

The basis of the Proposals, as confirmed by the Cabinet Office and by Ørsted¹⁰ is that power generated is for export to the UK grid. Reference has been made to a direct supply line to the Island representing approximately 3% of output, but the Commissioners are not aware that concrete plans exist for this. Were such a line built, it would require substantial upfront investment, and the Board is particularly concerned that a connection would likely require major upgrades to Manx Utilities' infrastructure before the Island's network could safely accept the higher-capacity energy. The cost and complexity could make a connection both unaffordable and impractical. If the developer contributed to this cost, would that contribution simply be deducted from any rental or lease income otherwise accruing to the Island?

Without a transparent, independently verified assessment of the necessary infrastructure, the likely costs, and their allocation, there can be no assurance the Island would receive any of the renewable energy produced. If a connection proves unviable, the environmental and energy-security benefits would largely bypass the Isle of Man. The Island could bear the visual, environmental, economic and cultural consequences of a development serving UK energy needs while receiving little or no benefit toward its own net-zero ambitions.

Has the Government conducted its own rigorous assessment — accounting for infrastructure costs, decommissioning liabilities, the possibility a connection proves unviable, and the possibility the developer's circumstances change? If such an assessment exists, it has not been shared with the public. If it does not, the £2 billion figure remains an unverified claim, and the Island is being asked to commit on the basis of assertions rather than analysis.

5. The ability of Election Candidates to comment — has Manx democracy been compromised?

In the opinion of the Board, public scrutiny has been hampered by advice given out in writing from the Attorney General, Walter Wannenburgh, that elected Members who declared a position on the Proposals before the election would “need to declare a conflict and recuse themselves from participation in the decision-making process.”¹¹ Whatever the merits of that advice, it has come to the attention of the Board that some candidates may be using the advice as a blanket exemption from offering any view on the Proposals, whether such view would constitute a predetermination or a predisposition (the former giving rise to a “closed mind” and a clear conflict of interest, the latter, if care is taken, allowing democratic debate). The Board questions the appropriateness of prospective Tynwald candidates being made to feel unable to express any view on one of the most significant decisions facing the Island in a generation.

In the opinion of the Board, democratic accountability and the people's right to understand where candidates stand ought to prevail in the above circumstances. If the effect is that candidates consider the Proposals a total no-go subject area, the electorate is denied an informed choice on one of the most significant decisions faced by this Island, which the Board feels may amount to an unacceptable compromise of the democratic process.

The Board urges fellow local authorities to engage with the MIMA process, form a view on the Proposals, and contribute to an ongoing debate that is critical to the character, economic status, and direction of the Island going forward.

Please contact this office should you require further information or clarification of the matters raised in this letter or if you would like to arrange a meeting with the Board.

Yours faithfully,



Martin Royle
Clerk, on behalf of Garff District Commissioners

Sources:

