

ONCHAN DISTRICT COMMISSIONERS

# Tenants Newsletter

## WELCOME

Welcome to this edition of the tenant's newsletter for residents in Onchan. In the last edition, I said that our external refurbishment plans were underway in Barrule Drive. The first block of houses there is now complete, and as with School Road, a big thank you to the residents for your patience. We hope you think the results are worth it.

As well as external refurbishment, we are now embarking on a three year plan to replace all gas boilers in our domestic properties. The new units will be the most up to date and cost efficient of their type, and will use less

fuel to provide your hot water and heating. Coupled with the existing or soon to be completed refurbished external walls and roofs, already done cavity wall insulation and upgraded loft insulation, these will make Onchan's homes comparable with the best on the Island.

I would also like to mention some changes at the Commissioners: we have a new Board of Commissioners from 1st May, with one place left to fill through a by-election in June.

The Commissioner's meetings now take place on the First Floor of Willow House (above the Library), and this will also be the venue for the monthly Housing Surgeries.

Finally, the Department of Social Care have issued a Housing Review Consultation, the results of which will affect everyone in social housing across the Island. You can have your say by visiting the Isle of Man Government web site, and following the link under "Consultations".



Deputy Clerk



## Village Fair—Saturday 14th July

The **Village Fair** will be held on **Saturday 14th July 2012** at Onchan Park between the hours of 2.00 p.m. and 5.00 p.m..

There will be stalls, games, bouncy castles, children's rides, clowns, entertainment, pony rides and dog agility show, plus the official opening of the Sensory Garden by the Lieutenant Governor. *Come along and join in with the fun of the fair*

We're on the web:  
[www.onchan.org.im](http://www.onchan.org.im)

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## ONCHAN PARK



The park offers all visitors a great day out with facilities that are suitable for the whole family. There is a large childrens' playground where all children, regardless of age and ability, can enjoy playing on the wide range of play equipment.

Younger children will love the battery-operated kiddi-cars and a cruise on the lake in a real motor boat. Older kids will have fun on the bumper boats, the go-karts or the monster truck.

The entire family will enjoy a round of crazy golf or mini-golf (pitch and putt).

Energetic adults may wish to play a few sets of tennis or perhaps a more leisurely game of crown or flat green bowling.



**SPECIAL OFFER**  
Unrestricted ticket  
per family per day

**Family up to 4**  
**£20.00**

**Family up to 6**  
**£25.00**



## NUISANCE ANNOYANCES

### Children

The lighter nights have come along and children are playing outside enjoying the freedom that the lighter nights brings. Everyone ultimately wants your child to be safe.

**Children can cause a nuisance and disturbance without meaning to. A nuisance caused by children can be playing noisily, playing ball games thoughtlessly, causing vandalism or trespassing into private areas.**

#### What you can ask your child to do?

You can encourage them to think about your neighbours by talking to them about how and where they play or congregate with their friends, ask them **not to**:

- Constantly play outside someone else's home.
- Shout and scream constantly.
- Enter other people's gardens without permission.
- Let balls go into other people's gardens or hit windows and walls.
- Play with a ball where there are 'No Ball Games' signs, or where they are in danger from traffic, like on roads or around garages.



#### What you can do?

If the children are causing a nuisance there are several things you can do.

- Try talking to them politely and calmly. Explain how the nuisance is affecting you. The children often do not realise they are causing a nuisance and are willing to moderate their behaviour. If this is unsuccessful, talk to the parents again using the same principles.

### Gardens

**Gardens can quickly become an unsightly nuisance to other people if they are not maintained.**

#### What you can do?

- Keep your garden neat and tidy and do not let it get overgrown.
- Do not use your garden as a rubbish tip
- Do not leave rubbish in communal gardens
- Make sure you and your family and friends respect other people's gardens and garden boundaries.

### Animals

**Pets can cause a nuisance by dogs barking, fouling of common areas or animals being kept in poor conditions causing dirt and unpleasant smells. This is unpleasant and a health risk.**

#### What you can do?

- Do not let your pet foul in common areas, if they do so you must clean it up.
- Always 'poop and scoop' your dog's mess. Special bins are provided for hygienic disposal of dog mess .
- Do not let your garden become a health hazard by allowing your pet to constantly foul the area.
- Train your dog not to whine or bark constantly.
- Do not leave your dog alone for long periods of time.
- You must not allow your dog to foul on our land, we may fine you under the Onchan Dog Control Byelaws.

Under the terms of your tenancy conditions, you can only keep pets in your home if you get our written permission and so long as they do not cause a nuisance or danger to anyone else.

### Vehicles

**Vehicle nuisance, such as thoughtless parking, parking in the wrong place, or repairing cars where you are not allowed.**

#### What you can do?

- Make sure your vehicle is not a nuisance to others.
- Make sure your vehicle is taxed and parked properly only where you are allowed to park.
- Do not rev your engine unnecessarily.
- Do not block anyone else's vehicle
- Do not repair your vehicle in your garden, parking space, in the street or on the estate where you live.
- Make sure your car alarm works properly and that it does not go off accidentally.
- You must never park a motorbike, scooter or moped in the communal areas.
- Dispose of any unwanted vehicles safely so that they are not left to become a fire or health hazard – you may be charged for the cost of removal or disposal of abandoned vehicles, but you can get cash for scrap cars.

**All these kinds of nuisance can be avoided if people make an effort to be considerate to their neighbours and enjoy the right of peace and quiet.**



## HOUSING CONSULTATION

Good quality affordable housing is fundamental to any modern society. With the increase in numbers of smaller households, the population living longer, changing expectations and increased mobility issues, it is essential to review the Housing Sector to inform future policies and ensure the needs of future generations are met.

