

Date: 17<sup>th</sup> January 2025

## **NOTICE OF ORDINARY BOARD MEETING**

In accordance with Schedule 1 of the Local Government Act 1985, Notice is hereby given that the next Board Meeting of Port St Mary Commissioners will be held in the Board Room at the Town Hall on **Wednesday 29<sup>th</sup> January 2025 at 6.30p.m.** The Private session of Port St Mary Commissioners will be held following the conclusion of the Public Board Meeting.

1. Only business of a formal nature as defined in the Agenda for the meeting, which is set out below may be discussed, as defined in Port St Mary Commissioners Standing Orders governed by Section 27 of the Local Government Act 1985 [as amended by Section 8 Local Government Act 2006]. All Commissioners are urged to attend and bring with them their copy of Standing Orders.

Hayley Kinvig  
Clerk

**PORT ST MARY COMMISSIONERS**  
**ORDINARY BOARD MEETING**  
**29<sup>th</sup> JANUARY 2025**  
**AGENDA – OPEN SESSION**

Item Number	Item	Action Required
<b>1.</b>	<b>OPENING OF THE MEETING</b>	
1.1	Welcome, Apologies & Declarations	As required by Board members
<b>2.</b>	<b>MINUTES</b> <b>Four Members who were present are required to approve Minutes</b>	
2.1	Minutes of the Ordinary Meeting held on the 18 <sup>th</sup> December 2024	For Board approval
<b>3.</b>	<b>MATTERS ARISING</b>	
3.1	Matters Arising from Previous Meetings	Clerk to provide necessary updates
<b>4.</b>	<b>MOTIONS – None</b>	
<b>5.</b>	<b>FINANCE</b>	
5.1	Invoices for Settlement in January	For Board approval
<b>6.</b>	<b>PROJECTS</b>	
6.1	PSM Events	For Board discussion
6.2	Mariners Shelter	HK to provide a verbal update
6.3	Dog Fouling	For Board discussion
6.4	Vandalism	For noting

6.5	Chapel Beach facilities	For noting
<b>7.</b>	<b>HOUSING</b>	
7.1	Housing Officers Report	For Board discussion
7.2	Fossil Fuel Heating Regulations 2023	For noting
7.3	Tenancy Arrears Report	For Board discussion
<b>8.</b>	<b>PUBLIC CORRESPONDENCE &amp; COMMUNICATIONS</b>	
8.1	Easter Festival of Running letter	For Board discussion
8.2	Communication received regarding public toilet facilities at the Town Hall	For noting
<b>9.</b>	<b>PLANNING MATTERS</b>	
9.1	Planning Applications	For Board discussion
9.2	Planning Approvals	For noting
<b>10.</b>	<b>POLICY &amp; RESOURCES</b>	
10.1	Meeting & event dates 2025	For noting
10.2	Election Timetable	For noting
10.3	Proposed Reserved Parking Places Order	For Board response
<b>11.</b>	<b>PUBLIC CONSULTATIONS</b>	
11.1	2024 Elections Amendment Bill	For Board response

11.2	Port St Mary speed limits consultation	For Board response
<b>12.</b>	<b>INVITATIONS</b>	
12.1	Malew Commissioners Civic Service invitation – Sunday 2 <sup>nd</sup> March	For Board response
<b>13.</b>	<b>ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)</b>	

**PORT ST MARY COMMISSIONERS  
ORDINARY BOARD MEETING  
18<sup>th</sup> DECEMBER 2024 at 6.30pm**

**MINUTE – PUBLIC SESSION**

Present:	Mrs B Williams MBE (Chairman), Mr L Vaughan-Williams (Vice Chairman), Mr C O'Meara, Mr N McGregor Edwards, Mr D Scott, Mrs R Gelling and Mrs J Teare
Apologies:	N/A
In Attendance:	Mrs H Kinvig (Clerk)

1.	<p>1.1 The Chair welcomed the Board, noted there were no apologies and declared the meeting open.</p> <p>RG declared an interest in item 9.1.</p> <p><b>NME/RG proposed that Mr Kemp be removed as Acting Clerk in accordance with Section 21(5) of the Local Government Act 1985. All were in favour. Carried.</b></p>	
2.	<p>2.1 Minutes of the Ordinary Meeting held on the 4<sup>th</sup> December 2024 were circulated.</p> <p><b>JT/RG proposed the removal of the reference to 'full time' in items 1.1 &amp; 6. NME, CO'M, DS &amp; BW were in favour, LVW abstained through absence. Carried.</b></p> <p><b>RG/NME proposed 'RG asked' be added to the end of item 13. CO'M, DS, JT &amp; BW were in favour, LVW abstained through absence. Carried.</b></p> <p><b>JT/RG proposed that item 10 be amended to read 'notice boards' not 'main office'. NME, CO'M, DS &amp; BW were in favour, LVW abstained through absence. Carried.</b></p> <p><b>Following the above amendments being made. RG/NME proposed the Minutes of the Ordinary Meeting held on 4<sup>th</sup> December 2024 be approved and signed as a correct record. CO'M, JT, DS &amp; BW were in favour, LVW abstained through absence. Carried.</b></p>	HK
3.	<p>Matters Arising:</p> <p>3.1 The Matters Arising Summary and response to public correspondence by the Clerk from the previous meeting were circulated and noted.</p>	
4.	Motions: None	
5.	<p>Finance:</p> <p>5.1 Invoices for settlement in December – It was noted that the invoices would be circulated electronically for approval.</p>	MK

6.	<p>Projects:</p> <p>6.1 Events The success of the Christmas market was discussed, and thanks were noted to Sally-Ann for running the event in the Clerk's absence. JT suggested the possibility of a quieter hour for those with mobility or sensory issues.</p> <p>The Santa visit held the previous night was also discussed and noted as being a success.</p> <p>6.2 Storm damage The report was discussed and noted.</p>	HK SAM
7.	<p>Housing:</p> <p>7.1 Housing Officers Report – the report was discussed and noted. HK to check legislation re boiler replacements.</p>	HK
8.	Public Correspondence: None	
9.	<p>Planning Matters</p> <p>9.1 Planning Applications: <b>RG declared an interest and took no part in the discussion.</b></p> <p>9.1.1 24/91295/B – Beach House for erection of a two-storey extension to create a 2 bed first floor holiday accommodation and retail space. <b>There were no objections.</b></p> <p>9.2 Planning Approvals</p> <p>9.2.1 24/01254/CON – Registered Building Consent for demolition aspects PA24/91213/B at The Old Bakehouse, Athol Street. <b>The approval was noted.</b></p> <p>9.2.2 24/91183/B – Middle Apartment, Endfield House, The Promenade for replacement of existing UPVC front doors with hardwood timber single door with sidelights. <b>The approval was noted.</b></p> <p>9.2.3 24/91129/B Sunny Crest, Lime Street for installation of replacement windows to front elevation. <b>The approval was noted.</b></p>	DG
10.	<p>Policy &amp; Resources: None.</p> <p>10.1 Dates – The forthcoming dates were discussed and noted.</p>	
11.	Public Consultations: None	
12.	Invitations: None	
13.	<p>Any Other Business:</p> <p>13.1 COM requested contact details for the Department responsible for the Draft Conservation Area. HK to provide.</p>	HK

	13.2 DS requested the Chapel Beach facilities are placed on the public Agenda. 13.3 A discussion on dog fouling was had.	HK
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There being no further business the Public Session of the meeting closed at 7.00pm.

**PORT ST MARY COMMISSIONERS**

**MATTERS ARISING & PUBLIC CORRESPONDENCE REPORT**

**Matters Arising**

**December 2024 invoices for approval** – The following electronic agreement requires ratification

**From:** Hayley Kinvig <h.kinvig@portstmary.gov.im>

**Sent:** 19 December 2024 14:03

**To:** Bernadette Williams <b.williams@portstmary.gov.im>; Laurence Vaughan-Williams <l.vaughan-williams@portstmary.gov.im>; Norman McGregor Edwards <n.mcgregoredwards@portstmary.gov.im>; D Scott <d.scott@portstmary.gov.im>; J Teare <j.teare@portstmary.gov.im>; Callum O'Meara <c.omeara@portstmary.gov.im>; Rebecca Gelling <r.gelling@portstmary.gov.im>

**Subject:** PSM - December 24 invoices for meeting

Afternoon all

Please find attached the invoices for settlement in December for approval.

Kind regards

Hayley

Votes in favour; BW, NME, CO'M, JT, RG & DS

Votes against; N/A

No reply; LVW

**Public Correspondence**

N/A



Item 5.1

PORT ST MARY COMMISSIONERS - Invoices to be paid in January 2025

Inv#	Date	Invoice number	Supplier	Details	Housing	Net (£)	VAT (£)	Total Cost (£)	Nominal code
4488	31/12/2024	SINV00536459	BHX	A4 paper and laminating pouches		86.75	17.35	104.10	5170
4489	27/12/2024		Rick Buckley	Window cleaning for PSM Town Hall for December 24		40.00	0.00	40.00	5150
4490	02/08/2024	CCG13042	Deanwood Management	Pre-tenancy agreement for the Pavilion		600.00	120.00	720.00	5690
4491	03/01/2025	33944	Island IT	Microsoft exchange and 365 business standard - January 25		163.60	32.72	196.32	5140
4492	19/12/2024	33895	Island IT	UPS checks and Sally's PC		90.00	18.00	108.00	5140
4493	11/12/2024	33846	Island IT	Repair workshop PC		30.00	6.00	36.00	5140
4494	20/12/2024	15859	Isle of Man Newspapers	Advertise Father Christmas in the village		333.00	66.60	399.60	5190
4495	18/12/2024	147388	JCK Limited	Hire of sweeper and tipping		242.12	48.42	290.54	6056
4496	17/12/2024	27862	JRB Enterprise	Dog gloves and refill bags		445.00	89.00	534.00	5270
4496	16/12/2024	0001/00172413	J Qualtrough	Evo stick, sealant, caulk, screws, woodfiller		83.63	16.73	100.36	6020
4497	20/12/2024	0001/00173162	J Qualtrough	Washer repair, cellulose thinners and white spirit		101.29	20.26	121.55	6020
4498	20/12/2024	0001/00173163	J Qualtrough	Jumbo flap disc, multi cut discs tin of 10		28.35	5.67	34.02	6020
4499	10/01/2025		Kevin Christian	4 FR - remove plaster from walls in bedroom	FR	240.00	0.00	240.00	6100
4500	12/12/2024	37639	Manx Glass	12 PR - supply and install 1 x PVCu window in bedroom	PR	669.79	133.96	803.75	6100
4501	06/01/2025	U2558258	Manx Utilities	1 LA - electricity supply 26/09/24 - 02/01/25	LA	32.15	1.61	33.76	6100
4502	31/12/2024	SPI4423686	Manx Utilities	Axia 3.1 fitting on PM040 Beach Road		607.99	121.60	729.59	5900
4503	18/12/2024	20/04/1921	Metalco	8 SMA and 5 SFA - fabricate and fit handrails	SMA and SFA	483.46	96.69	580.15	6100
4504	16/12/2024	20/05/1993	Newsons	1 x pair of workboots		59.95	0.00	59.95	6020
4505	31/12/2024	92186	Onchan Commissioners	Refuse collection - October to December 24		7,746.32	1,549.26	9,295.58	5210
4506	01/01/2025	25492	Orb	Payroll for December 2024		60.50	12.10	72.60	5170
4507	11/01/2025	INV-0345	RCM Hoisthire	Hoist hire to remove Christmas lights on Town Hall		600.00	120.00	720.00	5831
4508	20/12/2024	1110	S & J Projects	7 PR - doorset window	PR	824.00	164.80	988.80	6100
4509	12/12/2024	165267	SCS	Town Hall - repair water heater in ladies toilet		112.25	22.45	134.70	5150
4510	12/12/2024	165268	SCS	Town Hall - install sockets for power leads for exterior curtain lights		479.75	95.95	575.70	5831
4511	12/12/2024	165269	SCS	24 SFA - replace kitchen strip light	SFA	160.31	32.06	192.37	6100
4512	12/12/2024	165270	SCS	11b SMA - replace kitchen strip light	SMA	153.00	30.60	183.60	6100
4513	12/12/2024	165271	SCS	17 SFA - unblock and repair extractor fan	SFA	59.50	11.90	71.40	6100
Sub total Pg1						14,532.71	2,833.73	17,366.44	

Inv#	Date	Invoice number	Supplier	Details	Housing	Net (£)	VAT (£)	Total Cost (£)	Nominal code
4514	12/12/2024	165282	SCS	7b SMA - remove old boiler and install new Worcester Greenstar	SMA	2,239.77	447.95	2,687.72	6100
4515	16/12/2024	165402	SCS	9 LA - replace kitchen taps	LA	86.72	17.34	104.06	6100
4516	16/12/2024	165403	SCS	11 LA - repair leak on boiler	LA	473.89	94.78	568.67	6100
4517	16/12/2024	165404	SCS	1 SMA - repair leaking radiator	SMA	41.65	8.33	49.98	6100
4518	16/12/2024	165405	SCS	16 BB - repair room stat and replace PCB on boiler	BB	170.39	34.08	204.47	6100
4519	31/12/2024	165667	SCS	CB - repair wiring on communal light switches	CB	87.00	17.40	104.40	6100
4520	31/12/2024	165668	SCS	Town Hall - portable appliance testing (PAT)		174.00	34.80	208.80	5150
4521	31/12/2024	165739	SCS	8 PR - repair boiler	PR	70.13	14.03	84.16	6100
4522	31/12/2024	165740	SCS	12 PR - repair boiler	PR	70.13	14.03	84.16	6100
4523	31/12/2024	165741	SCS	19 SFA - repair boiler	SFA	189.20	37.84	227.04	6100
4524	31/12/2024	165743	SCS	6 PR - repair leaking tap	PR	220.44	44.09	264.53	6100
4525	31/12/2024	165744	SCS	12 PR - repair leak on oil boiler	PR	217.67	43.53	261.20	6100
4526	31/12/2024	165753	SCS	Service 3 oil boilers	Various	348.85	69.77	418.62	6100
4527	31/12/2024	165756	SCS	Service 4 gas boilers	Various	280.50	56.10	336.60	6100
4528		Various	Southern Civic Amenity Site Board	Green waste		60.75	12.15	72.90	5260
4529	04/01/2025	202501000039	SPAR	Fuel for DLO vehicles		202.52	40.50	243.02	6020
4530	20/12/2024	SINV15022	Viking	Ink for Town Hall printer		180.91	36.18	217.09	5060
4531	11/11/2024	SI-00041608	WDS Limited	Jangro urinal blocks		13.58	2.72	16.30	5152
4532	31/01/2024	SI-00043914	WDS Limited	Jangro urinal screen, toilet tissue, hand towels and black sacks		125.94	25.19	151.13	5152
4533	06/01/2025	050IN207538	Yess Electrical	23W LED non dimmable plastic tube		97.01	19.40	116.41	6020
Sub total Pg2						5,351.05	1,070.21	6,421.26	
<b>Total</b>						<b>19,883.76</b>	<b>3,903.94</b>	<b>23,787.70</b>	

## Breakdown by type of expense (rates and housing)

Nominal code	Nominal description	Amount (£)
5060	Photocopying	217.09
5140	Computer Expenses	340.32
5150	Town Hall expenses	383.50
5152	Town Hall Cleaning	167.43
5170	Office Expenses	176.70
5190	Advertising	399.60
5210	Refuse Expenses	9,295.58
5260	Gardens and Flowerbeds	72.90
5270	Refuse - Miscellaneous	534.00
5690	Golf - Pavillion	720.00
5831	Xmas lights set up / take down	1,295.70
5900	Public Lighting - Street Lighting Power & Cyclic Maintenance	729.59
6020	Sundry - Store	675.31
6056	Vehicles - General	290.54
6100	Housing Repairs	8489.44
		<b>23,787.70</b>

## Breakdown of invoices by supplier (rates and housing)

Supplier	Amount (£)
BHX	104.10
Deanwood Management	720.00
Island IT	340.32
Isle of Man Newspapers	399.60
J Qualtrough	255.93
JCK Limited	290.54
JRB Enterprise	534.00
Kevin Christian	240.00
Manx Glass	803.75
Manx Utilities	763.35
Metalco	580.15
Newsons	59.95
Onchan Commissioners	9,295.58
Orb	72.60
RCM Hoisthire	720.00
Rick Buckley	40.00
S & J Projects	988.80
SCS	6,762.18
Southern Civic Amenity Site Board	72.90
SPAR	243.02
Viking	217.09
WDS Limited	167.43
Yess Electrical	116.41
	<b>23,787.70</b>

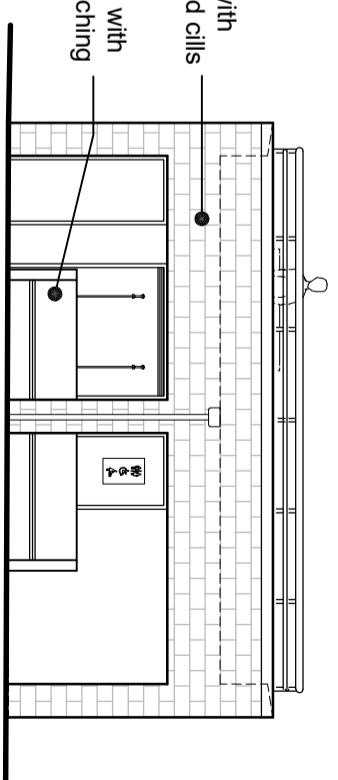
Breakdown of invoices for Housing only

Supplier	Amount by property (£)	Total by supplier (£)
<b>Kevin Christian</b>		<b>240.00</b>
FR	240.00	
<b>Manx Glass</b>		<b>803.75</b>
PR	803.75	
<b>Manx Utilities</b>		<b>33.76</b>
LA	33.76	
<b>Metalco</b>		<b>580.15</b>
SMA and SFA	580.15	
<b>S &amp; J Projects</b>		<b>988.80</b>
PR	988.80	
<b>SCS</b>		<b>5,842.98</b>
BB	204.47	
CB	104.40	
LA	672.73	
PR	694.05	
SFA	490.81	
SMA	2,921.30	
Various	755.22	
	<b>8,489.44</b>	<b>8,489.44</b>
Other housing expenses		
	0.00	<b>0.00</b>
	<b>8,489.44</b>	<b>8,489.44</b>

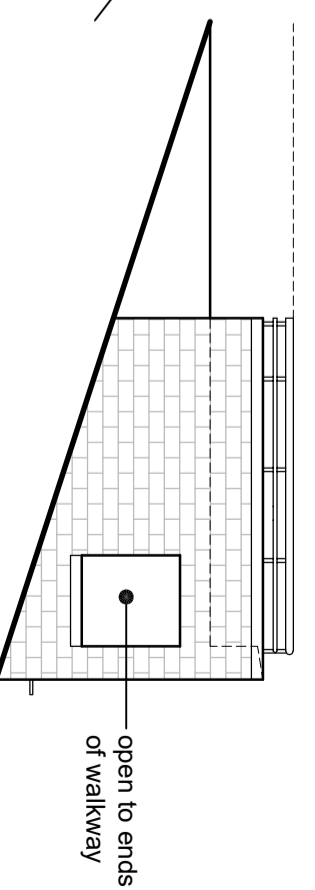
**PORT ST MARY COMMISSIONERS****PROJECTS UPDATE**

6.1	<p><b>Events</b></p> <p>The next event held will be the Monas Queen memorial service on 29<sup>th</sup> May.</p>
6.2	<p><b>Mariners Shelter</b></p> <p>Following a meeting between Michelle Haywood MHK &amp; the Clerk on Friday 17<sup>th</sup> January it is hoped that a verbal update will be available.</p>
6.3	<p><b>Dog Fouling</b></p> <p>Following an approach from the Destination First Board to work together on leading an Island wide dog fouling issue, the Clerk and Administration Officer held a meeting where the following was discussed;</p> <p>A period of testing on dog fouling to identify breeds etc  Collecting of data regarding the amount of fouling and locations  Possibility of a social media campaign and reporting page  Working with the school, businesses, RNLI, local policing team etc to promote  Possibility of an Island wide reporting programme to allow localised data to be distributed to Authorities to help tackle problem areas</p> <p>A following up meeting is being arranged and the Board will be kept up to date with further developments.</p>
6.4	<p><b>Vandalism</b></p> <p>The Clerk &amp; Administration Officer have met with the Southern Neighbourhood Policing Team Sargent and are working closely with them regarding an increase in recent cases of vandalism throughout the Port. CCTV videos, image stills and photographic evidence has all been provided.</p>
6.5	<p><b>Chapel Beach facilities</b></p> <p>The designs for the proposed Chapel Beach facilities are attached, however it is to be noted that there are location and drainage issues to solve. This project is on hold while maintenance schedules for existing assets are carried out.</p>

