

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

16th January 2019

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, 21st January 2019

7.00 p.m.

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,



**L. RADCLIFFE (Mrs)
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. 13 unless varied by the Chairman at his discretion (with the exception of items 1, 2, 3 or 4 which cannot be varied) or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

- 1. To choose a person to preside if the Chairman and Vice-Chairman be absent.**
- 2. To deal with any business required by statute to be done before any other business.**
 - 2.1 Rate Setting 2019/20 *(Lead Member for Finance and General Purposes)*
- 3. To approve as a correct record and sign the Minutes of the:-**
 - 3.1. Ordinary meeting held on 7th January 2019 *(Appendix 3.1)*
 - 3.2. Extra-Ordinary meeting held on 14th January 2019 *(Appendix 3.2)*
 - 3.3. **(P)** Staffing minutes – Ordinary meeting held on 26th November 2018 *(Appendix 3.3)*
 - 3.4. **(P)** Staffing minutes – Extraordinary meeting held on 5th December 2018 *(Appendix 3.4)*
 - 3.5. **(P)** Staffing minutes – Ordinary meeting held on 7th January 2019 *(Appendix 3.5)*
- 4. To dispose of any relevant business arising from such minutes if not referred to in the minutes of any Special Committee.**

None.
- 5. To deal with any business expressly required by statute to be done.**

None.
- 6. To dispose of any relevant business adjourned from a previous meeting.**

None.
- 7. To consider any planning decisions/communications from the Department of Infrastructure Planning Committee.**
 - 7.1 Plans for Consideration *(Appendix 7.1)*

(a) PA 19/00005	Mr & Mrs I. Watt 9 Briarfield Avenue
(b) PA 19/00008	Mr & Mrs S. Colquitt 10 The Fairway
(c) PA 19/00012	Mrs E.G. French 4 Harbour View
 - 7.2 Planning Communications

None.

8. Finance & General Purpose Matters.

8.1 (P) Staffing Matter (Appendix 8.1)

9. Consideration of any report from the Clerk or other officer.

9.1 Draft Whistle Blowing Policy (Chief Executive to report)
9.2 Draft Onchan Dog Byelaws 2018 (Chief Executive to report)
9.3 Joint Meeting with Onchan MHKs (Chief Executive to report)
9.4 (P) Parks Department Changes (Appendix 9.4)
9.5 (P) Action List (Previously circulated)
9.6 (P) Staffing Matter (Chief Executive to report)

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

10.1 Malew Parish Commissioners – Civic Service (Appendix 10.1)
10.2 Department of Infrastructure – Periodic Rental Policy (Appendix 10.2)
10.3 Cabinet Office – Modernisation of domestic and non-domestic rates (Appendix 10.3)
10.4 Superintendent Maddocks – (Appendix 10.4)
Introductions/Working Relationship

11. To answer questions asked under Standing Order 18.

None.

12. To consider Motions in the order in which notice has been received.

(Note: See Standing Order No. 14, 15, 16 and 17)

None.

13. Environmental & Technical Services Matters.

13.1 (P) Nuisance Abatement Notice (Appendix 13.1)
13.2 (P) Planning Matters (Appendix 13.2)

14. Properties & Amenities Matters.

14.1 (P) Housing Allocation (Appendix 14.1 – to follow)
(a) 13/26 – 2 Bed Bungalow
14.2 (P) Commercial Lease (Chief Executive to report)
(a) Onchan Park - Café (Chief Executive to report)
(b) 1st and 2nd Floor, Elm Tree House (Chief Executive to report)
(c) 35 Main Road (Chief Executive to report)
(d) 75 Main Road (Chief Executive to report)

15. Chairman's Announcements.**(a) Dates for Diary**

Date	Organisation	Event	Time
27 th January 2019	Office of the Chief Minister	Holocaust Memorial Service 2019	3.00 p.m.
2 nd February 2019	Onchan District Commissioners	Commissioners' Surgery	11.00 a.m. to 1.00 p.m.
5 th February 2019	Onchan District Commissioners	Commissioners Surgery – Springfield Court	2.30 p.m.
4 th February 2019	Onchan District Commissioners	Board Meeting	7.00 p.m.
18 th February 2019	Onchan District Commissioners	Board Meeting	7.00 p.m.
3 rd March 2019	Malew Parish Commissioners	Civic Sunday	3.00 p.m.