The cost to the taxpayer of providing Public Sector Housing and assistance to First Time Buyers is increasing and in the current economic climate is unsustainable. It is essential that the Government develops prudent, robust and financially sustainable mechanisms for supporting the Housing Sector which plays a key role in our Island's economy. This is a challenge we should not underestimate and requires us all to have an informed debate on the housing issues which will impact both us and our children, now and in the future.

### What you can do?

The Department of Social Care has commenced public consultation on the Housing Review. The purpose of the consultation exercise is to invite comments on the information and potential options identified with the Housing Review. It is vital that everyone feels they have adequate opportunity to put their views forward to help shape the future of housing provision and service for future generations. The consultation will allow the Department to take an informed decision on the final options for the affordable Housing Sector.

More information including a detailed consultation document is available on the Department of Social Care website: [www.gov.im/socialcare/consultations.gov](http://www.gov.im/socialcare/consultations.gov) or by picking up a paper copy. Paper copies of the consultation documents will be available at:

- Tynwald Library, Legislative Buildings, Finch Road, Douglas
- Department of Social Care, 2nd Floor, Markwell House, Market Street, Douglas
- Local Authorities and Commissioners Offices

**Comments should be submitted by Thursday 7th June 2012** in writing, by post or email to: Housing Review Consultation Department of Social Care, 4th Floor, Markwell House, Market Street, Douglas, IM1 2RZ Telephone: (01624) 685918 Email: [consulthousingreview.dsc@gov.im](mailto:consulthousingreview.dsc@gov.im).

## Dates for your Diary

25th May	<b>Rebecca House Rainbow Day—Cake Sale in Onchan Library</b>
14th June	Onchan District <b>Commissioners By-Election</b> for 1 Vacant Seat
13th July	<b>Alternative Olympics</b> , Nivison Stadium, Onchan Park (fundraiser for Junior Achievement IOM)
14th July	<b>Onchan Village Fair</b> , Onchan Park.
15th July	<b>Family Fun Day &amp; Car Boot Sale</b> , Nivison Stadium, Onchan Park (fundraiser for Kemmyrk)
29th July	<b>Civic Service &amp; Parade</b> , Parade forms up 2.35 p.m. at the Youth and Community Centre.



## Out2Play Scheme

Out2Play is run by the IOM Childrens Centre and offers children, aged four to eleven, the opportunity to make new friends, build social skills, have energetic fun, develop physical skills and be more active. And the amazing thing is they don't even realise it's good for them! We encourage children to enjoy a range of play activities including some old favourites such as games of tag and water bomb madness. Kids are free to come and go from the two hour play session once an adult has signed them in and there is no need to book in advance.

<b>The Out2Play scheme will be operating at the Kickabout Area, top of Onchan Park on :-</b>	<b>4<sup>th</sup> June</b>	10.00 a.m. to 12 noon
	<b>23<sup>rd</sup> July</b>	10.00 a.m. to 12 noon
	<b>6<sup>th</sup> August</b>	2.00 p.m. to 4.00 p.m.
	<b>13<sup>th</sup> August</b>	2.00 p.m. to 4.00 p.m.
	<b>20<sup>th</sup> August</b>	10.00 a.m. to 12 noon
	<b>28<sup>th</sup> August</b>	2.00 p.m. to 4.00 p.m.
	<b>29<sup>th</sup> October</b>	10.00 a.m. to 12 noon



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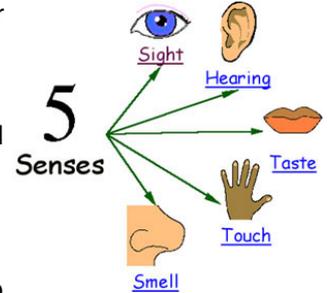


## JUBILEE SENSORY GARDEN— OFFICIAL OPENING

The Jubilee Sensory Garden will be officially opened by His Excellency the Lieutenant Governor, Mr Adam Wood at 3.00 p.m. on Saturday 14th July 2012 during the Village Fair celebrations.

The new sensory garden is located opposite the boating lake at the Bay View Road Entrance to Onchan Park and is designed for the sensory development and learning of residents both disabled and non-disabled persons within the community.

The Garden has been designed by Jigsaw with an aim to stimulate all the senses.



## Coping with Debt

Under the current financial climate, we understand that times can be tight, and sometimes bills and debt can become overwhelming. If you are having difficulty paying your rent, **contact us** as soon as possible. We have trained officers who can talk to you about the financial difficulties you are facing.



### Do Not ...

- Ignore the problem, it won't go away and will get worse. There is plenty of help and assistance on offer.
- Borrow more to pay off debts. You could get deeper into debt.
- Use loan sharks (unlicensed money lenders). They lend on bad terms with high rates of interest and are likely to harass you if you get behind with your repayments.

### Do ...

- Face up to your situation and start to take action to resolve it.
- Tackle your priority debts (such as rent and household bills) first as these have more serious consequences.
- Be realistic about what you can pay back. Write down incomings and outgoings and make regular payments which you can afford.
- Get in touch with everyone you owe money to and explain your situation. They may be able to offer additional help.
- Reduce your spending, work out how much you are spending every week. This will outline how much money you will need to pay your debts. You may be able to see areas where you can reduce your spending without causing your family hardship. Be realistic about the savings you can make.
- Get in touch with the Office of Fair Trading Debt Counselling Tel: 686510, these specialists will give you free, independent, confidential and impartial advice on personal debt problems

**Do contact the  
Rent Office  
☎ 675564**