

***IN PUBLIC***

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** adjourned from Monday 20<sup>th</sup> March 2017 held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Tuesday 28<sup>th</sup> March 2017 at 6.30 p.m.

<b>Present:</b>	Mr R. Turton	(Chairman)
	Mr A. Allen	
	Mr J. Cherry	
	Mr D. Crellin	(Vice-Chair and Lead Member for Environmental and Technical Services)
	Mr M. Macfarlane	(Lead Member for Finance and General Purposes)
	Mr C. Quirk	
	Miss K. Williams	(Lead Member for Properties and Amenities)(from 6.45 p.m)
<b>In Attendance:</b>	Mr M.J. Morrison	(Chief Executive/Clerk)(from 6.45 p.m.)
	Mr T.R. Craig	(Deputy Clerk)
	Mr B.T. Price	(District Surveyor)
<b>Apologies:</b>	Mr T.M.G. Edwin-Reed	(Finance Manager)
	Ms A.S. Dentith	(Senior Administrator)

**C17/03/03/01****TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT**

Not necessary.

**C17/03/03/02****BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE BEFORE ANY OTHER BUSINESS**

None.

**C17/03/03/14****PROPERTIES AND AMENITIES MATTERS****1. Draft Public Sector Housing Access & Eligibility Criteria - Consultation**

The following matter was discussed in private and transferred to the public domain.

Members considered the report of the Deputy Clerk dated 22<sup>nd</sup> of March 2017, together with the attached comments by other officers.

In particular, Members noted the options provided by the Department of Infrastructure under the headings of residential qualification, financial qualification, time on list, Manx born, size of family, gross income, notice to quit, and appeals procedure.

In respect of residential qualifications, Members felt that the proposed reduction or removal of qualifying residence from the criteria would not be advantageous to existing residents of the district. It was acknowledged that by removing the residence criteria, that was almost the creation of an all island single waiting list. Members felt it was preferable to retain the existing requirement of 5 years residency in the local authority district of application, and officers were instructed to press the Department to retain the status quo.

With reference to the financial qualification, members felt that the upper limits were set to low and should be increased by £5000 in each case, and thereafter should increase by RPI on an annual basis or whichever was the higher reference marker for the rate of inflation at the time.

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In respect of time on the list points, members felt it would be appropriate to retain the existing of adding one point per 3 months time on list as they acknowledged the view of their officers that where this pointing factor was high it indicated that a housing need was not being met and officers needed to take a special interest in resolving the application.

With reference to additional pointing for Manx born applicants, members felt that this should be retained but agreed that pointing could also be awarded where residence in excess of 20 years could be demonstrated.

Members noted the Department's proposal for allocating points in respect of each child in an application rather capping the points award at 3 children. The officer's comments were noted that the proposal should be accepted, although the value of it in practice remains to be demonstrated.

In respect of gross income, Members noted that the comments made by officers, and felt that there should be more opportunity for government support to applicants or tenants wishing to transition from public sector to private sector housing.

With reference to the Department's proposals to change points awarded for notice to quit, members again acknowledged officers concerns regarding retention of the current policy and agreed to support the continued award of 5 points to reflect the issue of a notice to quit by a landlord. The Board also supported the increase from 10 to 20 points awarded to reflect the issue of a court order for possession.

In terms of an appeal procedure, Members felt that the Department had an opportunity to transfer the appeal to an independent tribunal constituted under the Tribunal's Act. It was felt that to have the final arbitrator in the case of dispute between an applicant and the Local Authority as a demonstrably independent body was preferable to having the decision of elected representatives reviewed by a civil servant.

The Deputy Clerk was asked to pass on the views of the Board to the Department in response to their consultation.

## 2. **Allocations**

The following matters were discussed in private and transferred to the public domain.

- (a) E1/21 1 bed ground floor flat allocation to SHA 432
- (b) 13/13 2 bed house allocation to HA 3779
- (c) 13/06 2 bed house allocation to HA 3826
- (d) E1/18 1 bed first floor flat allocation to SHA 402

It was agreed to consider the above four allocations en bloc, and on the proposal of Miss Williams, seconded by Mr Cherry, it was unanimously **RESOLVED that the officers recommendations for allocations in respect of E1/21, 13/13, 13/06 and E1/18 be approved.**

### **C17/03/03/13**

#### **ENVIRONMENTAL AND TECHNICAL SERVICES MATTERS**

The following matter was discussed in private and transferred to the public domain.

## 1. **Maintenance Services**

Members were made aware of an anomaly in the recent tender process for Plumbing Services, and discussion ensued.

There was concern over the registration of one tenderer, and while it was confirmed that all parties were now registered. Members agreed that to resolve the matter they would instruct the Clerk to

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re-issue tender documents to all approved contractors who had expressed an interest and invite them to re-tender.

It was proposed by Mr Turton, seconded by Mr Cherry, and unanimously **RESOLVED that the original tender process for Plumbing Services be brought to an end, and tender documents be re-issued to all parties who had expressed an interest with the invitation to resubmit.**

**C17/03/03/03**  
**MINUTES**

The following matter was discussed in private and transferred to the public domain.

Members gave further consideration to the Minutes of 6<sup>th</sup> March 2017, and it was agreed to amend the second paragraph on page 7 under the entry for Plumbing Maintenance by the addition of the sentence "A Member felt that Astin Bros Ltd had always given quality and first class service, and were known to tenants."

The Minutes were held over for formal acceptance at the meeting to be held on Monday 3<sup>rd</sup> April 2017.

**C17/03/03/09**  
**REPORT FROM THE CLERK OR OTHER OFFICER****1. Proposed Improvement to Governance of Meetings**

The following matter was discussed in private and transferred to the public domain.

The report of the Chief Executive dated 14<sup>th</sup> March 2017, having previously been circulated was considered.

Members appreciated the proposal from the Chief Executive in respect of information management using a digital system, but felt that the cost was prohibitive at this time, although reconsideration of the proposal may be given at a future date.

**2. Tour of District – His Excellency the Lieutenant Governor**

The following matter was discussed in private and transferred to the public domain.

The Chief Executive advised Members that the draft itinerary was nearing completion and the Chairman asked Members to forward any further ideas to the Chief executive by close of business on Friday 31<sup>st</sup> March 2017.

**C17/03/03/17**  
**ANY OTHER URGENT BUSINESS****1. Staff Matter**

A Member asked for clarification of certain points in respect of a copy of a report circulated by the Deputy Clerk, and was asked to e-mail the Chief Executive with the queries.

***There being no further business, the meeting closed at 8.25 p.m.***