16. Any other URGENT business as authorised by the Chairman for consideration.

Malew Parish Commissioners

The Chairman, Mrs Barbara Breerton and Members of the Board
extend a cordial invitation to the

Annual Civic Service

to be held at
Abbey Church, Ballasalla

on

Sunday 3rd March 2019 at 3.00pm

Light refreshments will be served after the service in the Ballasalla Village Hall.

R.S.V.P.

by Monday 11th February 2019 to Barry Powell, Clerk, Malew Parish Commissioners,

Main Road, Ballasalla, Isle of Man, IM9 2RQ

Telephone: (01624) 823522 Email: admin@malewcommissioners.im



**Isle of Man
Government**

Reillys Ellen Yannix

**To Local Authority Housing Clerks
(via email)**

Appendix 10-2



infrastructure

**public estates and housing division
fo-rheyynn steatyn as thieys theayagh**

Contact:
Telephone: (01624) 685955
Fax: (01624) 685943
Email: Deborah.reeve@gov.im
Our Ref: DJR/EW
Your ref:
Date: 14th December 2018

Dear All

Consultation: Periodic rental policy, general needs and sheltered housing

The purpose of this consultation is to request that Boards of Commissioners' of all Local Authority Housing Providers ('Local Authorities') consider potential changes to the rental setting process.

Proposal

The basic policy principles being considered are to:

- 1) end the annual rental setting process and instead, to introduce a periodic rental policy;
- 2) link the periodic rental setting process to a recognised inflationary index;
- 3) maintain Treasury approved deficiency limits by accelerating and decelerating the Capital Programme; and
- 4) only under exceptional and previously agreed circumstance, such as a significant and unforeseen inflationary movement, revert to Local Authorities for their views.

Department of Infrastructure

Public Estates and Housing Division, 2nd Floor, Markwell House, Market Street, Douglas, Isle of Man, IM1 2RZ
www.gov.im/infrastructure

Background

In 2012, a public sector tenant could anticipate paying a rental levy equivalent to 25-30% of market rate. More aggressive rental increases in the period 2013-2016 have resulted in stabilisation of the housing funding gap, such that a public sector tenant can now expect to pay a rental levy, averaging 50% of market rate.

The existing rental setting process starts annually in July when the Department writes out, seeking the views of all Local Authorities, and given the number of, and variance, in Board meetings, it is October before all feedback is received. The governmental approval process then follows, and it is generally December before Local Authority Boards can be advised of the Minister's decision.

The most significant disadvantages for all stakeholders involved in the existing rental setting process are that budget setting can be challenging and that there is very limited visibility for financial planning.

The perceived advantages of the changes to the policy are summarised as:

- More ability for financial planning for Local Authorities, increasing autonomy and enabling longer-term resourcing and procurement planning.
- More ability for financial planning for Central Government, removing the requirement to impress upon the Treasury the ongoing revenue and investment requirements for the sector, and likewise, simplifying the estimating process.
- More ability for financial planning for your tenants who will be able make more informed decisions based upon predefined rules, rather than awaiting the outcome of a Ministerial decision.
- More openness and transparency regarding revenue and expenditure, with a greater focus on affordability for the tenant than on reduction of the deficiency funding gap.
- A reduction in interest in Local Authority matters from national politicians.

In order to further explore these basic policy principles the Department would very much appreciate your response to the following short questionnaire, designed to gauge initial opinion. This feedback will help to shape the further development of the policy.

I should be grateful therefore if your responses could be returned to the Department, marked for the attention Rachel Smith via RachelDoismith@gov.im no later than 15th February 2019. A summary finding report will be issued shortly thereafter.

Thank you



Eric Whitelegg
Head of Housing
Public Estates and Housing Division

Specimen model

A purely indicative specimen of how this policy might work is attached for reference. No inference should be made from any of the metrics used, as they are all subject to further consultation and development.

Table 1 – the principle of the model with upper and lower control limits.