1. Source: Manx Radio News article 18.07.26, Link: <https://www.manxradio.com/news/isle-of-man-news/mooir-vannin-could-be-first-of-many/>
2. Source: Wind Power Monthly, 2012 Link: <https://www.windpowermonthly.com/article/1115068/isle-man-targets-uk-offshore-wind-rush>
3. Source: Energy & Sustainability Centre IOM document, “Can the Isle of Man power itself with renewable energy?”, Authors Dave Quirk, John Boucher, & Ralph Peake, page 15 inc. map
Link: <https://static1.squarespace.com/static/60100bdc6bd4ef04d018437a/t/61a7dbae042cc527886b5d98/1638390706844/Can+loM+power+itself+-+ESC+paper+%28dgq%29+10+Nov+21.pdf>
4. Source: *Accounts IQ*, January 2026,
Link: <https://www.accountsiq.com/glossary/what-is-a-renewable-energy-spy>
5. Source: BBC News Report, February 2026, Link: <https://www.bbc.co.uk/news/articles/cwyx9vn41v4o>
6. Source: Department of Energy & Climate Change Decision Letter, Link: <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010024-000055-Secretary%20of%20State%20Decision%20Letter%20and%20Statement%20of%20Reasons.pdf>
7. Document published by Orsted, August 2025, Link: <https://orsted.im/news/2025/08/2-billion-orsted>
8. Source: Orsted document, Q5, “What will Mooir Vannin Cost Isle of Man residents?” Link: <https://orsted.im/mooirvannin/frequently-asked-questions>
9. Document, The Crown Estate, “Identifying Seabed Bidding Areas”, Link: <https://www.thecrownestate.co.uk/our-business/marine/offshore-wind-leasing-round-4-identifying-seabed-bidding-areas>
10. Amy Stirling, Advocate acting for Orsted. At Specific Hearing 1, MIMA Mooir Vannin Public Inquiry, 4th March 2026, page 7 at 29.38 minutes. Transcript
“Conversely, the primary route to market and the primary off-take solution for the development is through the East Irish Sea Transmission Project to the UK. The primary purpose is to export the electricity to the UK.”
Link: <https://mima.gov.im/media/u5sd5wwf/specific-issue-hearing-1-transcript.pdf>
11. AG’s letter to Tynwald Members reproduced by Manx News, 9th June 2026, Link: https://www.manx.news/the-advice-issued-by-ag-on-mooir-vannin/?fsp_sid=18413&fbclid=IwY2xjawTNv79leHRuA2FlbQlXMAbZcnRjBmFwcE9pZBAyMjlwMzIxNzg4MjAwODkyAAEeVGkAKRYhLqyXQkPV7_8aLxDvB2RJuwIVj1jN_9ZP4wDXFWN6ZGXZYjFwZm8_aem_wBDEBI-IW7Ap-8nv3SWIMg

Questions Under Standing Order ²⁵~~15~~

Standing Order ²⁵~~15~~:

Questions for the Lead Member for Environment and Technical Services

1. Will the lead member for Environment and Technical Services provide an update regarding the former Molly's Kitchen, specifically addressing the current condition of the land and any associated environmental concerns, including issues related to vermin?



David Quirk

Questions Under Standing Order ²⁵~~15~~:

1) Will the lead member for housing, give an update on the refurbishment of Springfield Court.

2) If the refurbishment is not to take place what are the alternatives.



David Quirk, 22/07/26



MEMORANDUM

Memorandum to:	Board of Onchan District Commissioners
Reporting Officer:	Housing Manager
Date of the Meeting:	27/07/26
Subject:	Quarterly Standards of Performance Data – Quarter 1
Public or Private Document:	Public

Introduction:

The performance standards offer an overview of how the public housing sector is performing, using a select group of Key Performance Indicators (KPI) that serves as benchmarks commonly applied across public sector housing.

This approach highlights opportunities for improvement, identifies areas which require corrective action, and points to performance aspects that may require wider reform. These quarterly statistics are submitted to the Department, which reviews the data and engages with housing providers individually as needed.

Previously Considered by the Board:

The report is considered on a rolling quarterly basis.

Supporting Information:

To comply with Part 1 Section 4A of the Local Government Act 1985 (sub-sections 1, 2, and 3) which lays out the requirements for Local Authorities to achieve the minimum standards of performance as specified by the Department of Infrastructure.

Standing Orders:

Schedule B – Housing

Resource Impact:

None – for information only.

Financial Impact:

None.
Legal and/or Insurance Impact:
To comply with requirements of statute and policy.
Equality Impact:
Not applicable.
Climate Change Impact:
Not applicable.
Consultation with Others:
Consultation with: • Chief Finance Officer • Housing Manager • Property Maintenance Manager • Housing Officer
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
Appendix A – Report showing 2026/27 quarter 1 figures, along with comparative figures for the previous three years. Appendix 1 – KPI Summary Report Appendix 2 – Quarterly standards of performance Data 2026/27

For Members Information.