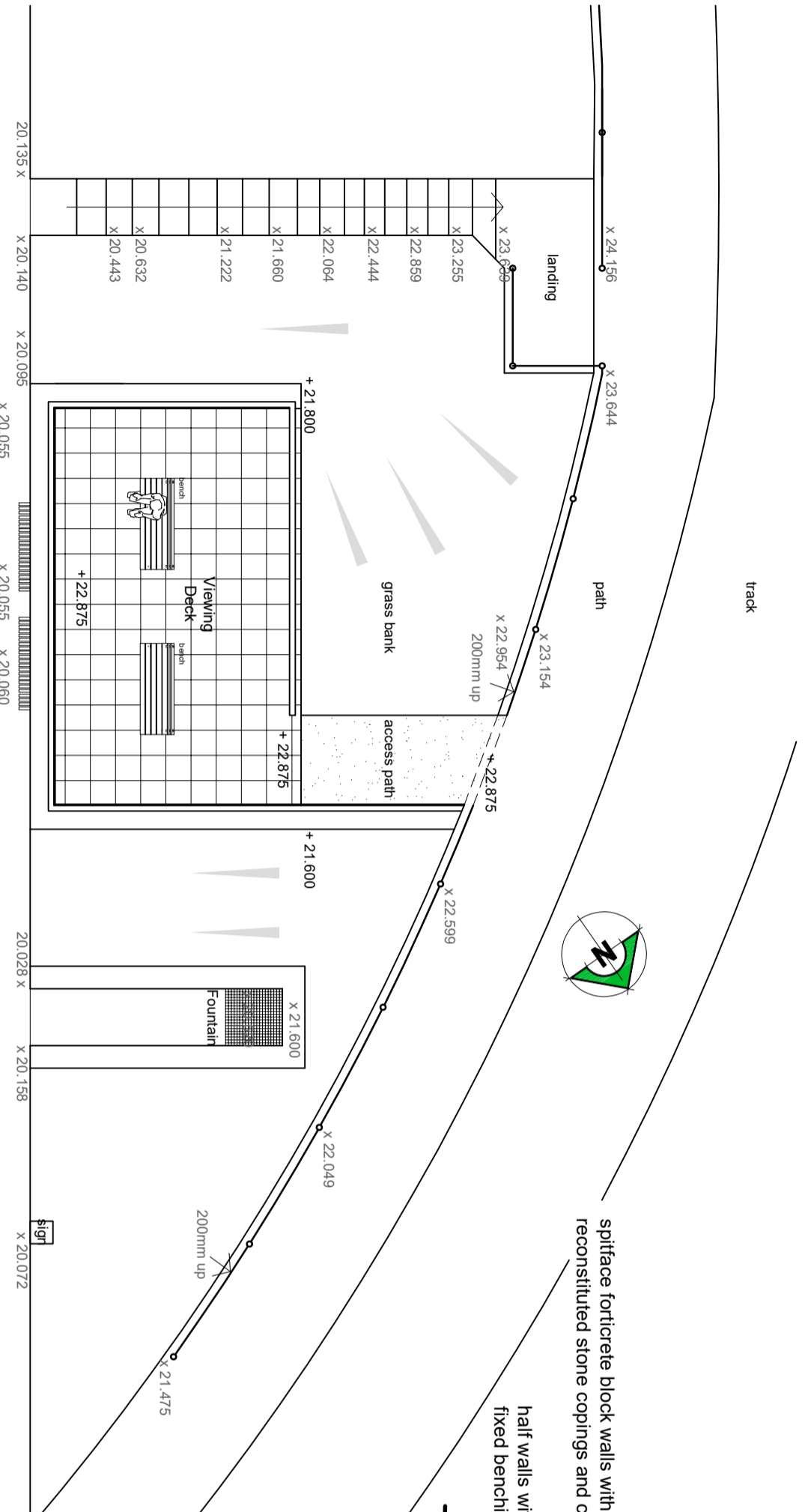
- notes
- copyright © 2023 McGarrigle Architects Ltd
  - 1 contractors must verify dimension before commencing shop or site work.
  - 2 written dimensions to be taken in preference to scaled dimensions.



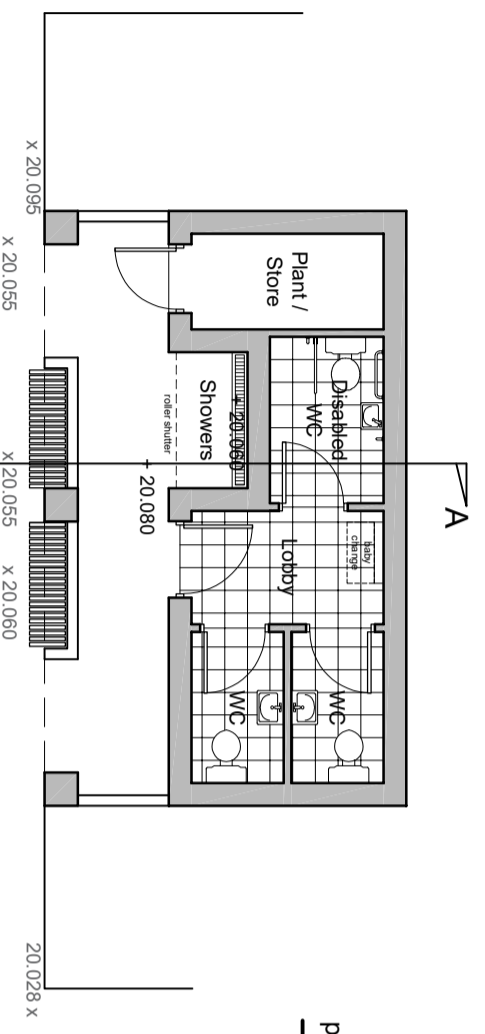
front elevation (facing beach)



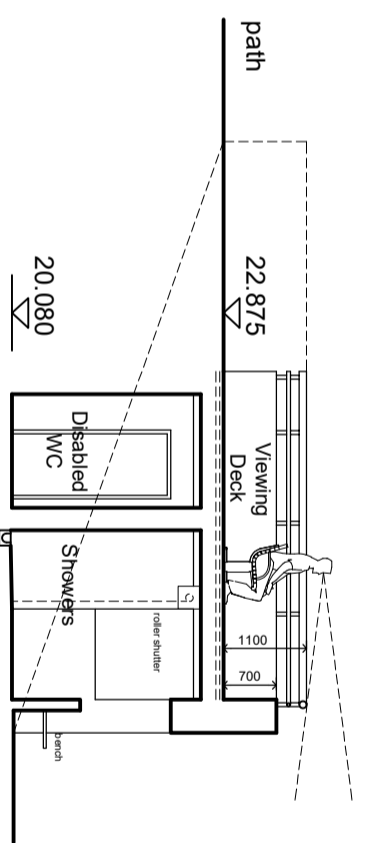
side elevation



site plan



floor plan



section A-A

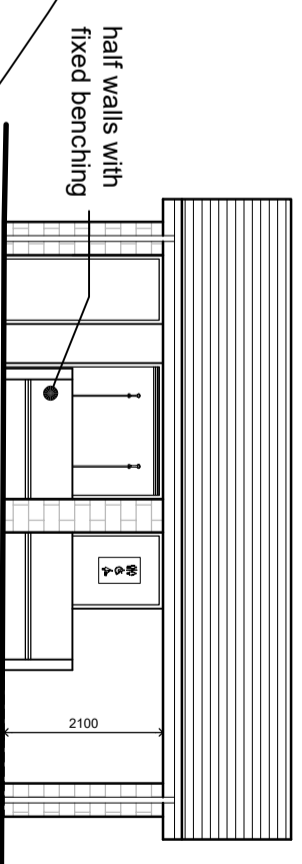
project title  
**PROPOSED PUBLIC TOILET AND SHOWER BLOCK  
 AT SEAFRONT WALKWAY, CHAPEL BEACH,  
 PORT ST. MARY  
 FOR PORT ST. MARY COMMISSIONERS**

drawing title  
**PROPOSED SITE PLAN, FLOOR PLAN,  
 ELEVATIONS AND SECTION  
 OPTION 2**

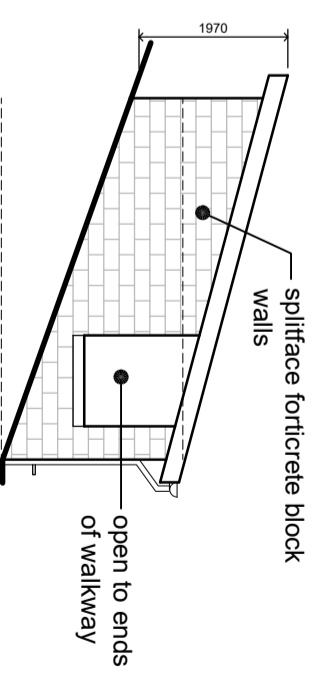
**McGarrigle architects**  
 architects and urban designers  
 19 Mount Hawelock, Douglas, Isle of Man IM1 2QC  
 tel. (01624)628141  
 email: info@mcgarrigle-architects.com  
 web: www.mcgarrigle-architects.com

scale	1:100 @A3	date	Oct. 2023	drn by	AL	chkd by	AL
client no	1892	job no	05	dig no	SK10	rev	

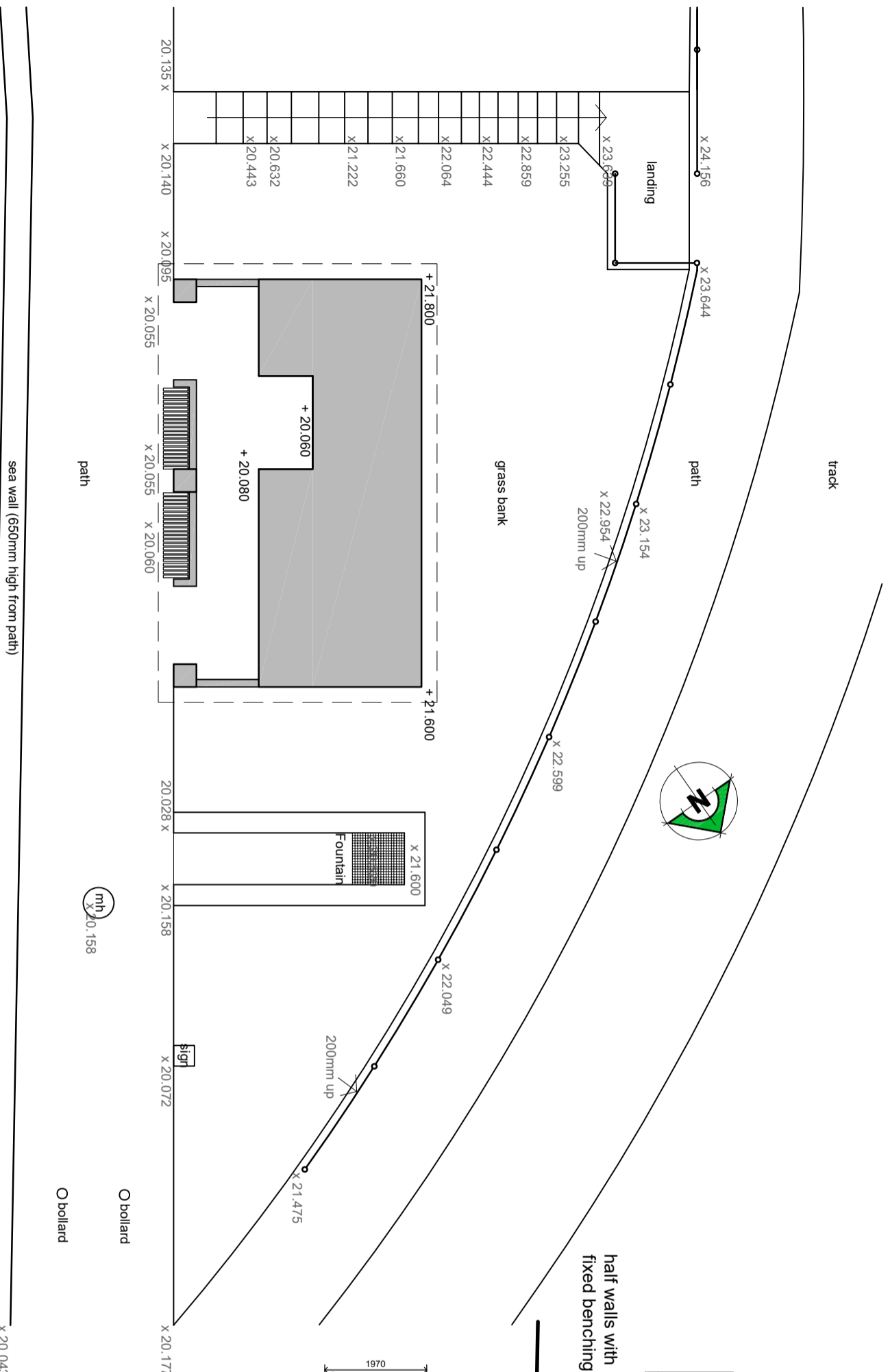
notes  
 copyright © 2023 McGarrigle Architects Ltd  
 1 contractors must verify dimension before commencing shop or site work.  
 2 written dimensions to be taken in preference to scaled dimensions.



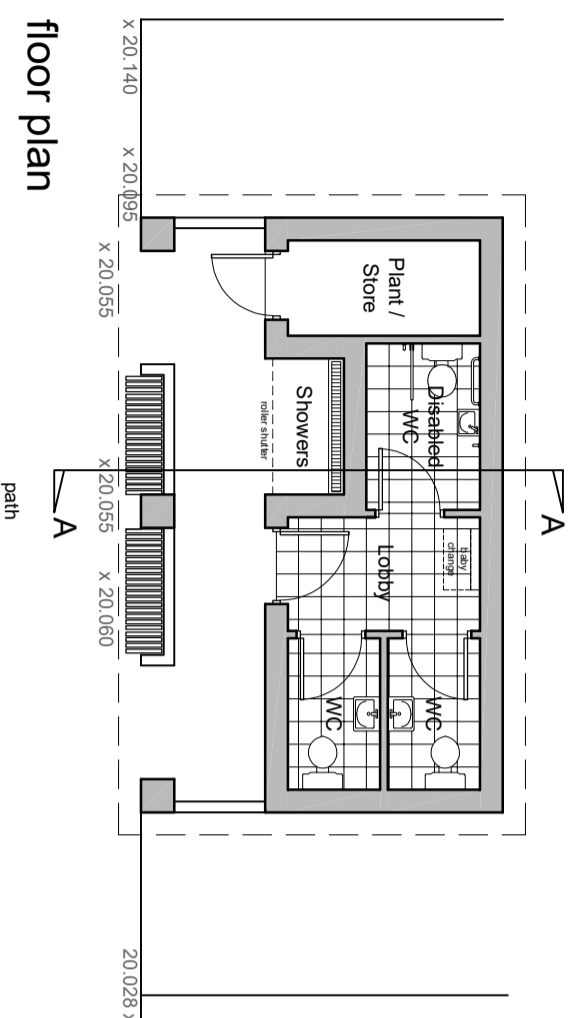
front elevation (facing beach)



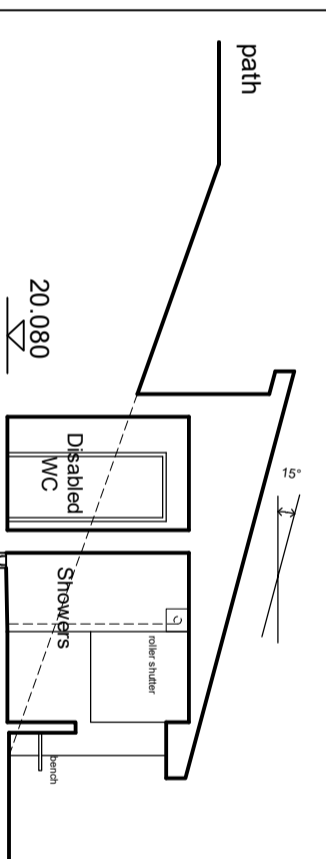
side elevations



site plan



floor plan



section A-A

project title  
 PROPOSED PUBLIC TOILET AND SHOWER BLOCK  
 AT SEAFRONT WALKWAY, CHAPEL BEACH,  
 PORT ST. MARY  
 FOR PORT ST. MARY COMMISSIONERS

drawing title  
 PROPOSED SITE PLAN, FLOOR PLAN,  
 ELEVATIONS AND SECTION  
**OPTION 1**

**McGarrigle architects**  
 architects and urban designers  
 19 Mount Hawelock, Douglas, Isle of Man IM1 2QC  
 tel: (01624)628141  
 email: info@mcgarrigle-architects.com  
 web: www.mcgarrigle-architects.com

scale	1:100 @A3	date	Nov 2023	dwn by	AL	chkd by	AL
client no	1892	job no	05	drg no	SK01	rev	

**Housing Officer's Report to Port St Mary Commissioners**  
**22<sup>nd</sup> January 2025**

Subject	Information
<b>December 24 Summary of Housing Works &amp; Repairs</b>	<ul style="list-style-type: none"> <li>• 2 Responsive repairs were carried out by DLO in December.</li> </ul> <p>20 responsive repairs were carried out by contractors in December:</p> <ul style="list-style-type: none"> <li>• 9 Boiler related issues</li> <li>• 2 Plumbing repairs</li> <li>• 5 Electrical issues</li> <li>• 4 Window/Door repairs</li> </ul> <p>Additionally, 1 gas boiler replaced.</p>
<b>Void Properties</b>	No properties were handed back in December.
<b>December 24 Allocations</b>	None
<b>Fixed Term &amp; Annual Tenancies</b>	Following review and inspection, one tenant had their fixed five-year tenancy renewed for a further five years on a higher rent.
<b>Southern Shared Housing Waiting List</b>	<ul style="list-style-type: none"> <li>• One application was processed at this office in December</li> <li>• There are currently 157 applicants on the waiting list.</li> <li>• 24 applicants have selected Port St Mary in their area choices, 14 have chosen 'all Island' and 48 have selected 'all South'.</li> </ul>
<b>Transfer Waiting List</b>	<ol style="list-style-type: none"> <li>1. One family from another housing authority wishes to transfer to a three-bed house in PSM (<i>this is on hold until further notice</i>)</li> <li>2. One tenant in a three-bed house needs to transfer to a level access property.</li> <li>3. One family currently housed by another authority wishes to transfer to a three-bed house in PSM for health/welfare reasons.</li> <li>4. One tenant in a three-bed house wishes to downsize.</li> <li>5. One tenant in a two-bed ground floor flat wishes to transfer to another area.</li> <li>6. A tenant with another housing authority wishes to transfer to a bungalow in PSM for welfare reasons.</li> </ol>
<b>Housing &amp; Communities Board Report</b>	The December 2024 Housing and Communities Board Policy Response to the Objective Assessment of Housing Need is available to view on: <a href="https://www.portstmary.gov.uk/2024-gd-0134-061224.pdf">2024-gd-0134-061224.pdf</a> or a hard copy can be obtained from me.
<b>2025/26 Public Sector Rents &amp; Allowances</b>	From 1 <sup>st</sup> April 2025, public sector rents will increase by 5%. Administration allowances will increase to 7% and maintenance allowances will increase to 32.5%.

Statutory Document No. 2023/0306

*Climate Change Act 2021*

## FOSSIL FUEL HEATING SYSTEM REGULATIONS 2023<sup>1</sup>

*Approved by Tynwald: 13 December 2023*  
*Coming into Operation: in accordance with regulation 2*

The Council of Ministers makes the following Regulations under sections 28(3)(a) and (b), 28(4) and 30(2) of the Climate Change Act 2021 having consulted in accordance with section 35 of that Act.

### 1 Title

These Regulations are the Fossil Fuel Heating System Regulations 2023.

### 2 Commencement

If approved by Tynwald<sup>1</sup>, these Regulations come into operation on 31 December 2023.

### 3 Interpretation

In these Regulations, “**the Act**” means the Climate Change Act 2021.

### 4 The Act amended

(1) The Act is amended as follows.

(2) In section 28(1), for paragraph (c) substitute —

☐(c) “fossil fuel heating system” means a heating system capable of generating heat through the combustion of a fossil fuel and which is used to heat a building, or water that supplies a building, and —

- (a) includes a component referred to in subsection (1A) that may form part of such a system;
- (b) but does not include a system, apparatus or thing referred to in subsection (1B);

<sup>1</sup> By virtue of section 30(4) of the Climate Change Act 2021, these Regulations are subject to the “approval” Tynwald procedure, being the procedure described in section 30 of the Legislation Act 2015.



- (d) “new building” means a building in respect of which a completion certificate under regulation 21 of the Building Regulations 2014<sup>2</sup> has not been issued, excluding a building —
  - (i) that requires a completion certificate under that regulation for a material change of use under regulation 7 of those regulations; or
  - (ii) in respect of which a completion certificate relates to the repair, alteration, renovation or other works to it.
- (1A) The components referred to in subsection (1)(c)(i) include —
  - (a) a boiler;
  - (b) a furnace;
  - (c) a cooking appliance that is connected to apparatus that supply heat or hot water to the rest of the building;
  - (d) components involved in the supply of oil or gas;
  - (e) storage for oil or gas.
- (1B) The systems, apparatus or things referred to in subsection (1)(c)(ii) are —
  - (a) a heating system powered by electricity derived from the burning of fossil fuel by the Manx Utility Authority;
  - (b) a commercial or industrial system designed for high temperature applications requiring heat or hot water at temperatures above those typically needed to heat a building for the comfort of that building’s occupants;
  - (c) a freestanding heating appliance;
  - (d) an open fire; and
  - (e) a multi-fuel or wood burning stove. **22**.
- (3) In paragraph 4 of the Schedule —
  - (a) in subparagraph (a), in the inserted paragraph (c) of section 11(1) of the Building Control Act 1991, omit subparagraph (i);
  - (b) in subparagraph (b), for subsection (4) of section 15 of the Building Control Act 1991, substitute —
    - 23**(4) If this subsection applies, the applicant may submit amended plans and any such amended plans shall be treated as if they were plans amended under section 11. **22**;
  - (c) after subparagraph (b), insert —
    - 24**(c) after section 18(6) (removal or alteration of offending work), insert —

<sup>2</sup> SD 2014/0165

- (7) Subsections (5) and (6) do not apply where —
- (a) plans were deposited for the construction of a building;
  - (b) those plans included the installation of a fossil fuel heating system not permitted under the Climate Change Act 2021; and
  - (c) the installation of that system was not completed before 1 January 2025.
- (d) in section 35(1) (general interpretation), at the appropriate place insert —
- “fossil fuel heating system” has the meaning given in section 28 of the Climate Change Act 2021.