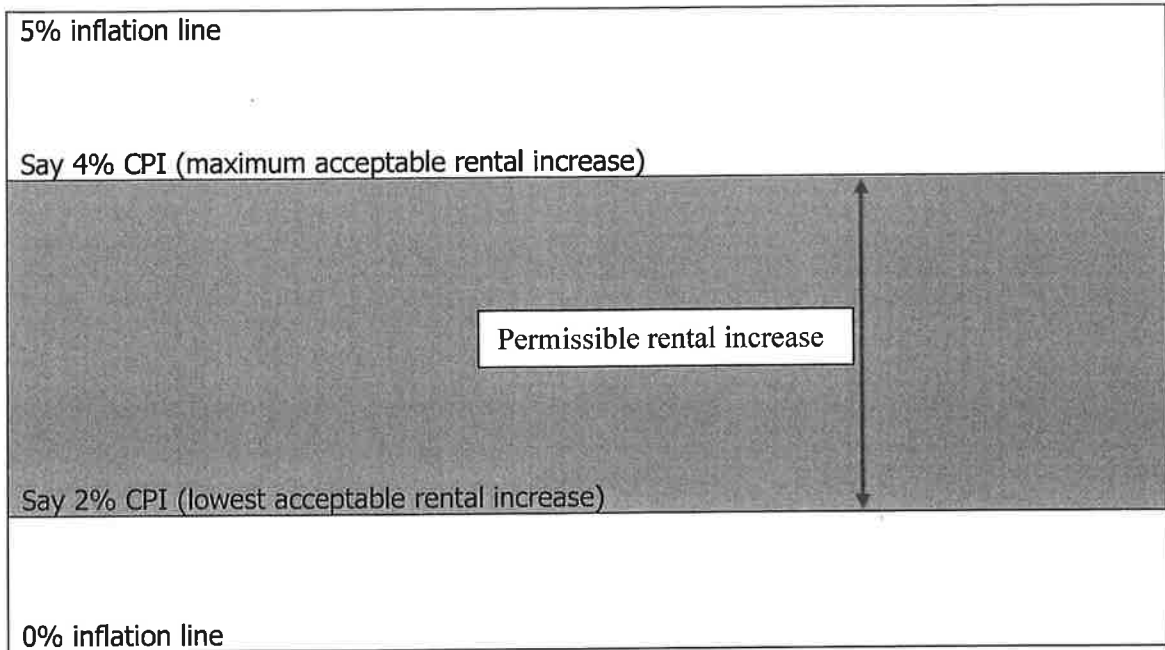
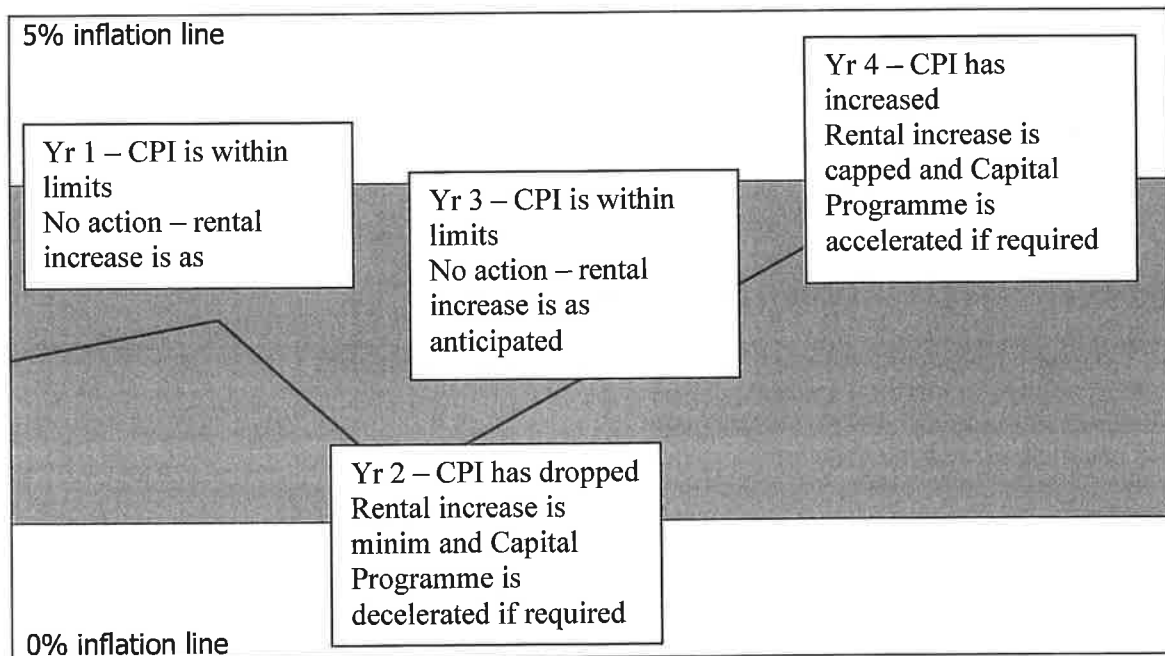