A.S. Gale (Mrs)
Housing Manager

MEMORANDUM

To:	ONCHAN DISTRICT COMMISSIONERS
From:	HOUSING MANAGER
Ref:	QUARTERLY STANDARDS OF PERFORMANCE DATA
Date:	23 rd July 2026

Dear Commissioners

Background

The standards of performance are used to provide an overall snapshot of how the sector is performing, using a limited number of Key Performance Indicators (KPI) commonly used across public sector housing as a bench mark and to highlight opportunities for improvement, areas which require corrective action and performance areas which may require wider reform. These quarterly statistics are submitted to the Department where they review the output data and consult with housing providers individually if required.

Quarterly Reports

... The statistics for the first quarter 6th April 2026 to 28th June 2026, are attached at Appendix 1, with the
... KPI summary detailed at Appendix 2.

Summary of Year End:

Q1	Trend from previous year	2026/27	2025/26	2024/25	2023/24	2022/23
ARREARS						
Rent Arrears	↑	£92,073.00	£72,574.62	£77,079.50	£79,402.50	£83,794.86
Number of accounts in arrears	↑	170	155	185	170	182
REPAIRS						
Responsive repairs raised	↓	74	95	104	101	76
Responsive Repairs	↓	£66,018.20	£67,703.07	£42,823.63	£51,064.62	£11,959.85
VOIDS						
Number	↑	7	6	9	4	6
Void repairs	↑	£104,943.20	£65,656.58	£69,738.29	£44,201.92	£32,703.70
Number weeks void	↑	4.7	4.1	3.9	4.6	3.6
CYCLICAL AND PLANNED MAINTENANCE						
Cyclical Maintenance	↑	£21,735.88	£14,462.78	£15,242.09	£13,054.00	£14,085.86
Planned Maintenance	↓	£19,375.49	£77,472.00	£5,959.90	£6,848.51	£4,373.69
TOTAL MAINTENANCE COSTS						
Total Maintenance Costs	↓	£212,072.77	£225,294.43	£133,763.91	£115,169.05	£63,123.10

Please note that the earlier years figures reflect the effects of the Covid-19 pandemic.

Continued .../2

Report to Board of Commissioners
27rd July 2026

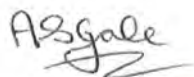
Regular Reporting

For Members information, the dates for the quarters are detailed below, along with suggested Board reporting dates:-

	Dates:	Deadline for submission to DOI	Suggested reporting to Board
Quarter 1	1 st April to 30 th June	30 th July	2 nd meeting in July
Quarter 2	1 st July to 30 th August	30 th September	2 nd meeting in September
Quarter 3	1 st September to 31 st December	30 th January	2 nd meeting in January
Quarter 4	1 st January to 30 th March	30 th April	2 nd meeting in April

Report submitted for Members' information.

Kind regards



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

QUARTERLY PERFORMANCE FIGURES 2026-27

Onchan District Commissioners

INDICATOR	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Average
Anticipated rental income collected (Target >95%)	100.0%				
Overdue rental payments "arrears" (Target <2.5%)	3.1%				0.0%
Rental loss from empty properties (Target <2%)	1.1%				
Proportion of stock vacant (Target <2%)	1.4%				
Proportion of emergency repairs completed within target time of 24 hours (Target >100%)	100.0%				
Proportion of urgent repairs completed within target time of 7 working days (Target > 95%)	100.0%				
Proportion of routine repairs completed within target time within 28 days (Target >90%)	100.0%				
Proportion of standard voids completed within 5 weeks (Target >90%)	100.0%				
Proportion of major voids completed within 12 weeks (Target >90%)	100.0%				
Proportion of anticipated maintenance spend in quarter (Trend data only)	89.28%				
Total number of new housing allocations transferees and off waiting list (Trend data only)	6				
Average time for relet from maintenance sign off (Trend data only)	0				
Total on housing waiting list (Trend data only for those providers not within shared list environment)	98			4	
Proportion of surveyed tenants who were satisfied with their management service (Target 100%)					
Proportion of surveyed tenants who were satisfied with their repairs service (Target 100%)					