## 5 Fossil fuel heating system prohibition and exceptions

- (1) The installation of a fossil fuel heating system is prohibited in a new building from 1 January 2025.
- (2) Paragraph (1) and the offence referred to in section 28(2) of the Act, do not apply to a new building that is being built as an extension to an existing building where —
  - (a) that existing building already has a fossil fuel heating system; and
  - (b) the location of any component listed in section 28(1A) of the Act forming part of that existing fossil fuel heating system is not to be moved to be incorporated into that extension.

MADE 17 NOVEMBER 2023

## ENDNOTES

### Table of Endnote References

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<sup>1</sup> The format of this legislation has been changed as provided for under section 75 of, and paragraph 2 of Schedule 1 to, the Legislation Act 2015. The changes have been approved by the Attorney General after consultation with the Clerk of Tynwald as required by section 76 of the Legislation Act 2015.

**PORT ST MARY COMMISSIONERS**

**Tenancy Arrears Report for the January 2025 Meeting**

**Week 42 2024/25 commencing 13 January 2025**

**Management Summary**

Unpaid rents have increased in the period from £25,180.46 in November to £30,337.60 in January 2025, an increase of £5,157.14 or 20.48%. While the cost of living, inflation and interest rates crises continue to bite along with the new tax policy of central government, significant progress had been made with reducing arrears in the year to November 24, unfortunately, over Christmas arrears have surged upwards. A detailed analysis of rents follows.

The **first graph** shows the rent arrears by sector over the last 12 months. As in previous months, all arrears are housing related:



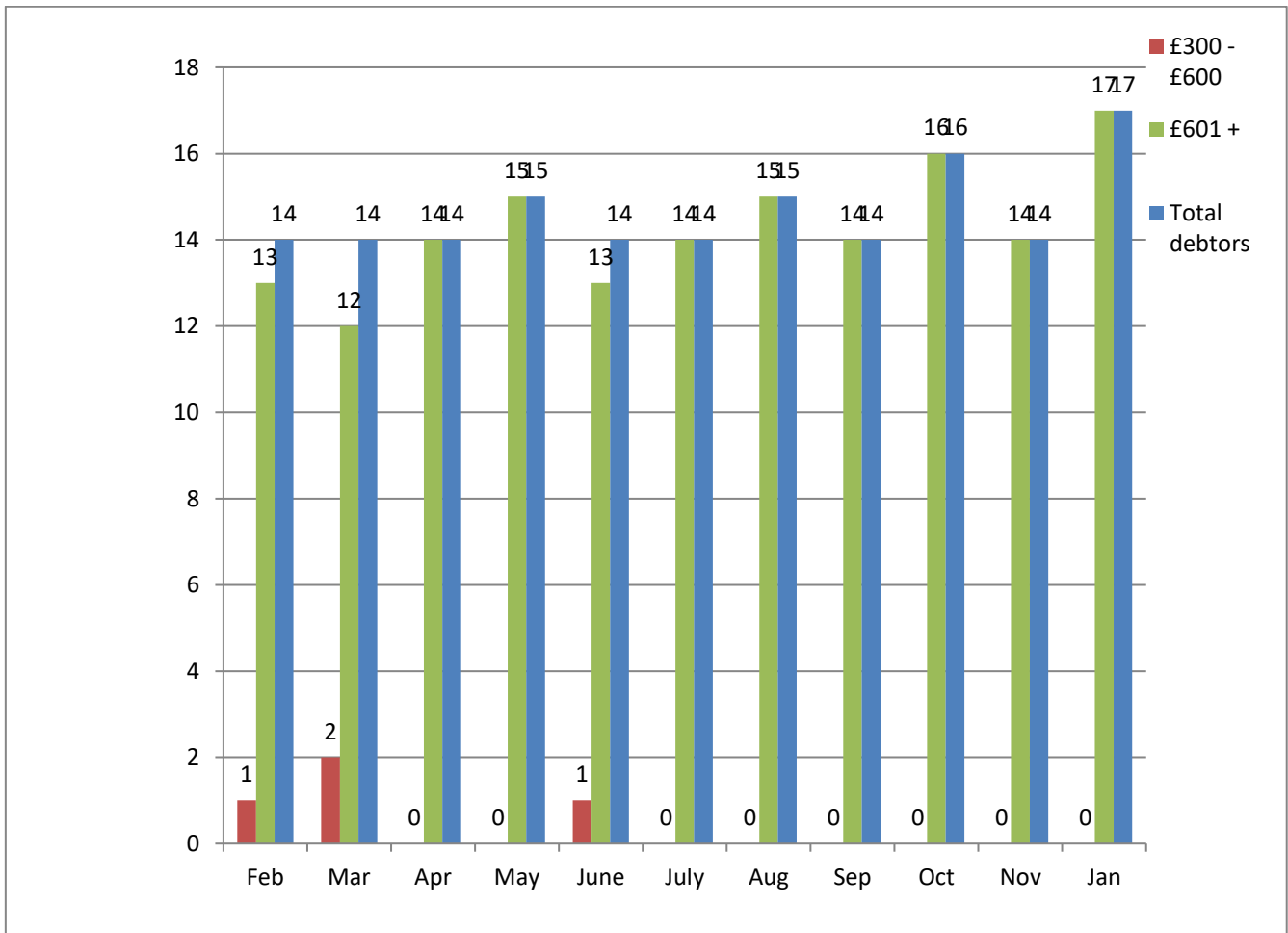
## Tenancy Arrears Report for the January 2025 Meeting

**Week 42 2024/25 commencing 13 January 2025**

(Continued)

### Number of Debtors and Actions Taken

The **second graph** shows the number of debtors by debt level:



Below is a detailed analysis of the arrears and the separate action being taken for each tenant.

### **Uncontrolled debt**

There are currently 5 tenants with uncontrolled debt. The Finance Officer has started the small claims process with regards to tenants 1 and 3 and will keep the Clerk and Board updated on progress.

### **Tenant 1 – Arrears £2,842.83 (no movement since previous report)**

A request was made for a judgment on an instalment order which was granted by the court with payments of £100.00 per month to be received from 14<sup>th</sup> September 2020. The finance officer instructed the then tenant to make payments no later than the 23<sup>rd</sup> of each month, but the now former tenant defaulted on the court order. The party has been written to and advised that small claims proceedings will commence unless a payment plan is agreed and adhered to,

however, a reply hasn't been received. Small claims paperwork has been prepared and will be submitted soon.

**Tenant 2 – Arrears £863.34 (previous tenant)**

This amount was previously removed from the report and reinstated at the request of the Board. The Authority's staff cannot locate the former tenant.

**Tenant 3 – Arrears £782.78 (no movement since the previous report)**

Dependent has spoken to the housing officer and has promised to clear arrears once they receive their inheritance.

**Controlled Debt**

The following tenants have controlled debt but due to the amounts, are being brought to the Boards attention:

**Tenant 4 – Arrears £1,542.72 (decreased by £100.00 since the previous report)**

The former tenant had experienced difficulties obtaining the correct wage from their employer and had agreed to pay an extra £50 per month. The former tenant has been adhering to their payment plan with £50 expected later this month.

**Tenant 5 – Arrears £3,275.26 (increased by £327.11 since the previous report)**

The tenant had been paying rent weekly and working to reduce arrears. The DHSS were also paying the tenant's rent, however, this has now stopped as the tenant is back in work. The tenant had agreed to a payment plan, but hasn't adhered to it and was spoken to by the finance officer. The tenant has submitted a letter of explanation to the Board with a promise to arrange a new payment plan, which has now been agreed.

**Tenant 6 – Arrears £4,609.11 (increased by £1,045.35 since the previous report)**

The tenant was making regular payments in excess of their monthly rent and a monthly payment is due around the 25<sup>th</sup> of the month, however the June payment didn't arrive, the July payment was insufficient and the August payment hasn't been made with an insufficient September payment arriving on the 2 October. The tenant had promised to pay £550 in August then £650 per month thereafter until arrears are cleared. The housing officer has sent the tenant a notice to quit the premises and is now liaising with the tenant. The tenant is due in the office for a meeting in January.

**Tenant 7 – Arrears £1,446.79 (increased by £332.55 since the previous report)**

The tenant is not adhering to their payment plan and they are only paying rent without reducing arrears. In the last month the housing officer has been advised that the tenant's partner has changed job and rent payments will resume when they get paid. A payment is expected later in the month.

**Tenant 8 – Arrears £927.78 (no movement since the previous report)**

The former tenant is now in a residential home and the family are paying down the arrears in instalments with another payment due.

**Tenant 9 – Arrears £4,780.17 (increased by £756.36 since the previous report)**

The tenant has retired from full time employment and is now living in a smaller property which, along with now receiving benefits, would allow them to cover their rent. The tenant had been written to previously with a firmer letter sent as a follow up and has agreed to a new payment plan but is yet to adhere to it. The housing officer is arranging a meeting with the tenant.

**Tenant 10 – Arrears £1,649.79 (decreased by £313.05 since the previous report)**

The tenant is adhering to their payment plan with several payments due this month.

**Tenant 11 – Arrears £1,618.00 (increased by £337.85 since the last report)**

The tenant had left their employment and has to wait six weeks for benefits, however, they are paying their monthly rent with several payments due this month. The tenant will be returning to work soon, but the DHSS have yet to pay the tenant's rent. A payment plan was in place and a new plan has been agreed with the tenant who will pay an extra £100 per month.

**Tenant 12 – Arrears £1,049.89 (increased by £117.17 since the previous report)**

The tenant is paying extra each week to reduce arrears with three more payments due this month.

**Tenant 13 – Arrears £1,165.24 (increased by £299.80 since the last report)**

The tenant has been written to. Several payments are due in the month.

**Tenant 14 – Arrears £820.03 (decreased by £27.90 since the last report)**

The tenant is adhering to their payment plan.

**Tenant 15 – Arrears £1,579.84 (new addition to the report)**

The tenant has been written to.

**Tenant 16 – Arrears £718.24 (new addition to the report)**

The tenant has been written to.

**Tenant 17 – Arrears £648.48 (new addition to the report)**

The tenant has been written to.

**Three tenants have been added to the report.**



Glenview Cottage  
Hatters Lane  
Port St Mary  
Isle of Man  
IM9 5LE

4 January 2025

The Clerk  
Port St Mary Commissioners  
Town Hall  
Port St Mary  
Isle of Man  
IM9 5DA

Dear Mrs Kinvig

**Easter Festival of Running – Good Friday Road Race 18 April 2025**

I write on behalf of the organisers of the Isle of Man Easter Festival of Running to give your Commissioners information regarding our plans for the 2025 event.

We will again use the revised course introduced in 2023 as a result of the demolition of the former Marine Biological Station in Port Erin.

The changes in Port St Mary relate to the section after The Underway. Rather than taking a hairpin right at the Albert Hotel, the runners will turn left and follow Lime Street, Queens Road and Park Road picking up the original course where Athol Street meets the High Street. The amended course remains 10k in distance. It has been officially measured by UK Athletics so will qualify for record purposes. This year the race will start at 19:00.

A Risk Assessment has been completed for the course and we are liaising closely with the local Police.

The Festival Organisers would welcome any input from your Commissioners and would be happy to discuss the plans in more detail with them. I can be contacted by telephone on 462612 or by e-mail at david.ronan@manx.net.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Ronan', written over a faint circular stamp.

David Ronan



**PORT ST MARY COMMISSIONERS**

**PUBLIC CORRESPONDENCE**

**From:** REDACTED

**Sent:** 05 January 2025 12:08

**To:** Port St Mary Commissioners <commissioners@portstmary.gov.im>

**Subject:** Public Toilets thank you

Hello,

We visited the IOM between Christmas and New Year and came to your lovely town last Sunday.

It was probably all the extra walking and coffees you tend to do whilst on holiday, but caught short, we discovered the loo under your Town Hall.

What a joy to discover and use!!!!

As a local government officer myself I am only too well aware of the effort and sometimes problems that trying to keep loos open, clean and fit to use can be.

I just wanted to say a thank you for this lovely facility which is a credit to you.

All the best,

REDACTED

Bognor Regis, West Sussex.

**PORT ST MARY COMMISSIONERS**

**PLANNING MATTERS**

**9.1 Planning Applications**

9.1.1 24/91372/B – Kionslieu, Howe Road, for alterations and extension to dwelling including single storey side extension, raised decking and alteration to wall finish.

9.1.2 25/90001/B – Mannin Veg, Gansey for extension of existing dwelling including new dormer structures, replacement of windows, doors and front porch.

**9.2 Planning Approvals**

9.2.1 24/91256/B – Rhenwyllan Cottage, Beach Road for demolition of rear extension and erection of replacement rear extension.

9.2.2 24/91142/B – Sunnyhurst, Station Road for re-rendering with smooth render and painted finish including replacement of existing defective roof tiles with natural slate roof tiles.

**PORT ST MARY COMMISSIONERS****MEETING & EVENT DATES 2025**

<b>2025 Meeting &amp; Events Dates</b>	
29 <sup>th</sup> January 2025	Board meeting
26 <sup>th</sup> February 2025	Board meeting
26 <sup>th</sup> March 2025	Board meeting
23 <sup>rd</sup> April 2025	Board meeting
24 <sup>th</sup> April 2025	<b>Local Authority Elections</b>
7 <sup>th</sup> May 2025	Annual General Meeting
28 <sup>th</sup> May 2025	Board meeting
29 <sup>th</sup> May 2025	Monas Queen memorial event
25 <sup>th</sup> June 2025	Board meeting
30 <sup>th</sup> July 2025	Board meeting
27 <sup>th</sup> August 2025	Board meeting
24 <sup>th</sup> September 2025	Board meeting
29 <sup>th</sup> October 2025	Board meeting
11 <sup>th</sup> November 2025	Remembrance Day service
26 <sup>th</sup> November 2025	Board meeting
17 <sup>th</sup> December 2025	Board meeting

Members are requested to keep the second Wednesday of each month free for additional meetings as and when required.

**Local Authority General Election Timetable 24 April 2025**

Day No:	DAY	DATE	HEADLINE	ACTIVITY/DEADLINES OF NOTE
0	Thursday	13 March 2025	Notice of election published  Nomination papers for candidates available for completion - via Deputy Returning Officer (DRO) or online at gov.im/elections	The Department must publish a notice of Election in the a specified form which must contain information specified in Regulation 6 which includes: (a) a notice for electors containing information on postal and proxy voting (b) a notice for potential candidates containing information about the nomination process. It must also contain: (a) a warning as to corrupt practices and (b) advice on obtaining a copy of the Act, a copy of the Regulations and a copy of the register of electors. The notice will need to be published by the Department by insertion in to one or more newspapers published and circulated in the Island (i.e. The Independent) and displayed on an appropriate website in an appropriate manner
1	Friday	14 March 2025		
2	Saturday	15 March 2025		
3	Sunday	16 March 2025		
4	Monday	17 March 2025		
5	Tuesday	18 March 2025		
6	Wednesday	19 March 2025	Nomination papers can be submitted from 10am on this date at a place specified by the DRO	First day for receipt of nomination papers (from 10am) At a place specified by the DRO By the person named as a candidate personally or by their proposer or seconder and at a time agreed between the DRO and the person named as the candidate being a time 10 a.m. on Day 6 and 1 p.m. on nomination day (Day 13)
7	Thursday	20 March 2025		
8	Friday	21 March 2025		
9	Saturday	22 March 2025		
10	Sunday	23 March 2025		
11	Monday	24 March 2025		
12	Tuesday	25 March 2025	Deadline date for voters to register in time for polling day	Registration deadline to vote for LA elections
13	Wednesday	26 March 2025	Last date for submission of nomination papers for prospective candidates. Deadline set 1 p.m.  Period for objections to nominations 1-2 p.m.  Determination of uncontested or contested election.  Election result declared (if uncontested) or public notice of poll given as soon as practicable (contested)	Last day for receipt of nomination papers "Nomination Day" (until 1pm).  Objection period 1pm -2pm. DRO to attend and invite persons standing as a candidate to attend a specific venue between these times.  Where there are the same (or less) number of candidates for vacancies follow the process for an uncontested election.  Where there are more candidates than there are vacancies follow the process for a contested election.  Provide candidate information to Cabinet Office team for ballot paper completion.  DRO as soon as practicable after the close of the period for objections to nominations to give notice of poll in the form specified.
14	Thursday	27 March 2025		Suggested operational date for arranging ballot print in contested election process
15	Friday	28 March 2025		
16	Saturday	29 March 2025		
17	Sunday	30 March 2025		
18	Monday	31 March 2025		
19	Tuesday	01 April 2025	Last date for receipt of postal voting applications from outside the IOM and British Isles	Last date for receipt by 5.00 pm today of postal voting applications from overseas electors

20	Wednesday	02 April 2025	Last date for issue of postal voting packs to electors outside the IOM and British Isles	Last day for issue (by 5.00 p.m.) of postal voting ballot packs by Deputy Returning Officer to overseas electors
21	Thursday	03 April 2025		
22	Friday	04 April 2025		
23	Saturday	05 April 2025		
24	Sunday	06 April 2025		
25	Monday	07 April 2025		
26	Tuesday	08 April 2025		
27	Wednesday	09 April 2025		
28	Thursday	10 April 2025	Poll cards sent  Last date for receipt of postal voting applications from outside IOM but within the British Isles	As soon as practically possible the Local Authority must send an official poll card to each elector (other than postal votes) by 5 p.m. on Day 28  Last day for receipt of postal voting applications from electors within the British Isles (but outside the IOM)
29	Friday	11 April 2025	Last date for issue of postal voting packs to electors outside the IOM but within the British Isles	Last day for issue of postal ballot packs by Deputy Returning Officer to applicants within the British Isles (but outside the IOM)
30	Saturday	12 April 2025		
31	Sunday	13 April 2025		
32	Monday	14 April 2025		
33	Tuesday	15 April 2025		
34	Wednesday	16 April 2025	Last date for receipt of postal voting applications from electors within the IOM	Last day for receipt of postal voting applications from electors within the Isle of Man
35	Thursday	17 April 2025	Last date for issue of postal voting packs to electors within the IOM  Declaration of donations by candidates to Cabinet Office	Last day for issue of postal ballot packs by the Deputy Returning Officer to applicants within the Isle of Man  Candidate to deliver to the Electoral Registration Officer a written declaration in relation to donations.
36	Friday	18 April 2025		
37	Saturday	19 April 2025		
38	Sunday	20 April 2025		
39	Monday	21 April 2025	Last day to notify DRO of polling and counting agents for candidates	Last day for notification to Deputy Returning Officer as to appointment of polling/counting agents
40	Tuesday	22 April 2025		
41	Wednesday	23 April 2025	Last day (5 p.m. deadline) for receipt of completed postal voting packs by mail  Last day (5 pm deadline) for receipt of proxy applications.	Last day (5pm) for receipt of completed postal voting ballot packs (any postal ballot packs not mailed in, can be hand-delivered at the polling station by 8pm on election Day)  Last day (to be received by ERO by 5pm deadline) for receipt of Proxy applications/revocations. Those received after this time must be disregarded.  Electoral Registration Officer to issue a copy of the list of proxies to the Deputy Returning Officer by 6pm
42	Thursday	24 April 2025	Polling day  Count  Declaration of results	<b>ELECTION – Polling Day – 8.00am to 8.00pm</b>

**PORT ST MARY COMMISSIONERS**

**PROPOSED 2025 RESERVED  
PARKING PLACES ORDER**

**Sent:** 08 January 2025 12:44

**Subject:** Proposed 2025 Consolidated Reserve Parking Places Order

Dear All

Please find attached a copy of the Proposed 2025 Consolidated Reserve Parking Places Order. This Order shows the existing Order from 2023 and those that have been added or removed in 2024 and which the Department is proposing to make and which will be advertised in the local press advising the public that this draft copy will be available for inspection at your offices. Could you please ensure that this is done and that a copy is brought to the attention of your Commissioners/Council. Any objections to the proposal which you may wish to make should be sent to Highway Services, Regulations Section, Sea Terminal, Douglas, Isle of Man, IM1 2RF on or before **Friday 23 January 2025**.

Kind regards

**TRO Project Officer**

**Highway Services | Department of Infrastructure**

3<sup>rd</sup> Floor, Sea Terminal Building, Douglas, Isle of Man, IM1 2RF

**An extension to the 30<sup>th</sup> January has been provided by the Department. Only information pertaining to Port St Mary is included in the following document.**

Statutory Document No. 20XX/XXXX



*Road Traffic Regulation Act 1985*

## RESERVED PARKING PLACES (VARIOUS ROADS) DESIGNATION ORDER 2025

*Made:*

*Coming into Operation:*

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The Department of Infrastructure, having complied with the requirements of paragraph 1 of Schedule 2<sup>1</sup> to the Road Traffic Regulation Act 1985, makes the following Order under section 14 of that Act.

### 1 Title

This Order is the Reserved Parking Places (Various Roads) Designation Order 2025.

### 2 Commencement

This Order comes into operation on .