Table 2 – the same model with process controls in place (assumed to be tracked quarterly)



High-level Consultation on policy principles periodic rental setting

Local Authority:

Section 1 – Existing Arrangements	
1. As a housing provider, do you consider that the rental levy should be considered on an annual basis as it is at present?	(please answer Yes/No)
2. Only if you answered Yes to question 1, would you like to see any changes to the existing arrangements?	(please comment below, or provide a separate response)
If you answered Yes to question 1, please do not complete the remainder of the questionnaire	
Section 2 – Policy Principle 1 (term of policy)	
3. The Department considers that 5 years is an appropriate time for the periodic rental policy as it links to both the term of the Capital Programme and of Fixed Term Tenancy Agreements. Do you agree?	(please answer Yes/No)
4. Only if you answered No to question 3, what period do you think is a more appropriate?	(please comment below, or provide a separate response)
Section 3 – Policy Principle 2 (Index for the policy)	
5. The Department considers that the Index which should be used is the Consumer Price Index ('CPI') as this is the index widely used in housing and which seems most appropriate to public sector rental. Do you agree?	(please answer Yes/No)
6. Only if you answered No to question 5, what other index do you think is more appropriate?	(please comment below, or provide a separate response)

Section 4 – Policy Principle 4 (Link to Capital Programme)

7. The Department considers that maintaining an acceptable and recognised deficiency by accelerating and decelerating the Capital Programme is the fairest way to maintain the policy. Do you agree?	(please answer Yes/No)
8. Only if you answered No to question 7, how do you think the rental policy could operate and the housing deficiency be maintained to an acceptable limit?	(please comment below, or provide a separate response)

Section 5 – Policy Principle 5 (Reverting to Local Authorities)

9. The Department considers that a significant advantage of the periodic rental policy is that once the parameters have been agreed, it should be largely self-maintaining and that therefore, unless previously agreed parameters are exceeded there should be no requirement to consult more than to confirm what the changes in the rental levy will be. Do you agree?	(please answer Yes/No)
10. Only if you answered No to question 9, under what terms do you think the Department should consult with Local Authorities if and when the policy comes into force?	(please comment below, or provide a separate response)

Any other comments

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Returned by On behalf of



Cabinet Office

Oik Coonceil ny Shirveishee

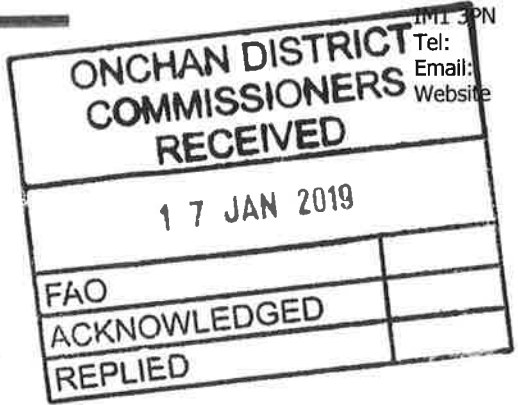
Economic Affairs

Government Office
DOUGLAS
Isle of Man
IM1 3PN

Tel:
Email:
Website

+44 1624 685752
Claire.watterson@gov.im
www.gov.im

10-3
ll
17/1/19



Mrs L A Radcliffe
Hawthorn Villa
Onchan
Isle of Man
IM3 1RD

16th January 2018

Dear Chair, Commissioners and Clerk

Modernisation of domestic and non-domestic rates

Rates reform and modernisation has long been the subject of debate. Over the years there have been a number of attempts to address what some believe to be an unfair system, with the most recent considerations being the Select Committee on the Domestic Rating System in October 2014 and the Treasury response to this which was approved in October 2015.