Quarterly Standards of Performance Data 2026-27

Housing Authority: Onchan District Commissioners

Contact Andrea Gale, Housing Manager

675564

Guidance Notes

Performance Area: Finance											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		Running Totals
Rental Income	F1	Total gross income of rent collected	£730,900.82	Reason for adjustment		Reason for adjustment		Reason for adjustment		Reason for adjustment	£730,900.82
	F2	Value of rental adjustments in last quarter other than lodgers or FTT	£728.13								£728.13
	F3	Value of increased rental from FTT reviews	£1,349.24								£1,349.24
	F4	Total gross income of increased rent collected	£2,077.37		£0.00		£0.00		£0.00		£2,077.37
Arrears	F5	Total number of accounts in arrears	170								
	F6	Total value of accounts in arrears	£92,073.00								
	F7	5 highest values of accounts in arrears		Action in place		Action in place		Action in place		Action in place	
			1	£8,193.69	Court Action						
			2	£6,508.03	Court Action						
			3	£5,462.05	Court Action						
			4	£5,137.12	Court Action						
			5	£3,963.80	NTQ						
	F8	Total value of five highest accounts in arrears	£29,264.69		£0.00		£0.00		£0.00		
Reactive Void rent loss	F9	Total reactive void rental loss - IMMEDIATE	£0.00								
	F10	Total reactive void rental loss - STANDARD	£4,436.03								
	F11	Total reactive void rental loss - MAJOR	£3,444.57								
	F12	Total reactive void rental loss - REFURBISHMENT	£0.00								
	F13	Total reactive void rent loss	£7,880.60		£0.00		£0.00		£0.00		£7,880.60
Planned Void rent loss	F14	Total void rental loss - redevelopment/refurbishment	£0.00								
	F15	Total void rental loss - pending demolition	£0.00								
	F16	Total void rental loss - stock management	£0.00								
	F17	Total planned void rent loss	£0.00		£0.00		£0.00		£0.00		
Performance Area: Maintenance and Repairs											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		
Responsive Repairs	M1	No. of emergency repairs raised	4								
	M2	No. of emergency repairs completed on time (within 24 hours)	4								
	M3	No. of urgent repairs raised	16								
	M4	No of urgent repairs completed on time (within 7 days)	16								
	M5	No. of routine repairs raised	54								
	M6	No of routine repairs completed on time (within 28 days)	54								
Void Repairs	M10	No. of STANDARD (5 week) voids	3								
	M11	No of standard void repairs completed on time (within 5 weeks)	3								
	M12	Average weeks void	4.7								
	M13	No. of MAJOR (12 week) voids	4								
	M14	No of major void repairs completed on time (within 12 weeks)	4								
	M15	Average weeks void	9.5								
Should be notified to the Division	M16	No. of REFURBISHMENT (>12 week) void repairs	0								
	M17	Cost of refurbishment void repairs	£0.00								
	M18	Average weeks void	0								
Maintenance Expenditure	M19	Total cost of COMPLETED cyclical maintenance (per quarter)	£21,735.88								
	M20	Total cost of COMPLETED planned maintenance (per quarter)	£19,375.49								
	M21	Total cost of COMPLETED responsive repairs (per quarter)	£66,018.20								
	M22	Total cost of COMPLETED void maintenance (per quarter)	£104,943.20								
	M23	Total cost of all completed maintenance activity	£212,072.77		£0.00		£0.00		£0.00		£212,072.77
Void property repairs	M24	Number of property voids completed (at quarter end)	7								
Void properties	M25	Number of empty properties (at quarter end)	7								
Adaptations	M26	Number of requests for adaptations in quarter	2								
	M27	Number of adaptations undertaken quarter	2								
Performance Area: Estate and Tenancy Management											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		
Relets	T1	Number of allocations from Housing Waiting List	4								4
	T2	Number of transfers through mutual arrangements	0								
	T3	Number of transfers for upsize	1								
	T4	Number of transfers for downsize	0								
	T5	Number of transfers for health/welfare reasons	1								
	T6	Total number of new allocations from transfers	2		0		0		0		2
	T7	Average time for relet from maintenance sign-off (calendar days)	0								
	T8	Number of internal to authority appeals against new tenancy decisions	0								
	T9	Number of internal to authority appeals against reviewed (FTT) tenancy decisions	0								
Reason for appeal(s):											
HWL Applications											
HWL by property type required	T10	4+ Bedrooms	0								
	T11	3 Bedrooms	2								
	T12	2 Bedrooms	28								
	T13	1 Bedrooms	34								
	T14	Sheltered Housing unit	28								
	T15	Disable or specialist housing type	1								
	T16	Total number on housing waiting list	65		0		0		4		
	T17	Total number on waiting list single no children	43								
	T18	Total number on waiting list single with children	13						4		
	T19	Total number on waiting list couple no children	5								
	T20	Total number on waiting list couple with children	4								
Tenancy Issues	T21	Number of NTQ issued for breach of rent arrears	2								
	T22	number of NTQ issued due to review of FTT	0								
	T23	Number of NTQ issued for anti social behaviours	0								
	T24	Number of Possession Orders obtained for breach of rent arrears	1								
	T25	Number of Possession Orders obtained due to review of FTT	0								
	T26	Number of Possession Orders obtained due to anti social behaviours	0								
	T27	Number of Evictions carried out for breach of rent arrears	0								
	T28	Number of Evictions carried out for reason other than breach of arrears	0								
Performance Area: Tenant Satisfaction											
Area sub-category	Ref	Standard of Performance	Total Quarter 1		Total Quarter 2		Total Quarter 3		Total Quarter 4		
Tenant Satisfaction	S1	Number of new tenants visited	0								
	S2	Number of tenant surveys issued in period	0								
	S3	Number of tenant surveys returned in period	0								
	S4	Number of tenants satisfied with housing management activity	0								
Responsive Repairs	S5	Number of repair surveys issued in period	0								