### 3 Interpretation

(1) In this Order —

“**the Act**” means the Road Traffic Regulation Act 1985;

“**Department**” means the Department of Infrastructure;

“**emergency services’ vehicle**” means an ambulance, fire brigade vehicle, police vehicle, civil defence vehicle or coastguard vehicle or trailer being used for an emergency purpose;

“**parking permit**” means a written authorisation issued by the Department for the purposes of article 5; and

“**reserved parking place**” means a designated parking place for use solely by a person who has been issued with a parking permit.

(2) Any reference in this Order to a class or description of vehicle is construed in accordance with the Road Traffic Act 1985.

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<sup>1</sup> As required by section 14D of the Act

**4 Designation of reserved parking places**

- (1) The Schedule has effect.
- (2) The areas of road specified in the Schedule are designated as reserved parking places.

**5 Conditions of use of reserved parking places**

A person must not cause a vehicle to wait in a reserved parking place unless –

- (a) a parking permit granting authorisation for the use of that reserved parking place is displayed in a conspicuous position on the vehicle; and
- (b) it is parked wholly within the limits of the reserved parking place.

**6 Removal of vehicle from a reserved parking place in contravention of Order**

The Department may remove a vehicle from a reserved parking place which has been left in contravention of this Order.

**7 Exemptions**

The provisions of this Order do not apply to emergency services' vehicles whilst attending an incident.

**8 Revocations**

The Reserved Parking Places (Various Roads) Designation Order 2024<sup>2</sup> is revoked.

Signed by authority of the Minister for Infrastructure

MADE

**P J DAVIS**  
*Authorised Signatory*

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<sup>2</sup> SD 2024/0016



(7)	(a)(i)	Castletown Road	South	From the boundary of the property Holmleigh for a distance of 6 metres in a south-easterly direction, fronting property known as Honeylea.
(8)	(a)(i)	Church View Court, off Ballakilley Close	North-west	From the boundary of Nos 2 and 4 for a distance of 2.5 metres in a north-easterly direction in the parking bay fronting property No 4
(9)	(a)(i)	Close Famman	North-east	From a point 11 metres from its junction with Close Cornell in a westerly direction for a distance of 6 metres, fronting property No 6.
(10)		Cronk Hunna, Ballafesson	South-west	From a point 7 metres south-east of the east kerb line of Qualtroughs Lane for a distance of 6 metres in a south-easterly direction.
(11)	(a)(i)	Edremony Estate	East	Fronting property No 44, for a distance of 6 metres.
	(b)(i)		South	Fronting property No 46, for a distance of 6 metres.
(12)	(a)(i)	Magherchirrym, Maghergarran, Pony Fields	North	North corner of the car park at the boundary of property Nos 59 and 58 for a distance of 6 metres in a south-easterly direction.
(13)	(a)(i)	Marashen Crescent	North	From the boundary of property Nos 12 and 13, for a distance of 6 metres in an easterly direction, fronting property No 13.
	(b)(i)		South-east	From the boundary of the properties No 37 and 38 for a distance of 6 metres, fronting property No 38.
	(c)(i)		East	From the boundary of the property No's 19 and 20 for a distance of 6 metres in a northerly direction, fronting property No 19.
	(c)(ii)			From the boundary of the property No's 18 and 19 in a north-easterly direction for a distance of 6 metres, fronting property No 18.
(114)	(a)(i)	Shore Road	South-east	From a point 52 metres from its junction with Ballafurt Road in a south-westerly direction for a distance of 6 metres, fronting the property known as West View.
<b>7</b>		<b>PORT ST MARY</b>		
(1)	(a)(i)	Bay View Road	North-west	Fronting the property know as Bay Crest, 3 Primrose Terrace for a distance of 6 metres
	(a)(ii)			Fronting the property No 12 Primrose Terrace.

	(b)(i)		West	
	(b)(ii)			From the northern boundary of No 1 Primrose Terrace for a distance of 6 metres in a northerly direction.
	(b)(iii)			On the west kerbline of the property known as Seacliffe House and the boundary of the Unnamed Lane for a distance of 6 metres in a northerly direction.
(2)	(a)(i)	Cronk Road	South-east	Fronting property known as Hillside for a distance of 6 metres in a south-westerly direction.
(3)	(a)(i)	High Street	West	From the boundary of Nos 25 and 27 for a distance of 6 metres in a southerly direction. Fronting property No 25.
	(a)(ii)			Opposite the property No 13.
	(a)(iii)			From a point 20 metres south of its junction with Park Road for a distance of 6 metres.
(4)	(a)(i)	Lime Street	South	Fronting property No 13 for a distance of 6 metres in a northerly direction
(5)	(a)(i)	Links Avenue	North-east	At the rear of property number 15 Links Avenue for a distance of 2.5 metres in an easterly direction.
(6)	(a)(i)	The Promenade	North-west	From a point 191 metres from its junction Bay View Road for a distance of 6.6 metres in a south-westerly direction fronting the property known as Aaron House.
<b>8</b>	<b>RAMSEY</b>			
(1)	(a)(i)	Ballure Road	East	From a point 13 metres from its junction with Ballure Grove in a north-easterly direction for a distance of 6.6 metres, fronting property known as Thorne Cliffe.
(2)	(a)(i)	Bircham Avenue	West	From a point 7 metres from its junction with Bircham Avenue Close for a distance of 6 metres in a southerly direction.
(3)	(a)(i)	Bircham Avenue Close	South	From a point 161 metres from its junction with Bircham Avenue in a westerly direction for a distance of 6 metres, fronting property No 27
	(a)(ii)			From a point 86 metres from its junction with Bircham Avenue in a westerly direction for a distance of 6.6 metres, fronting property 21 and 22.

*EXPLANATORY NOTE*

*(This note is not part of the Order)*

This Order combines the existing reserved parking place Order, Statutory Document SD 2024/16 with any new ones created in 2024.



# Cabinet Office

*Oik Coonceil ny Shirveishee*

## Crown and Elections Team

Government Office  
Bucks Road  
Douglas  
Isle of Man, IM1 3PN  
Tel: +44 1624 685754  
Email [Elections@gov.im](mailto:Elections@gov.im)  
Website: [www.gov.im](http://www.gov.im)

**To:** Local Authorities

**Date:** Thursday 5<sup>th</sup> December 2025

Dear Colleagues,

### **Consultation re: Elections (Keys & Local Authorities) (Amendment) Bill 2024**

As key stakeholders in the election process, the Cabinet Office is seeking the views of local authorities on legislative amendments contained within the draft Elections (Keys & Local Authorities) (Amendment) Bill 2024 (The Bill). The Bill contains proposals to update and improve procedures for local and national elections.

Deputy Returning Officers are invited to make separate submissions if they wish to provide any feedback based on their individual role in the electoral process.

The Bill aims to address issues identified with the Elections (Keys and Local Authorities) Act 2020, which was first implemented during the 2021 House of Keys election. Following the election, feedback from stakeholders highlighted several areas that could be improved. The Bill incorporates amendments required in order to apply these improvements and implement new initiatives approved by Tynwald. The amendments, if passed, will mean:

- Voters can cast their vote at any polling station within their constituency
- Candidates, political parties or community organisations will be able to arrange pre-election meetings in-person or online at times and locations that work best for their local community.
- All candidates' declarations of relevant interests will be published in advance of an election.
- Improved clarity that IOM Constabulary will support Deputy Returning Officers to address anyone committing a breach of the peace, or any offence, during an election.
- Tellers would not be bound by the requirement of secrecy so that they can lawfully perform their role.
- Changes to how investigations by Tynwald and the House of Keys could trigger the removal of an elected official from office (Recall provision).
- Clarifying the definition of 'election regulations' to be clear that they relate to either national or local authority elections.

A press release will be issued today announcing the launch of the public consultation and inviting feedback on proposed changes to the Elections (Keys & Local Authorities) Act 2020. The intention is to have the amended legislation in place in time for the House of Keys General Election scheduled for September 2026.

The Public Consultation can be found on the engagement hub here:

<https://consult.gov.im/cabinet-office/elections-keys-local-authorities-amendment-bill/>

I would be grateful if you could submit the views of your authority either via the engagement hub or by email to [elections@gov.im](mailto:elections@gov.im) , **no later than noon on Wednesday 29<sup>th</sup> January 2025.**

If you require any further information or clarification about the Bill or its contents, please contact Ryan Hagedorn via email [Ryan.Hagedorn2@gov.im](mailto:Ryan.Hagedorn2@gov.im) or telephone 685201.

Yours sincerely

**Ryan Hagedorn**  
**Policy & Administration Officer, Crown & Elections**



# **Isle of Man Government**

*Reiltys Ellan Vannin*

## **Elections (Keys and Local Authorities) (Amendment) Bill 2024**

**Public Consultation**

**Cabinet Office**

**December 2024**

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# Consultation Overview

Views are sought from the public on the draft Elections (Keys and Local Authorities) (Amendment) Bill 2024 (the "Bill").

The draft Bill is available to view or download as a related document on the [Consultation Hub](#) and should be considered alongside the Elections (Keys and Local Authorities) Act 2020 (the "Act"), which is also linked on this consultation webpage. A keeling schedule of the Act (showing the amendments as they will sit in the Act) is also available as a related document.

The Bill is intended to fulfil several objectives:

1. Correct issues identified with the Elections (Keys and Local Authorities) Act 2020
2. Update elements of the Act to reflect current best practice.
3. Apply new initiatives recommended to and approved by Tynwald.

## Introduction

The Elections (Keys and Local Authorities) Act 2020 was utilised for the first time at the 2021 House of Keys Election and following feedback from stakeholders several areas were identified that needed addressing, some of which required legislative amendment.

A delegation of international observers contributed to a Commonwealth Parliamentary Association (CPA) report on the 2021 General Election.

In March 2024 an Electoral Commission report to Tynwald was submitted following consideration of specified electoral matters.

After considering both the CPA and Electoral Commission reports Tynwald issued instructions, the implementation of which requires some amendment of the Act and will be addressed by this Bill.

This Bill will amend several provisions of the Elections (Keys and Local Authorities) Act 2020, which are:

- Section 3 – Definitions - election regulations
- Section 22 – Powers to make regulations about the publishing of declarations of relevant interest in respect of candidates in Local Authority elections.
- Section 63 - Pre-election meetings
- Section 68 - Powers of Deputy Returning Officer for maintenance of the peace
- Section 81 - Powers to make regulations about the publishing of declarations of relevant interest in respect of candidates in National elections.
- Section 84 – Power to make regulations to enable a voter to be allotted more than one polling station within a constituency at which the vote may be taken.
- Section 88 – To make it an offence for a candidate to fail to disclose relevant interests.
- Section 107 - Tellers – removing the requirement to take an oath of secrecy.
- Sections 136, 140 and 152 – Update to enable a recall by a Tynwald Committee.

It is proposed that the amended legislation will be in place in time for the House of Keys General Election, scheduled in September 2026.



## Previous consultation results addressed by the Bill

The results of previous consultations on electoral matters have been published and are available for review online on the Government Consultation Hub. The consultations requested feedback from a range of stakeholders. Links to the results of the consultations are below.

### 2018 – Elections that work for everyone

The public consultation '[Elections That Work for Everyone](#)', held in 2018, posed a series of high-level questions on how elections should run in the Isle of Man. The responses formed an important part of the review alongside the feedback from a range of direct stakeholders.

### 2020 – Modernisation of the Islands Electoral System 2020

The consultation '[Modernisation of the Island's Electoral System](#)' took the process forward by inviting views on a number of specific questions in respect of Electoral Registration and Election Legislation.

# Proposed amendments and consultation questions

## About You

### **Question 1: Are you responding on behalf of an organisation?**

- Yes, Local Authority (please specify)
- Yes, Deputy Returning Officers (Keys and Local Authorities)
- Yes, Tynwald Members
- Yes, other organisation (please specify)
- No

- If responding on behalf of a Local Authority, please select which:

Andreas, Arbory, Ballaugh, Braddan, Port Soderick, Bride, Castletown, Douglas (Eastfield), Douglas (St Georges), Douglas (Ballabrooie), Douglas (Willaston), Douglas (Glencrutchery), Garff, German, Jurby, Lezayre, Malew, Marown, Michael, Onchan, Patrick, Peel, Port Erin, Port St Mary, Ramsey, Rushen, Santon

- Other organisation:

### **Question 2: May we publish your response?**

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

## Section 3 – Definitions – Election Regulations

An amendment is proposed to the definition of “election regulations” to clarify that these may relate to either national or local authority elections.

### **Question 3: Do you have any comments in relation to this amendment?**

Sections 22 and 81 - Authority for Cabinet Office to publish declarations of relevant interest forms

The Act instructs that individuals seeking to stand as candidates must submit a Declaration of Relevant Interests, and candidates appointed since the introduction of the Act have produced said declarations.

The intention was for these declarations to be published as a matter of public interest however it was felt that the Act did not provide sufficient authorisation for these documents to be published. The proposed amendment to Sections 22 and 81 will provide the necessary authority to collect and publish all candidate's declarations of relevant interests.

**Question 4: Do you agree that all candidates' declarations of relevant interests should be published in advance of an election?**

Yes

No

**Question 5: Based on your response to question 4, please could you summarise why you agree or disagree with publication of declarations of relevant interests?**

Section 63 - Pre-election meetings

Prior to 2020 pre-election meetings were arranged on request by Captains of the Parish (in the same way as requisition meetings) or via the local authorities of Douglas, Castletown, Peel and Ramsey. In response to feedback that pre-election meetings were not always held, the organisation of pre-election meetings was addressed in the Elections (Keys and Local Authorities) Act 2020.

The Act currently requires the Cabinet Office to provide one pre-election meeting per Parish, plus one meeting in the towns of Castletown, Peel and Ramsey and each of the four Douglas constituencies.

In 2021 Cabinet Office organised pre-election meetings in advance of the Keys General Election with Captains of the Parish and Local Authorities invited to chair these public meetings. In feedback received following the 2021 General Election, stakeholders indicated dissatisfaction with the new process for pre-election meetings. In addition to the Cabinet Office pre-election meetings, local media outlets produced a significant amount of pre-election information much of which was available island-wide rather than limited to local areas.

The proposed amendment will remove Cabinet Office responsibility for organising one pre-election meeting per area (as mentioned above). This is intended to allow communities or organisations across the Isle of Man to arrange pre-election meetings to better match the requirements of the electorate. Candidates, political parties, or community organisations can arrange pre-election meetings on various platforms (in-person or online) at times and locations that work best for their local community.

**Question 6: Do you have any comments in relation to this amendment?**

Section 68 - Powers of deputy returning officer for maintenance of the peace

The Act gives deputy returning officers the powers to arrest, detain, try, and convict any person who offends against any of the provisions of the Act. These powers were retained from previous legislation however they have not been exercised nor is there any intention for them to be exercised.

This amendment therefore confirms that although a Deputy Returning Officer must maintain order at an election, any requirement to arrest, detain or remove any individual breaching the peace or committing an offence in relation to an election, would be dealt with via the IOM Constabulary and the IOM Courts as appropriate.

This amendment may not be applied so as to prevent an eligible person from voting.

**Question 7: Do you have any comment on the proposed amendment of section 68?**

Section 84 - Ability to vote in any polling station within a constituency

The Act provides that voters must vote at the polling station within their constituency which is nominated for them to attend.

During the 2021 Keys General Election digital technology was trialled which allowed voters within the South Douglas constituency to vote at any of the three polling stations within that constituency.

Following the successful 2021 trial, and in response to Tynwald's instructions to develop the use of digital options within the administration of elections, it is proposed to roll out the use of this technology island-wide at the 2026 Keys General Election.

In order to improve the accessibility of elections this amendment will allow individuals with accessibility needs to vote at the most appropriate polling station within their allotted constituency.

This proposed amendment changes the Act so that the regulations made under the Act would be able to permit a voter to attend to cast their vote at any polling station within their constituency (or another allotted area). This amendment would permit island wide voting however at present it is proposed to retain polling station allocations to within existing constituency boundaries.

**Question 8: Do you agree that voters should have the option to vote in any polling station within an allotted area?**

Yes

No

**Question 9: Would you like to add any further comment in relation to question 5, or about this proposed amendment?**

Section 88 – Data Protection clarification

The proposed amendment to this section makes clear, in relation to data protection legislation, the purpose for which the declaration of relevant interests may be published (see section 81 above). Nomination papers and declarations of relevant interests are official documents and the publication of them is a task conducted in the public interest.

**Question 10: Do you have any comments in relation to this amendment?**

Section 106 – Offences in respect of nomination papers etc.

The proposed amendment to this section makes clear an offence is committed if a person seeking to become a candidate fails to disclose any relevant interests within their declaration of relevant interests (see section 81 above).

**Question 11: Do you have any comments in relation to this amendment?**

Section 107 - Removing the requirement of secrecy for Tellers

Tellers are people who stand outside polling places and record the elector numbers of electors who have voted. They can then identify likely supporters who have not voted and encourage them to vote before the close of poll.

Tellers have no legal status, and voters can refuse to give information to them. The Deputy Returning Officer is in charge of the conduct of the election. If they are concerned by the activities of Tellers, the Deputy Returning Officers can ask Tellers to comply with agreed behaviour or leave the polling place.

The Act provides that Tellers are bound by the requirement of secrecy, effectively barring them from conducting their role i.e. inform candidates who has or has not voted. This amendment proposes to remove Tellers from the list of people named in the requirement of secrecy. This would allow them to fulfil their role lawfully however feedback has indicated some voters feel intimidated by Tellers requesting information outside polling stations.

**Question 12: Should Tellers be removed from the list of those bound by the requirement of secrecy to allow them to lawfully perform their role?**

- Yes
- No

**Question 13: If you would like to share any additional comments on the role of Teller please add them below.**

Section 136 – How a Member becomes subject to a recall petition process

Section 140 – Speakers notice that recall condition has been met

Section 152 - Definitions

Recall is a procedure by which voters can remove an elected official from office through a petition before that official's term of office has ended.

The Act currently provides for two conditions under which a Member of the House of Keys (MHK) may become subject to recall proceedings; the first condition is met if a Member is convicted of an offence and sentenced to custody, the second condition is met if a Member is suspended for a specified period following an investigation by a House of Keys committee.

Amendments are proposed to sections 136, 140 and 152 to provide for the addition of a third condition which would be met if a Member is suspended for a specified period following an investigation by a Tynwald committee.

Under current legislation any investigation by a Tynwald committee would need to be referred to a House of Keys committee in order to meet the conditions required for recall provision. These amendments as proposed would give equal weight to the outcome of investigations by either Tynwald or House of Keys committees when recall provision may be applicable. This would allow the recall mechanism to interact in a more efficient manner with the associated procedures of the Island's unique tricameral parliamentary system

**Question 14: Do you support the proposed amendment to add a third condition which may trigger recall provision?**

Yes

No

**Question 15: Do you have any additional comments about the proposed amendment to recall provision conditions?**

**Question 16: Do you have any general comments or observations to make about this draft Bill?**

## Thank you

Thank you for taking the time to consider the contents of this draft Bill and to provide your feedback on the proposed changes. Consultation responses will inform the briefing documents provided to Tynwald Members as the Bill passes through the Branches of Tynwald.

Consultation responses will also be collated and published on the [Consultation Hub](#) should you wish to review the outcome of this consultation.

## Contact details

If you have any questions about this consultation, please contact:

Ryan Hagedorn  
The Crown and Elections Team  
Cabinet Office  
3<sup>rd</sup> Floor Central Government Offices  
Prospect Hill  
Douglas  
Isle of Man  
IM1 3PN

Tel: 01624 685201

Email: [elections@gov.im](mailto:elections@gov.im)

Website: <https://www.gov.im/categories/home-and-neighbourhood/elections-and-voting/>



**PORT ST MARY COMMISSIONERS**

**PORT ST MARY SPEED LIMITS CONSULTATION**

**Sent:** 14 January 2025 15:05

**To:** Port St Mary Commissioners <commissioners@portstmary.gov.im>

**Subject:** Port St Mary Speed Limit Order 2025

Dear Ms Faragher

Please find attached a draft copy of an Order for an updated speed limit order to improve road safety within residential areas which the Department is proposing to make and which will be advertised in the local press advising the public that this draft copy will be available for inspection at your offices. Could you please ensure that this is done and that a copy is brought to the attention of your Commissioners. Any objections to the proposal which you may wish to make should be sent to Highway Services, Regulations Section, Sea Terminal, Douglas, Isle of Man, IM1 2RF on or before **Friday 31 January 2025**.

**Kind regards**

**| TRO Project Officer**

**Highway Services | Department of Infrastructure**

3<sup>rd</sup> Floor, Sea Terminal Building, Douglas, Isle of Man, IM1 2RF



## VARIOUS ROADS, PORT ST MARY (SPEED LIMITS) ORDER 2025

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Statutory Document No. 20XX/XXXX



*Road Traffic Regulation Act 1985*

## **VARIOUS ROADS, PORT ST MARY (SPEED LIMITS) ORDER 2025**

*Made:*

*Coming into Operation: in accordance with article 2*

The Department of Infrastructure, having consulted with the Chief Constable<sup>1</sup> and having complied with the requirements of paragraph 1 of Schedule 2<sup>2</sup> to the Road Traffic Regulation Act 1985, makes the following Order under section 23 of that Act.

### **1 Title**

This Order is the Various Roads, Port St Mary (Speed Limits) Order 2025.

### **2 Commencement**

This Order comes into operation on the day after it is made.