The Programme for Government 2016 – 2021 contains an action for the Cabinet Office to “Set out a full plan for rates modernisation” and in June 2018, the Minister of Policy and Reform gave a statement to Tynwald expanding the scope of this review to also include non-domestic rates.

I was appointed in December 2018 to engage with stakeholders in relation to the Rates Modernisation project, to undertake a consultation on non-domestic rates and to prepare a report to Tynwald on a plan for domestic rates modernisation and the results of the non-domestic rates consultation. As such, I am looking to hold workshops to meet with Local Authorities to better understand their views on the current rates system, the areas of the system that they think work and the areas that they feel could be updated. During the workshops we would look to discuss the following areas:

- Domestic Rates
 - Basis of calculation – updated rental value; market value or area
 - Sole occupancy discounts
 - Rebate schemes
 - Ability to pay
 - Disability discounts
 - Should prompt payment discounts be removed and potentially late payment penalties introduced?

- Non-Domestic Rates
 - Basis of calculation – updated rental value; market value or area
 - Discounts for charities/charitable purposes and enterprise
 - Should the calculation of rates for quarries and mines be reviewed and updated?

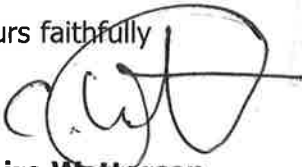
I aim to launch a public consultation on the 25th February 2019, predominantly on non-domestic rates, and during the 8-week consultation period engage with various groups of stakeholders directly. I plan to hold a number of workshops for Local Authorities in February and March 2019, each hopefully attended by 12 – 15 participants so that each attendee has a chance to air, and discuss, their thoughts

with both members of the rates modernisation team and representatives from other areas. Ideally these workshops would be attended by between two and three representatives (officers and clerks) from each of the Local Authorities to garner as many views as possible.

I would be grateful if you would **let me know by 31st January 2019** whether your Local Authority is willing to participate in the type of workshops outlined above and also approximately how many representatives from your authority would look to attend. Once I have a better idea of the number of participants, I will circulate the workshop dates.

Should you be unable to attend the workshops, but wish to provide us with your thoughts on this matter, please do not hesitate to send these to me by email or letter.

Yours faithfully



Claire Watterson
Rates Modernisation Project Manager

Copy: Minister of Policy & Reform

10.4

Andrea Dentith

From: Admin
Subject: FW: Policing on the Isle of Man - Invitation to meet with Supt Maddocks

From: [Redacted]
Sent: 07 January 2019 11:26
Subject: Policing on the Isle of Man - Invitation to meet with Supt Maddocks

Sent on behalf of Superintendent Stephen Maddocks:

Dear Commissioners

I have taken up position as the Superintendent for all Policing Operations for the Island and I would very much like to meet up with you and your members to introduce myself. I have been in the Isle of Man Constabulary for 22 years and know a great many of you, but it would be nice to gain your views on any local issues you may have. I believe the work we have done previously and the good working relationships we have established is the key to making our Island safe and I simply want to build upon this.

If you could let my Secretary, Sarah Kennaugh, know a date and time suitable to you I would be most grateful.

Kind regards

Steve

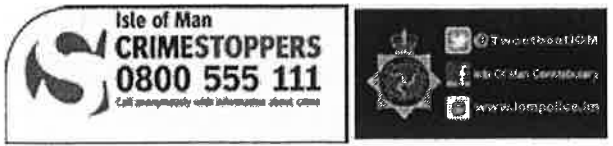
Stephen Maddocks
Superintendent Operations
Police Headquarters
Dukes Avenue
Douglas
Isle of Man
IM2 4RG

OFFICIAL

[Redacted]
Personal Secretary to the Chief Constable & Command Team

Isle of Man Constabulary
Police Headquarters
Dukes Avenue
Douglas
ISLE OF MAN
IM2 4RG

[Redacted]



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RAAUE: S'preevaadjagh yn chaghteraght post-I 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-I shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

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