	S6	Number of repair surveys returned in period	0					
	S7	Number of tenants satisfied with maintenance activity	0					
Complaints	S8	Number of new complaints received in period	0					
	S9	Number of complaints resolved in period	0					
Performance Area: Older Persons Provision								
Area sub-category	Ref	Standard of Performance	Total Quarter 1	Total Quarter 2	Total Quarter 3	Total Quarter 4		
Relets	O1	Number of allocations from private home owners	0					
	O2	Number of allocations from private rental	0					
	O3	Number of allocations from public sector rental	1					
HWL Applications		HWL by age group & household status	33	0	0	0		
	O4	Total of Single - Age < 70	3					
	O5	Total of Single - Age 70 - 85	13					
	O6	Total of Single - Age > 85	7					
	O7	Total of Couples - Age < 70	4					
	O8	Total of Couples - Age 70 - 85	4					
	O9	Total of Couples - Age > 85	2					
Performance Area: Fixed Term Tenancies								
Area sub-category		Rent on different terms	Total Quarter 1	Total Quarter 2	Total Quarter 3	Total Quarter 4		
FTT Renewals	Ref	Number of tenancies by rent uplift type						
	P1	10% rent uplift	8					
	P2	20% rent uplift	11					
	P3	30% rent uplift	1					
	P4	40% rent uplift	6					
	P5	50% rent uplift	4					
	P6	60% rent uplift	0					
	P7	70% rent uplift	2					
	P8	80% rent uplift	0					
	P9	90% rent uplift	0					
	P10	100% rent uplift	3					
	P11	Market Rent uplift	0					
	P12	Total number of tenancies with a rent uplift	35	0	0	0		
Total FTT	P13	Total number of fixed term tenancies	277					
Total ended FTTs	P14	Total number of tenancies that were not renewed	0					