### **3 Interpretation**

(1) In this Order –

“**the Act**” means the Road Traffic Regulation Act 1985;

“**Map Schedule**” means the collection of Map Tiles attached to this Order and listed in Schedule 2, which depicts the roads or lengths of road in the Isle of Man where speed limits are imposed by this Order, and the speed limit imposed on each road or length of road is determined by the representation of each speed limit and its extent as identified within the Map Schedule compared to the representation of each speed limit in the Map Schedule Legend;

“**Map Schedule Legend**” means the Map Schedule Legend in Schedule 1 to this Order which, when used in conjunction with a Map Tile as listed in Schedule 2, identifies the specific representation of each speed limit imposed by this Order and shown in the Map Schedule; and

<sup>1</sup> As required by section 23(2) of the Road Traffic Regulation Act 1985.

<sup>2</sup> As required by section 23(3) of the Road Traffic Regulation Act 1985.

“**Map Tile**” means an individual Map Tile with a specific reference, being part of the Map Schedule as listed in Schedule 2 to this Order.

#### **4 Speed limits**

- (1) No person shall cause any vehicle to proceed in the roads or lengths of road identified in the Map Schedule to this Order at a speed exceeding the maximum speed imposed by this Order and identified in each Map Tile by reference to the Map Schedule Legend for the indication of speed applicable to that road or length of road except those exempted under section 27 of the Act.
- (2) The Department does not accept responsibility for inaccuracies contained in the Ordnance Survey data relied upon to create the Map Schedule and where a speed limit is depicted on the Map Schedule as applying to a specific named road, that restriction continues to apply to that named road irrespective of any subsequent changes that have been made to the underlying Ordnance Survey data.
- (3) Nothing in this Order shall apply to private roads.

#### **5 Revocations**

This Order revokes [clarify orders for revocation].

Signed on behalf of the Minister for Infrastructure

**MADE**

**M PEDHURU**

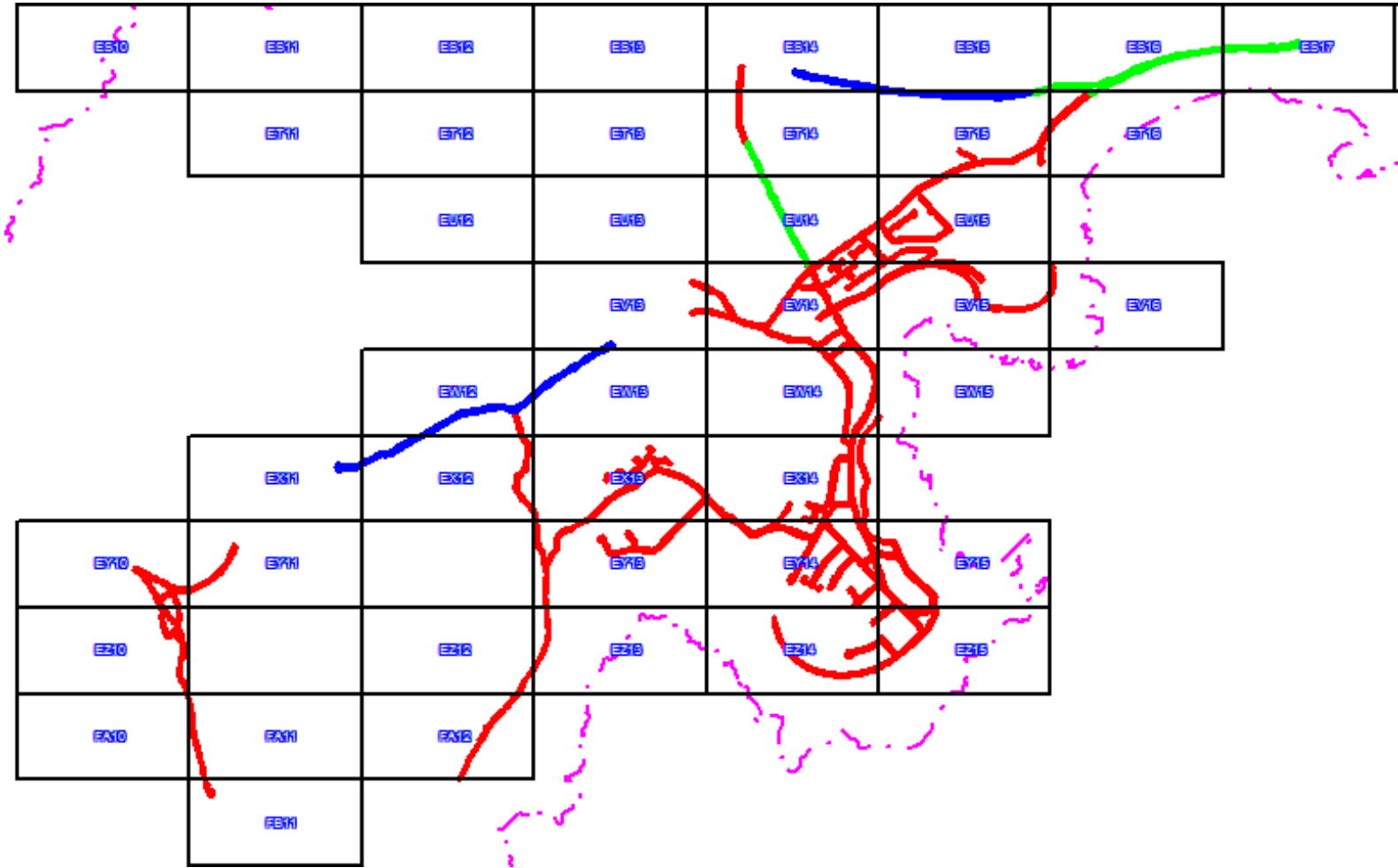
*Interim Director of Highway Services*

## SCHEDULE

## MAP SCHEDULE

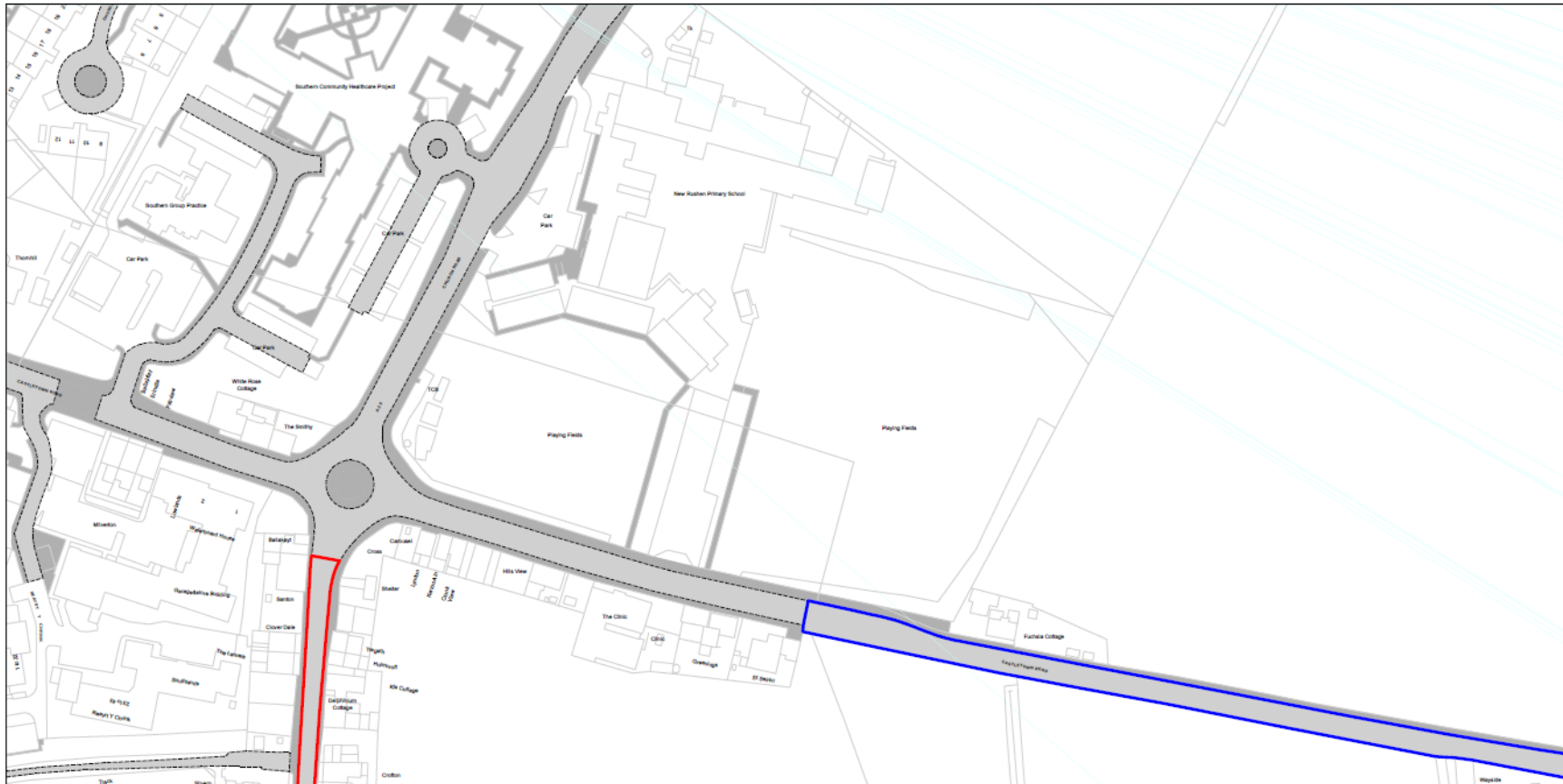
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ES15	1	EX13	1
ES16	1	EX14	1
ES17	1	EY10	1
ET14	1	EY11	1
ET15	1	EY13	1
ET16	1	EY14	1
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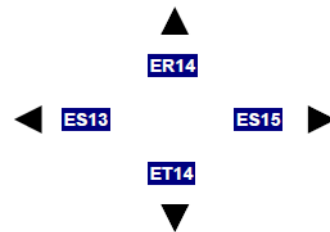




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NOTE: SEE SPEED LIMITS MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED  
Roads on this Map Tile may be subject to maximum speed limits not imposed by this Order.

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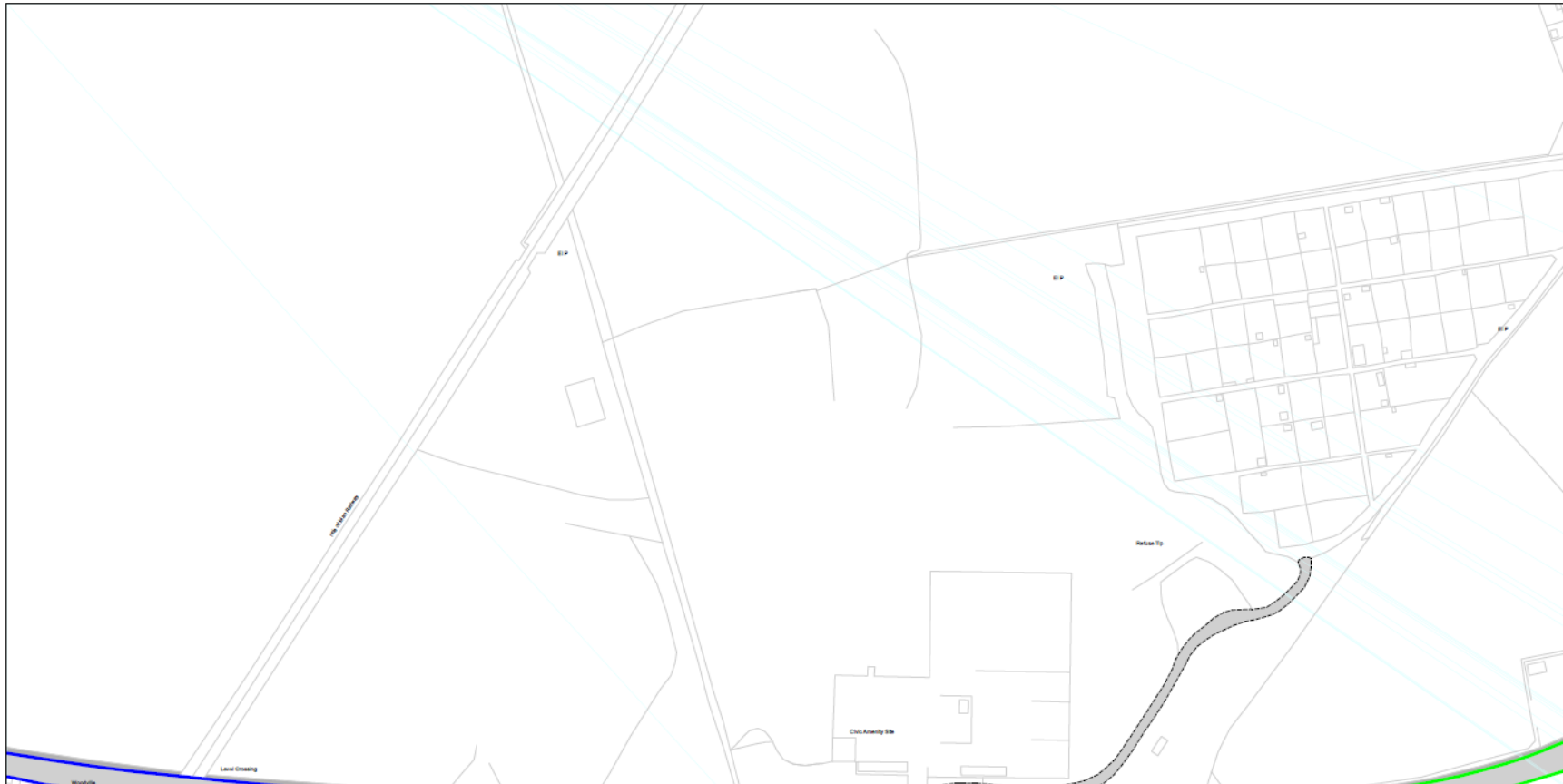
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Sheet Revision Number: 2

Sheet Active From: 16/12/2024

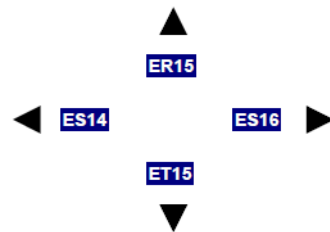




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Sheet Revision Number: 2

Sheet Active From: 16/12/2024



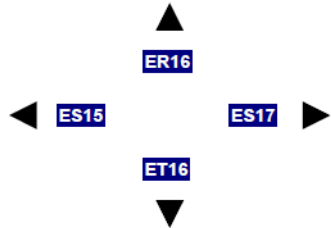


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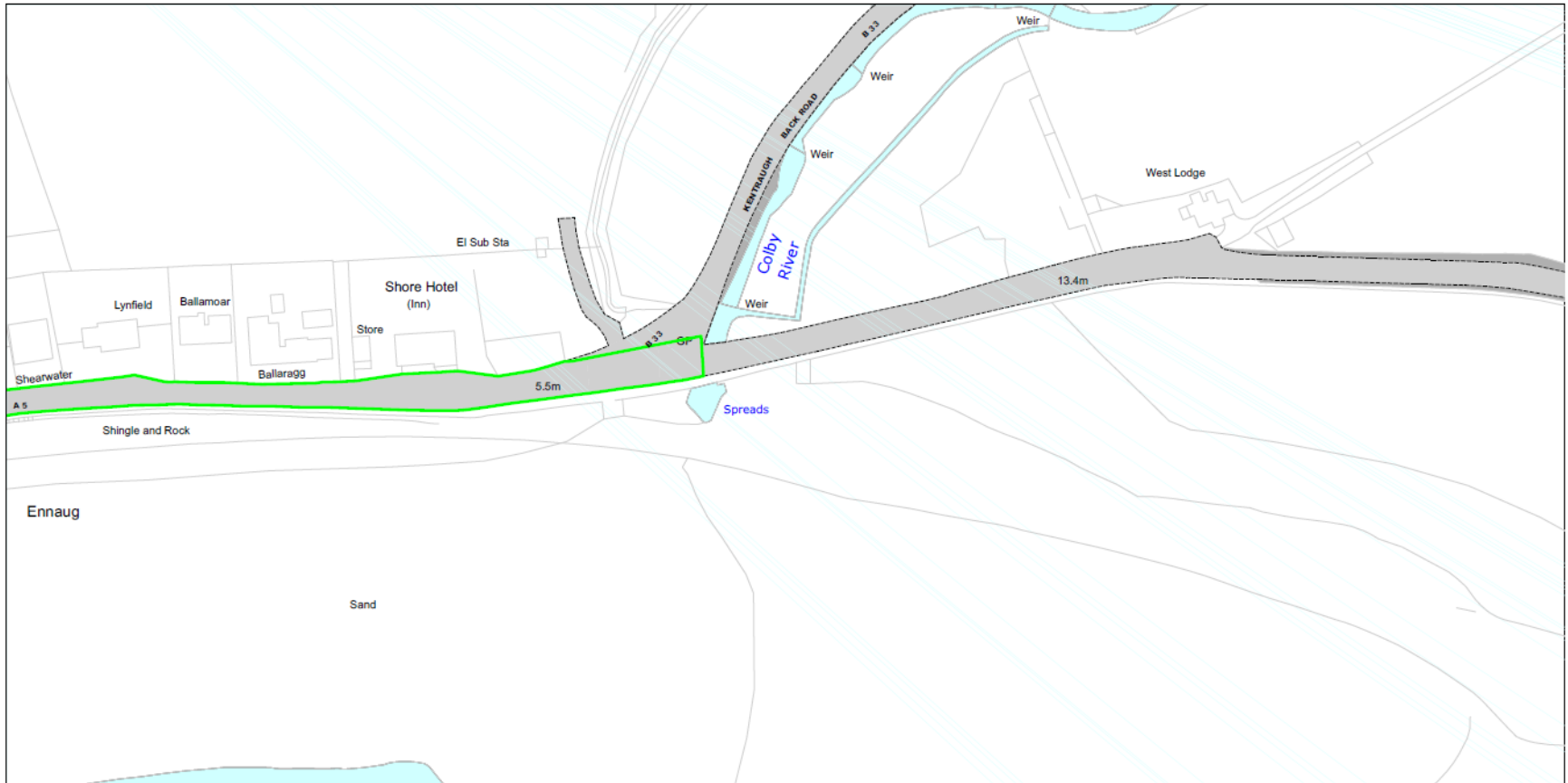




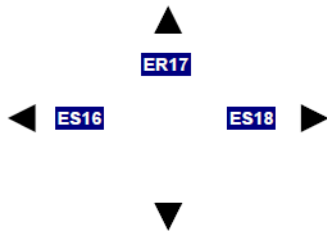
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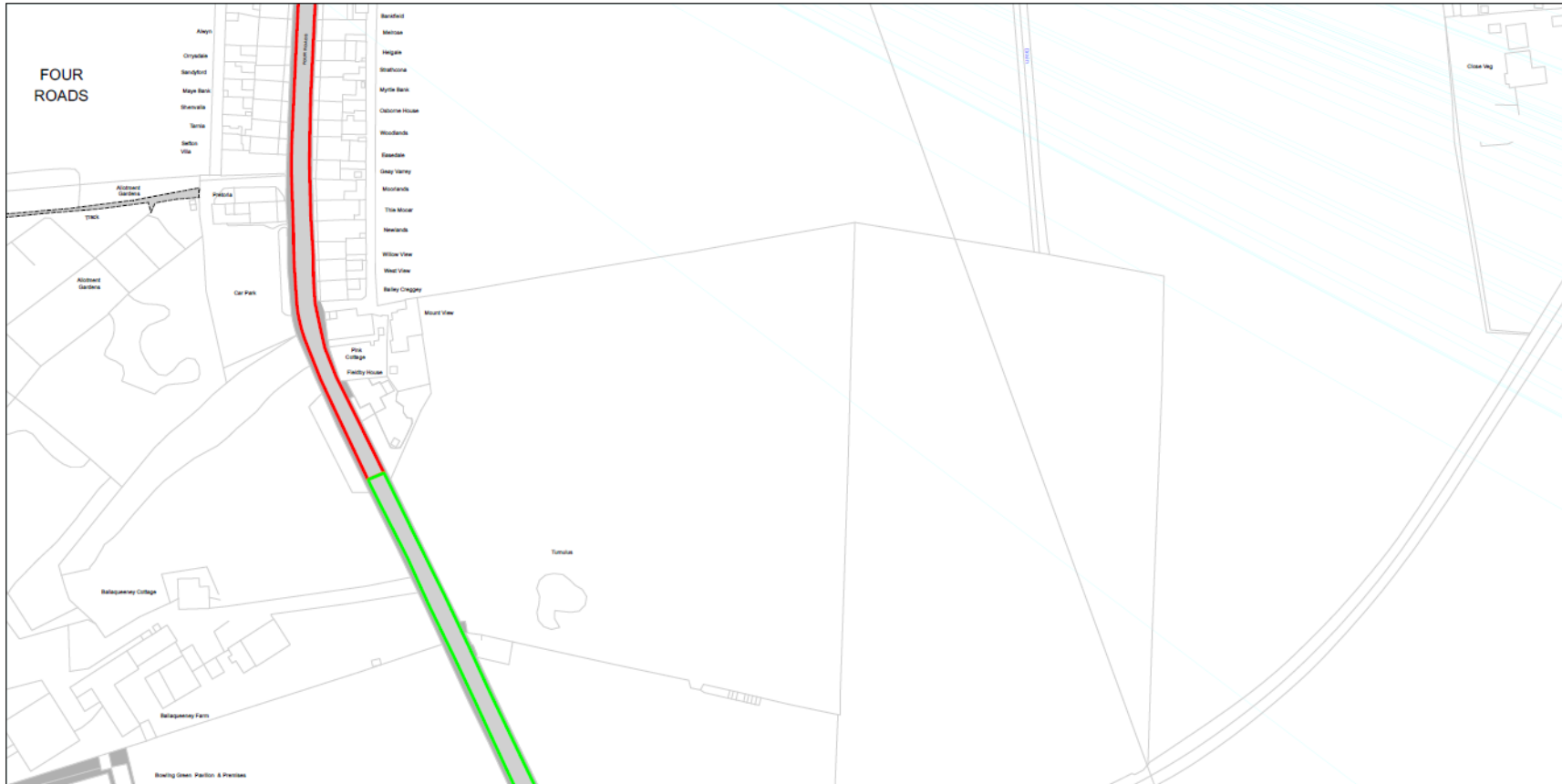
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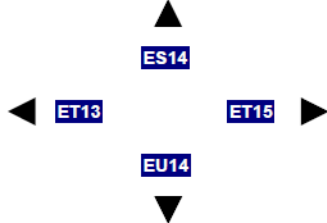
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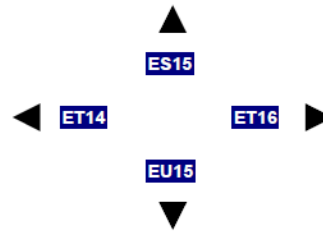
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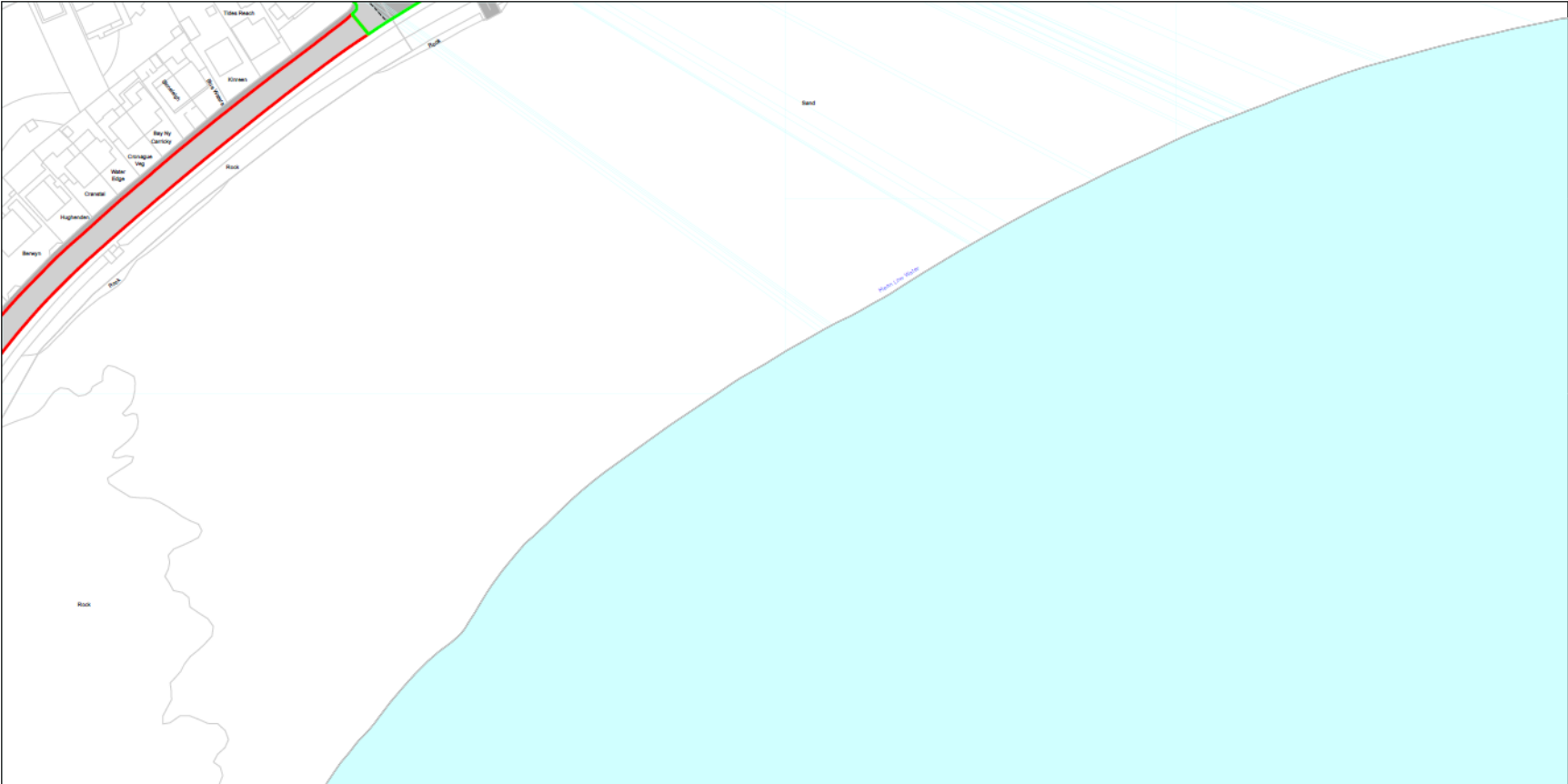
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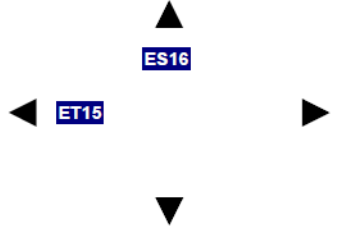
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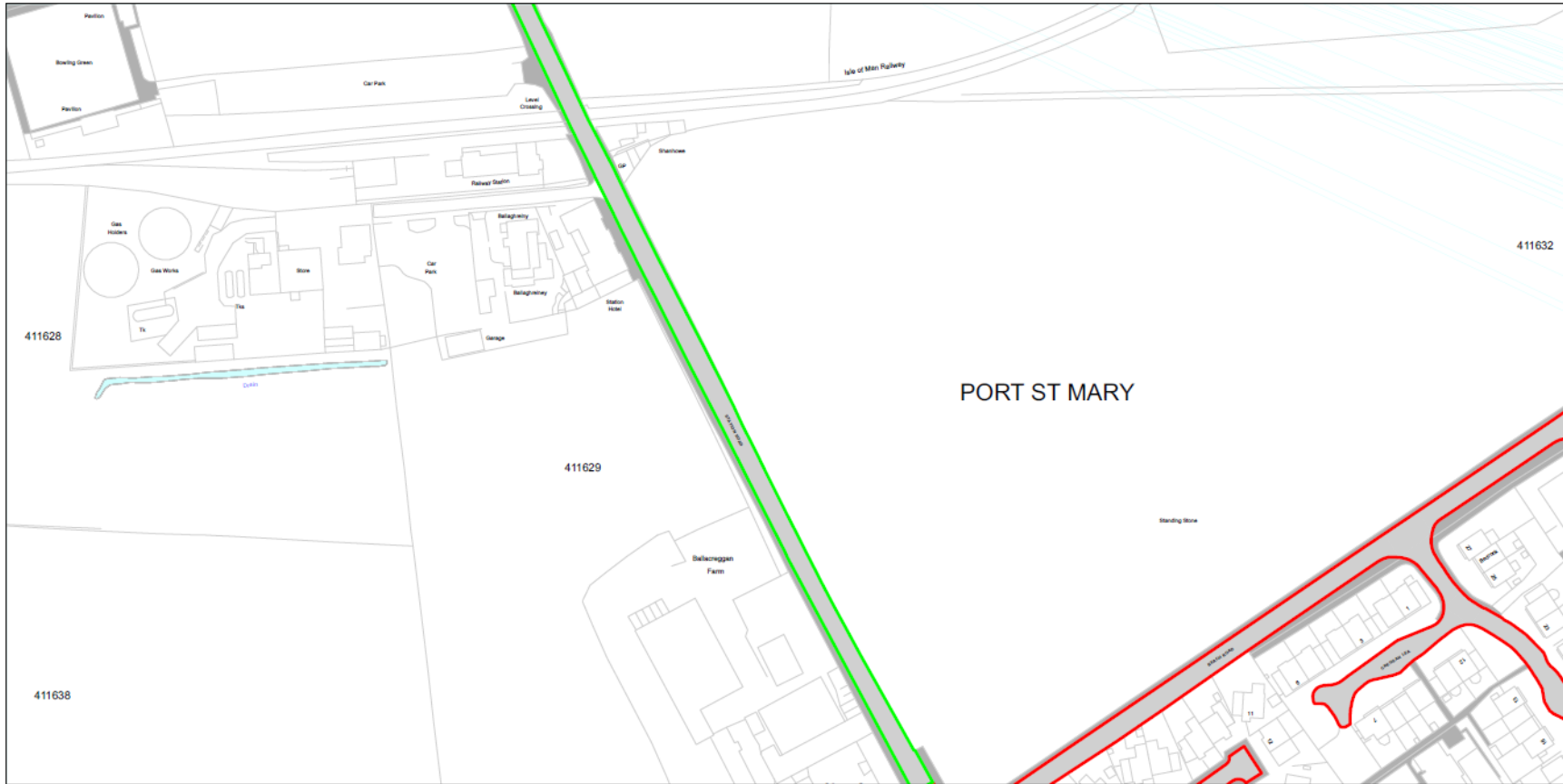
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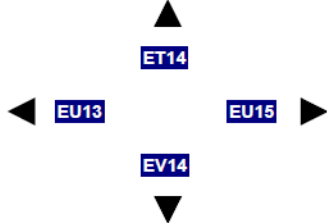
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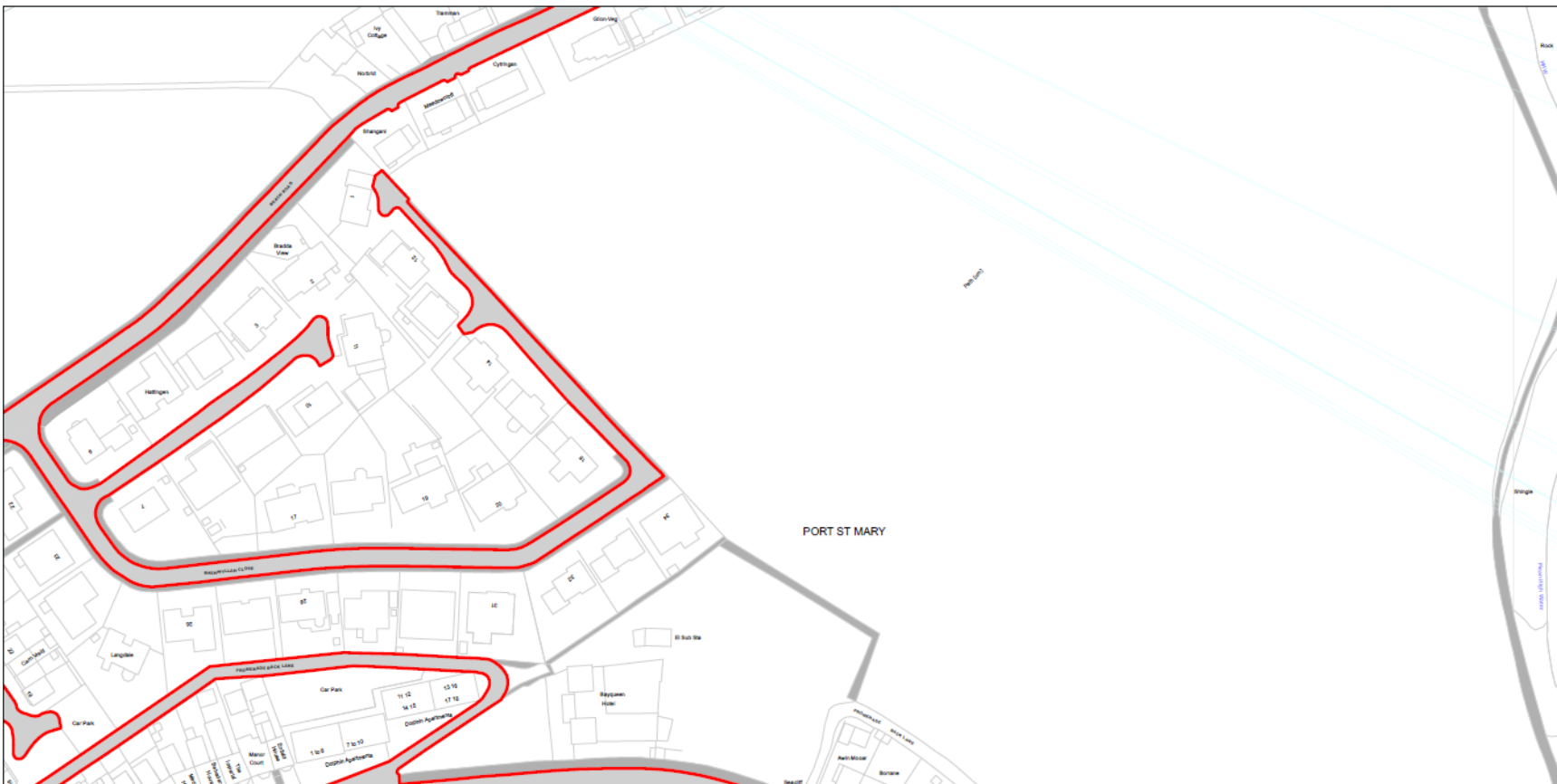




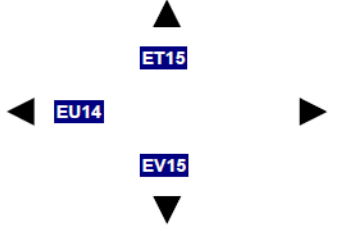
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<p><b>SCALE</b> -1 : 1250 at A3 size</p> 	<p><b>NOTE: SEE SPEED LIMITS MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED</b>                  Roads on this Map Tile may be subject to maximum speed limits not imposed by this Order.</p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.                  Isle of Man Government                  Licence No: 2024</small></p> 		<p>Status: PROPOSED</p> <p>Map Tile Reference: Tile Ref: EU14</p> <p>Sheet Revision Number: 2</p> <p>Sheet Active From: 16/12/2024</p>
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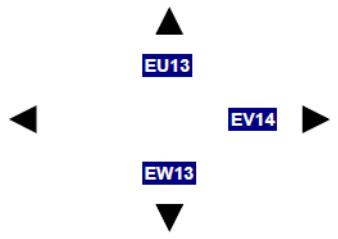




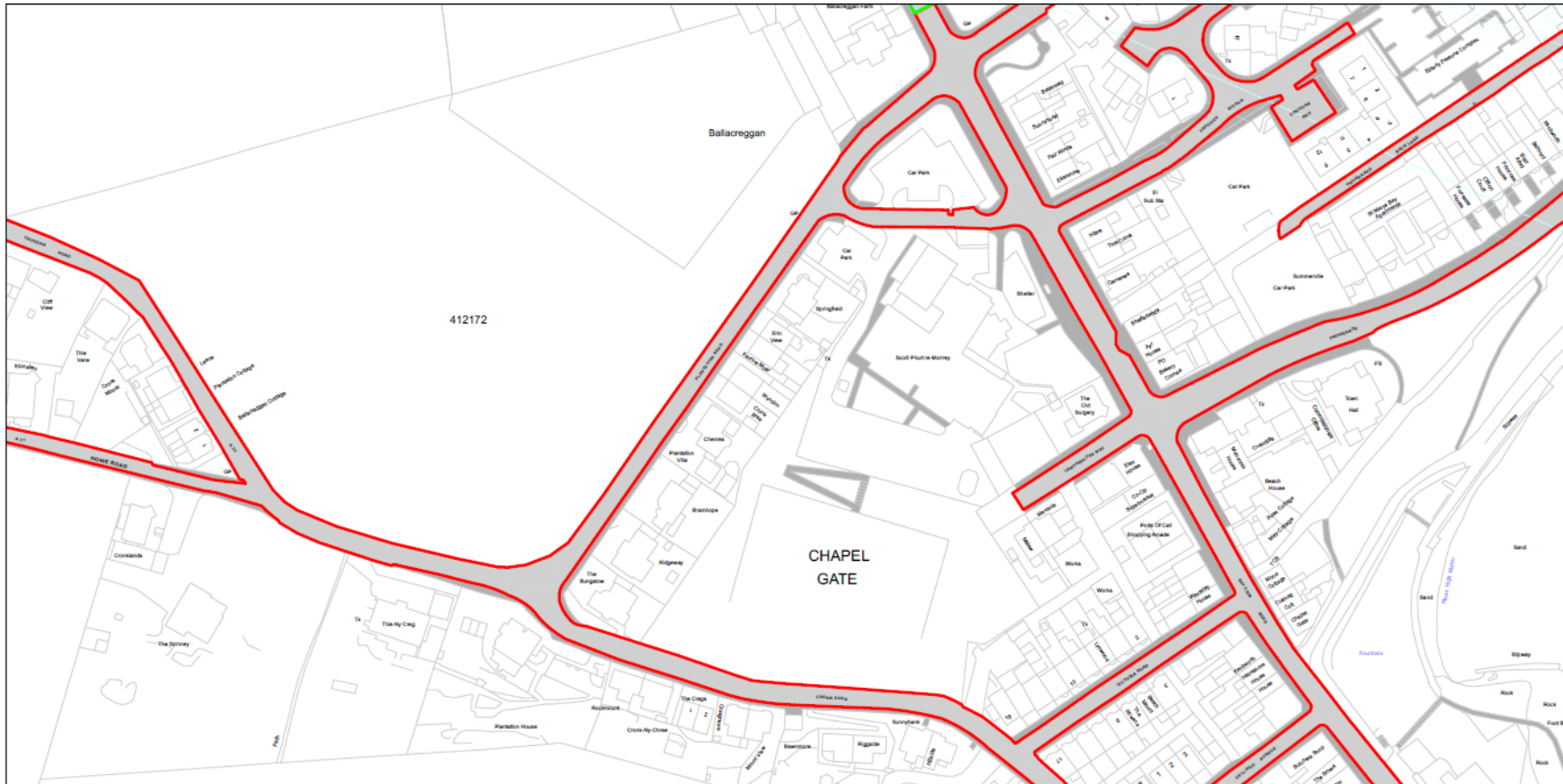
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<p><b>SCALE</b> -1 : 1250 at A3 size</p> 	<p><b>NOTE: SEE SPEED LIMITS MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED</b> Roads on this Map Tile may be subject to maximum speed limits not imposed by this Order.</p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Isle of Man Government Licence No: 2024</small></p> 		<p>Status: PROPOSED</p> <p>Map Tile Reference: Tile Ref: EV13</p> <p>Sheet Revision Number: 2</p> <p>Sheet Active From: 16/12/2024</p>
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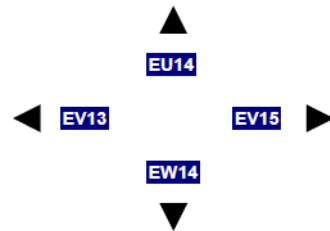




SCALE -1 : 1250 at A3 size

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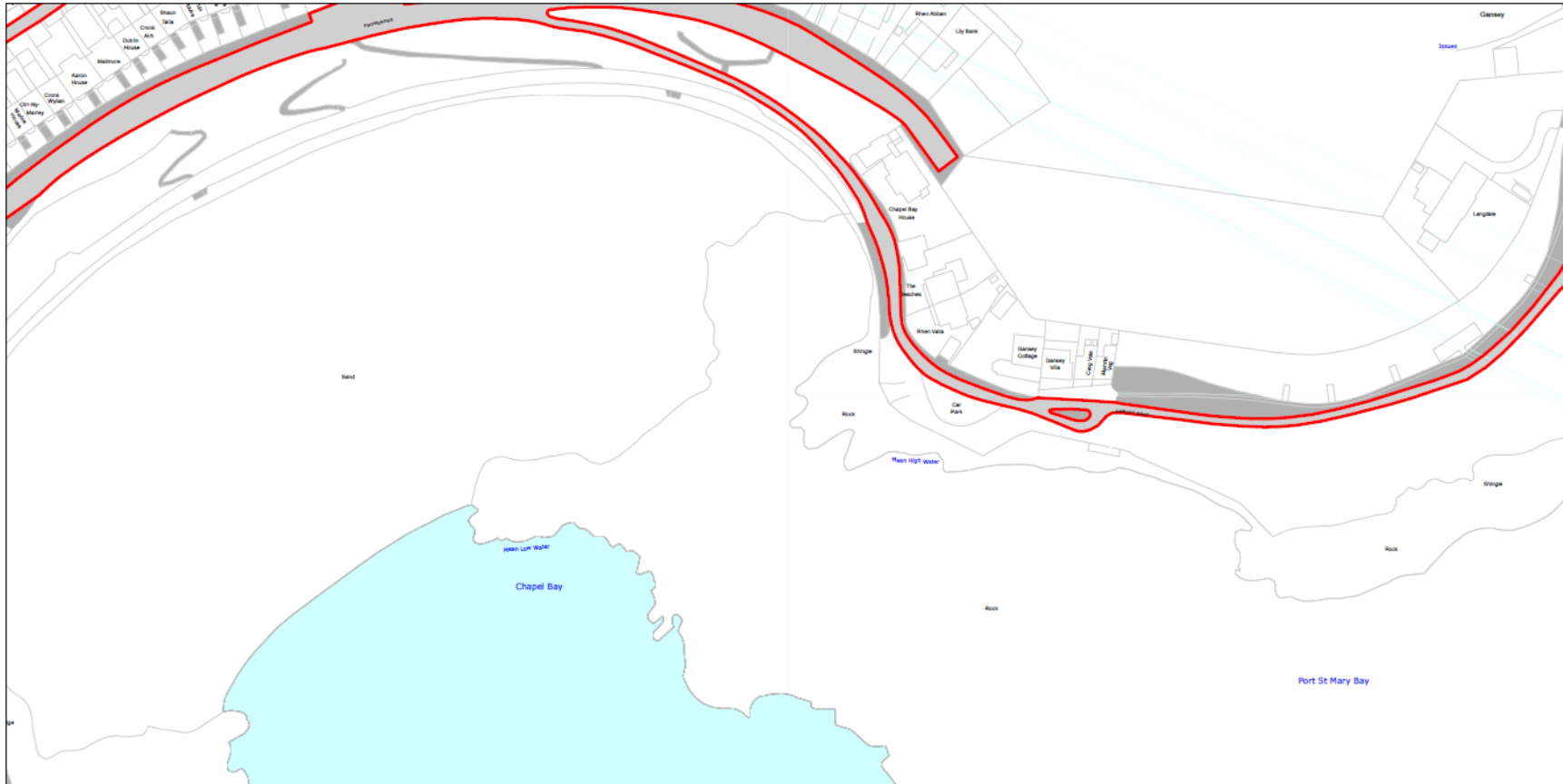




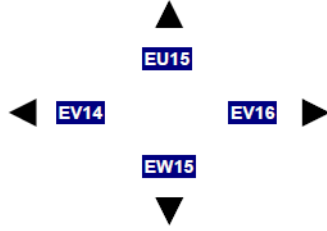
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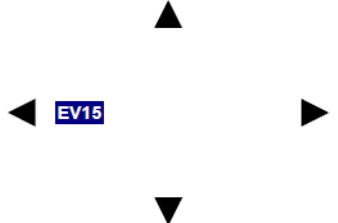
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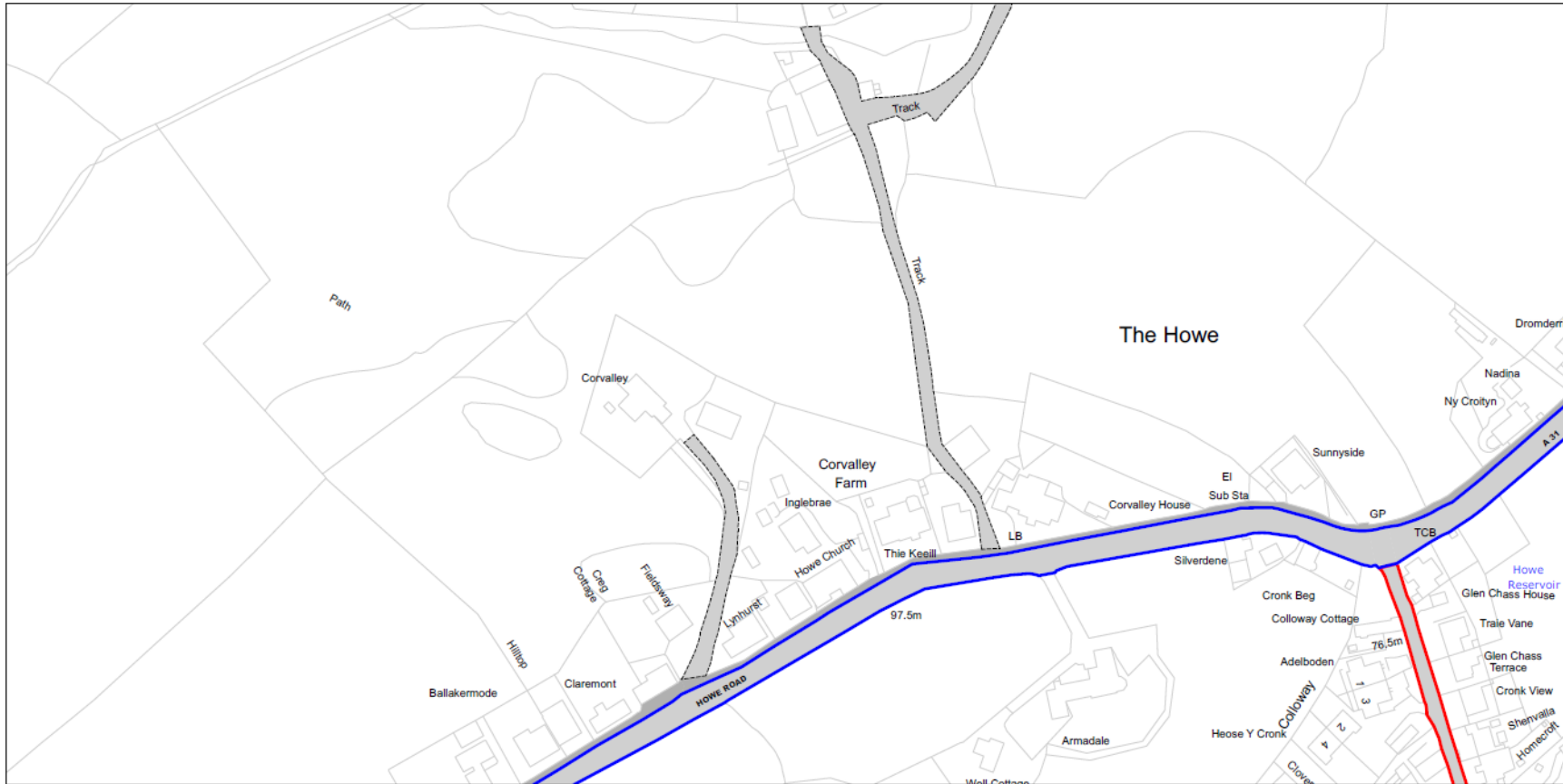




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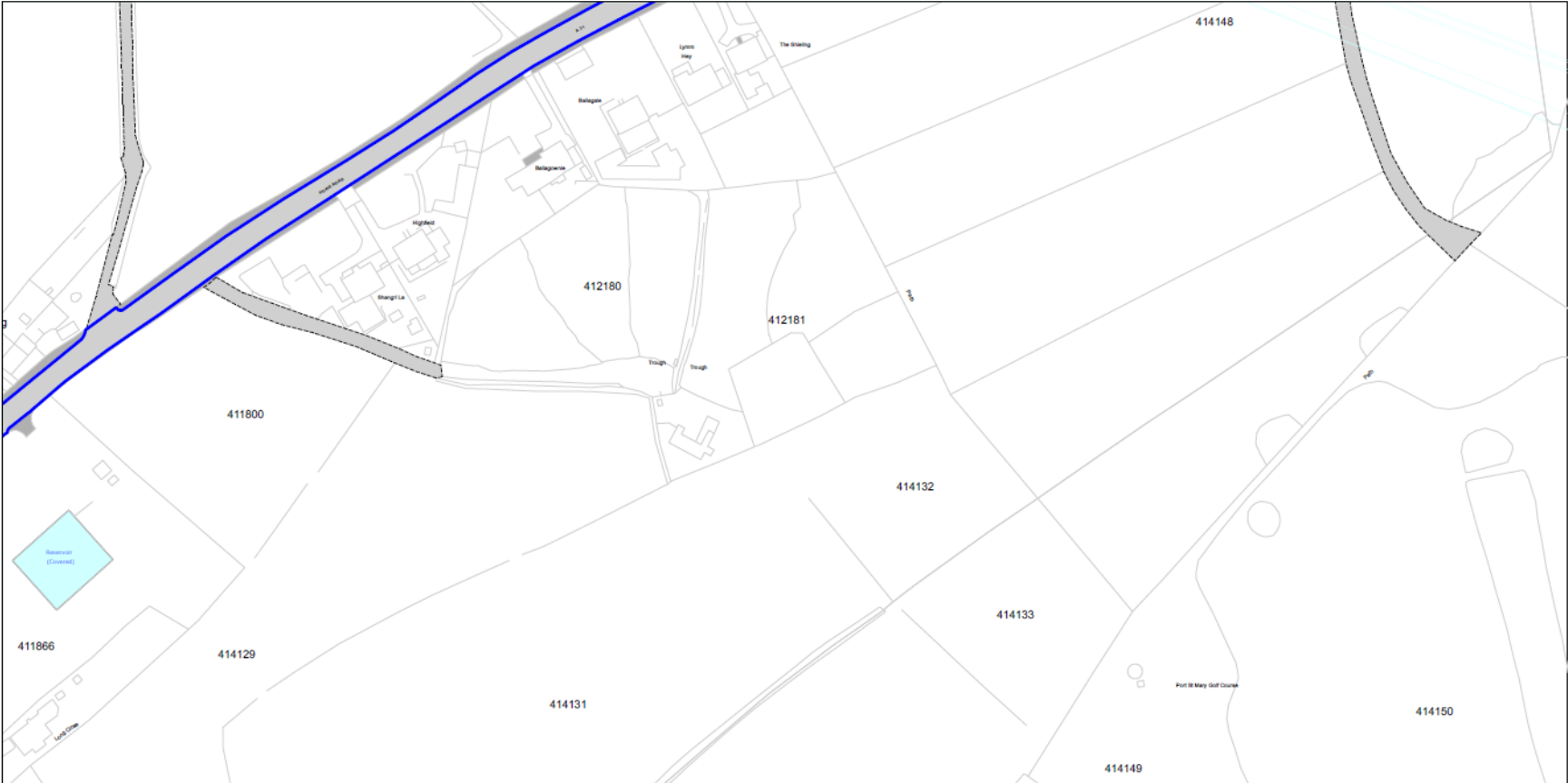


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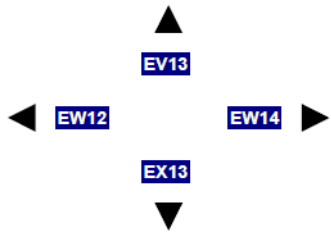




SCALE - 1 : 1250 at A3 size

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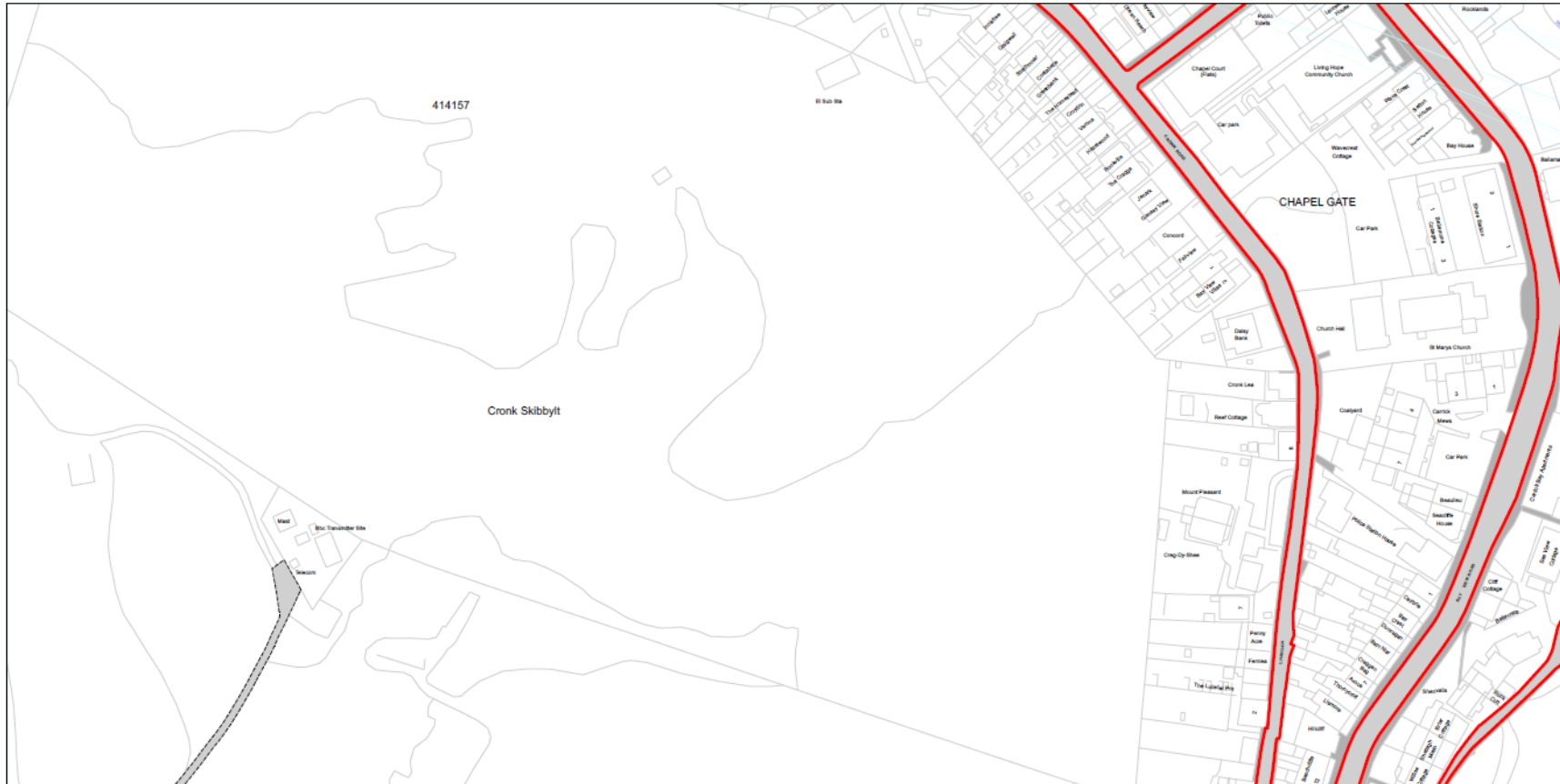


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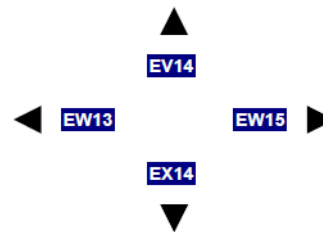
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SCALE -1 : 1250 at A3 size

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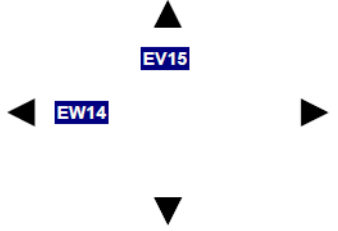
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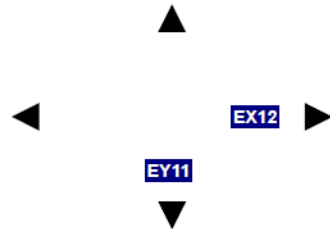


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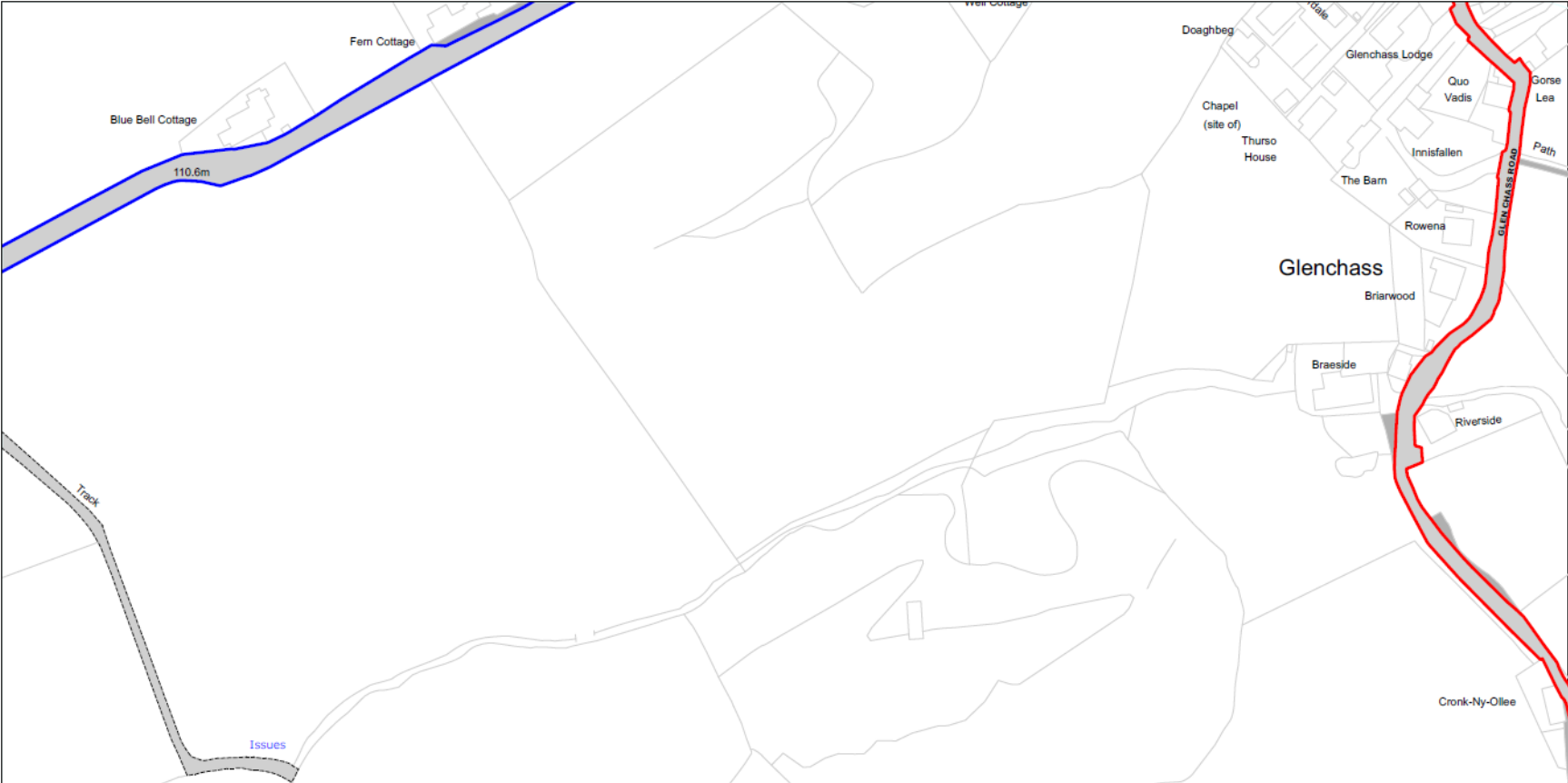
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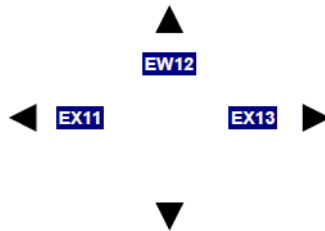




SCALE -1 : 1250 at A3 size

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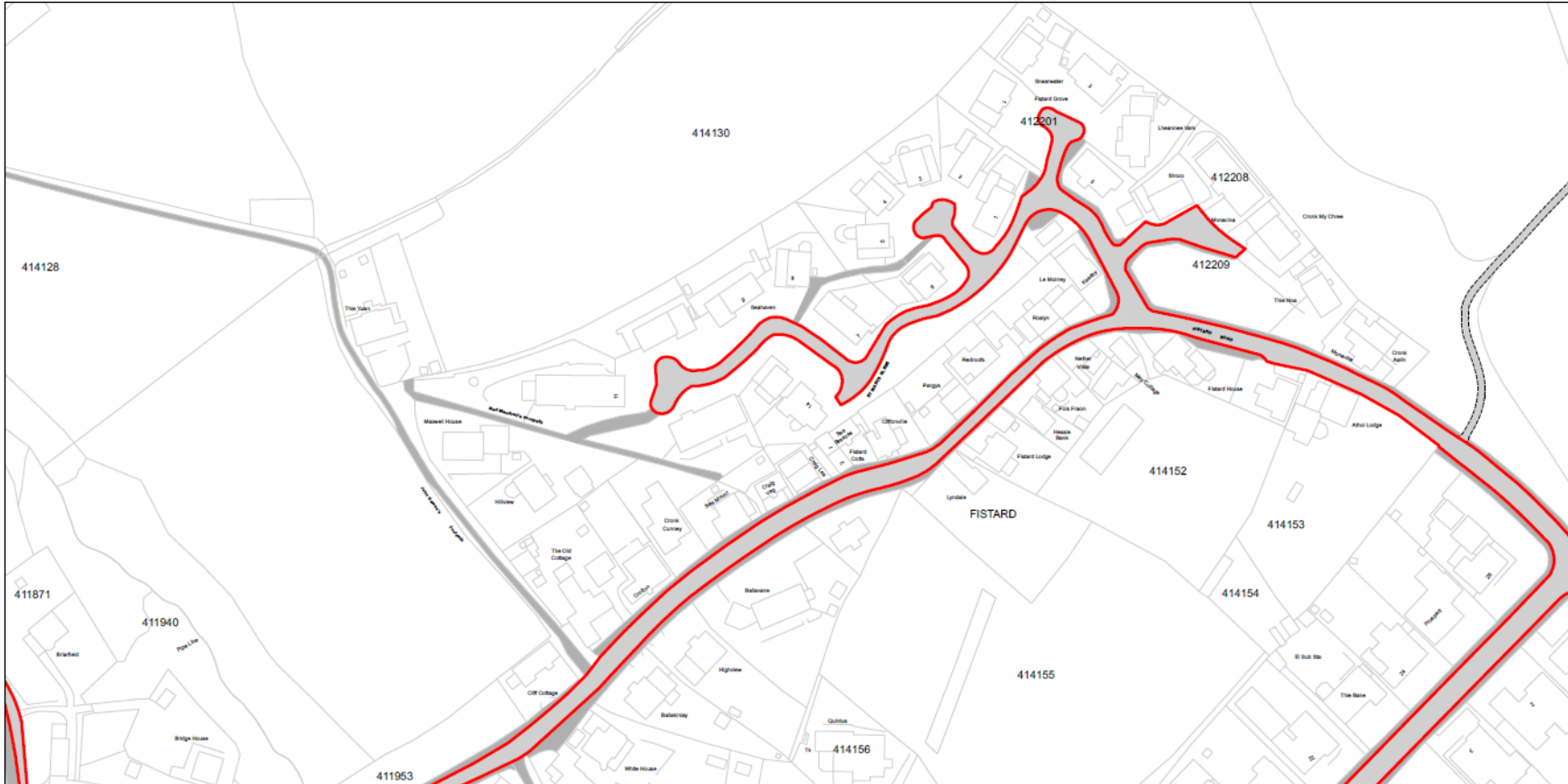


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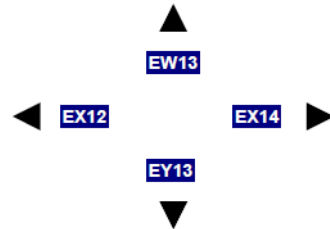
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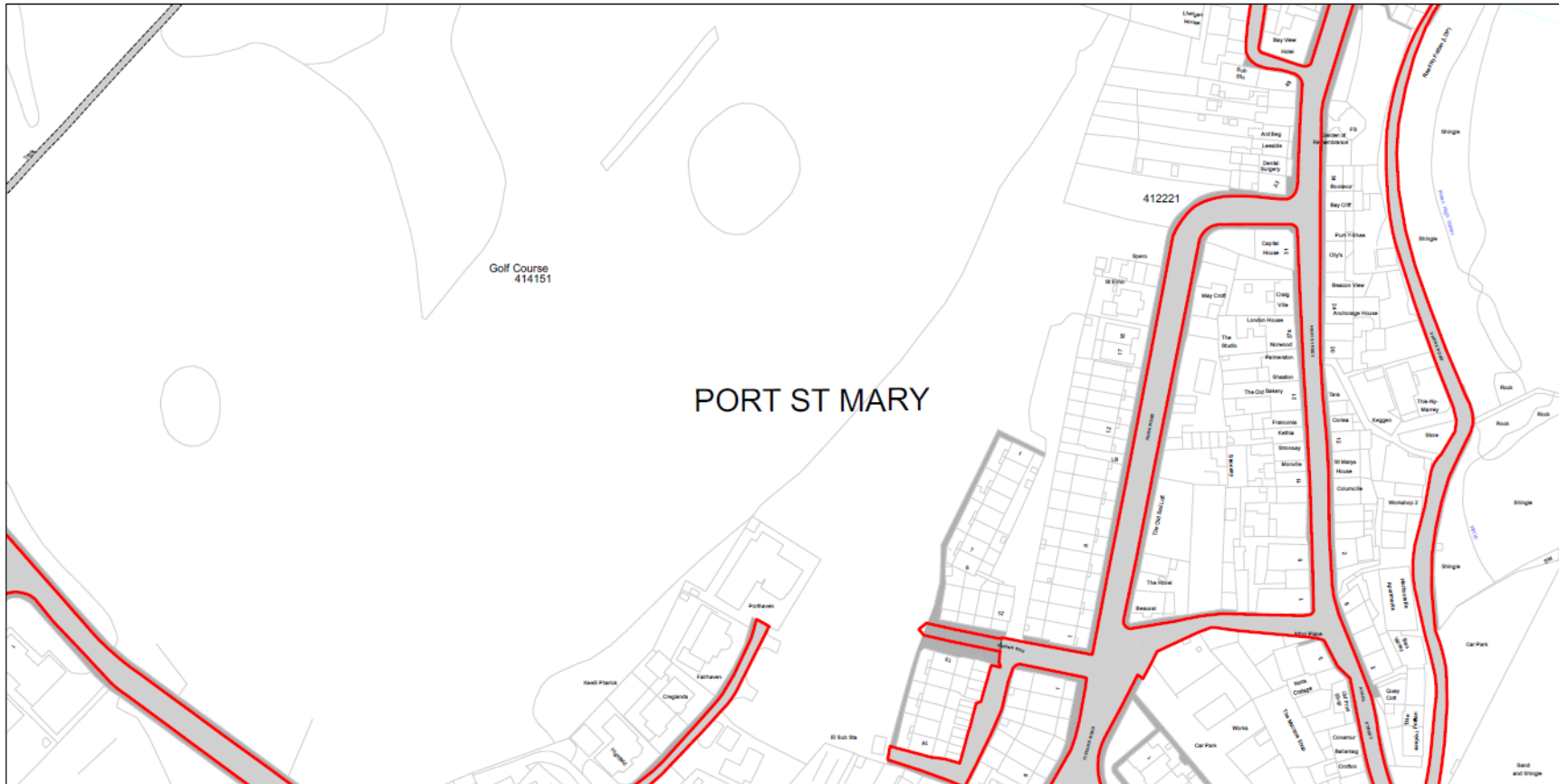
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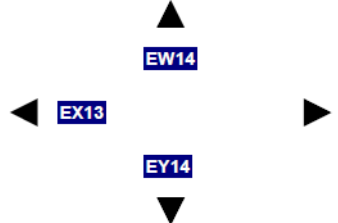
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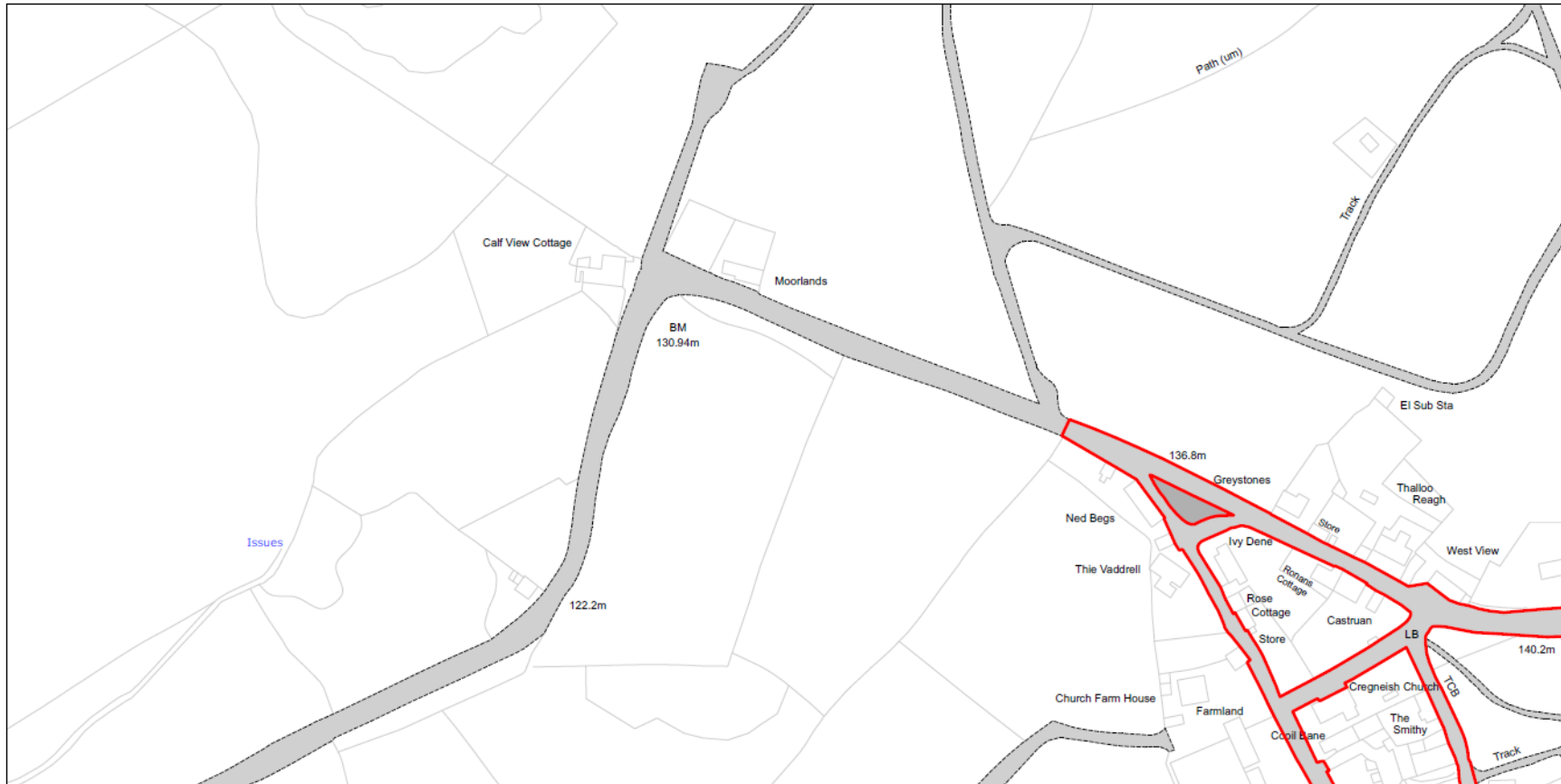
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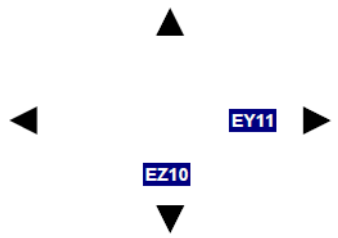
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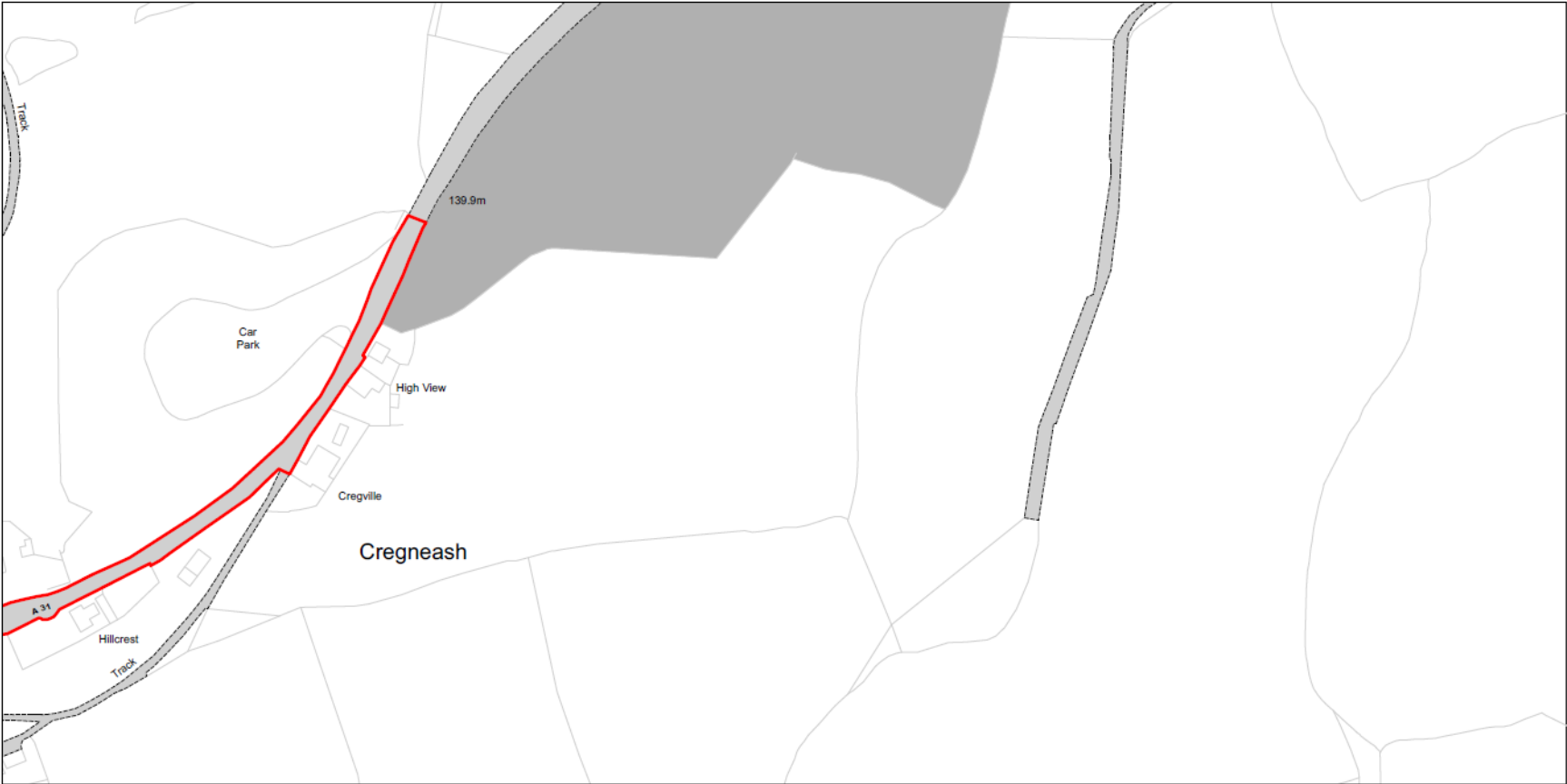
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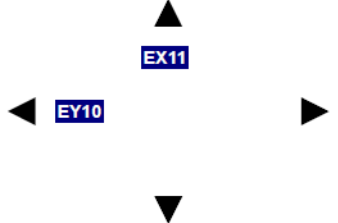
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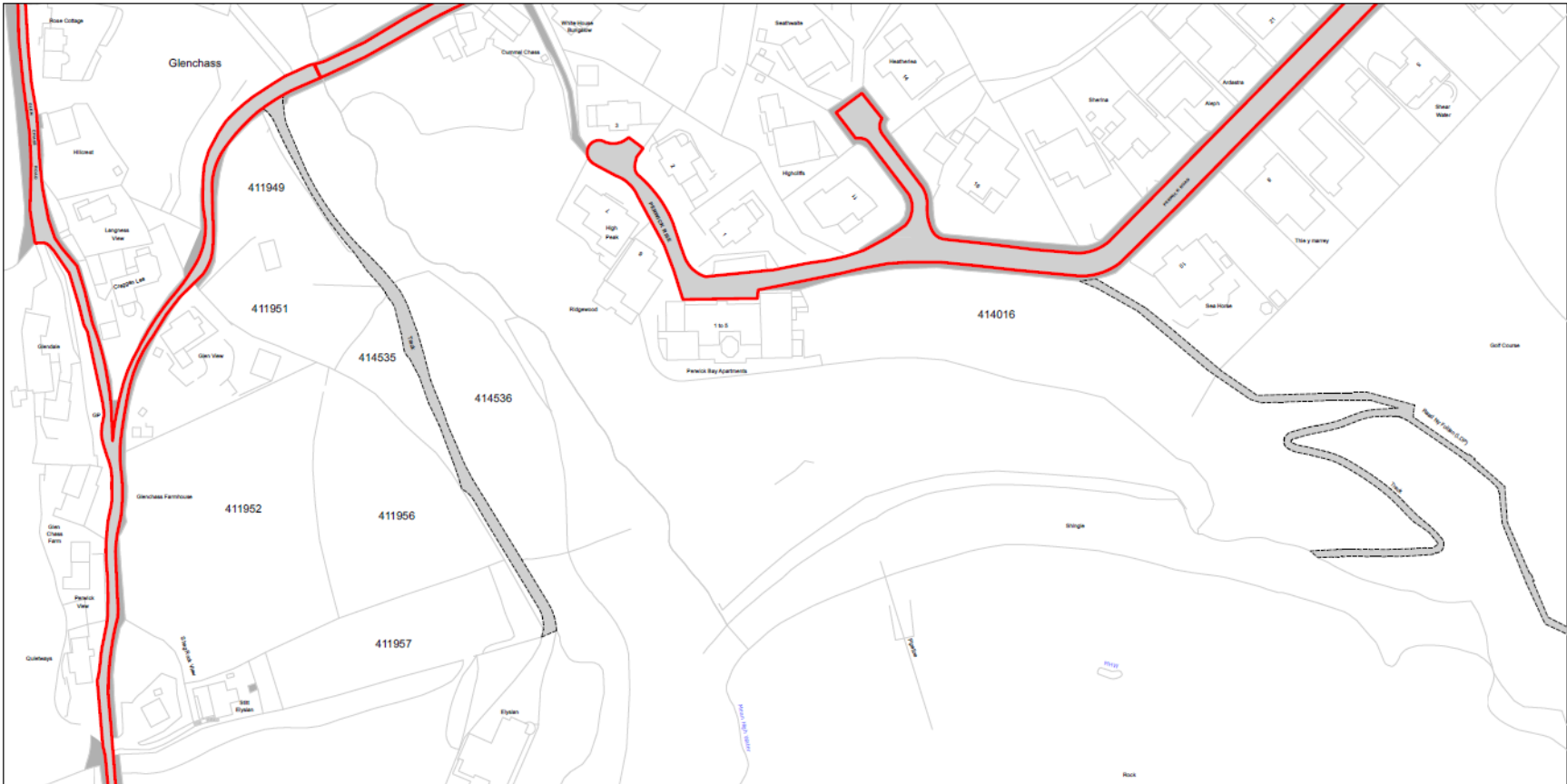




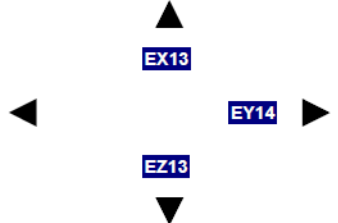
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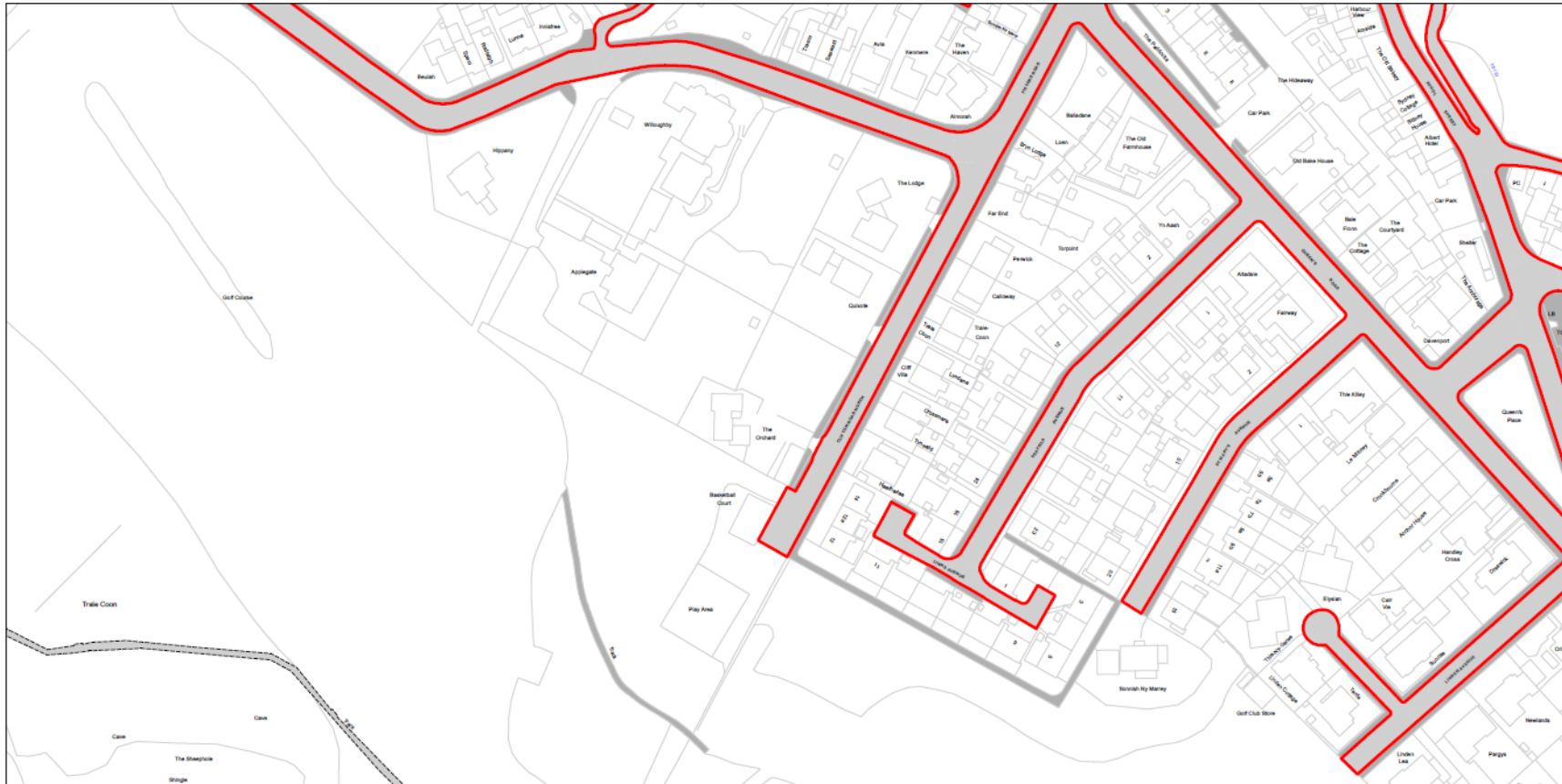




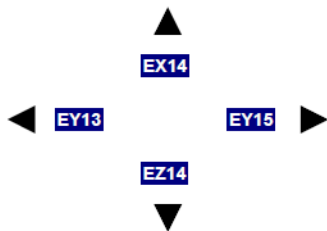
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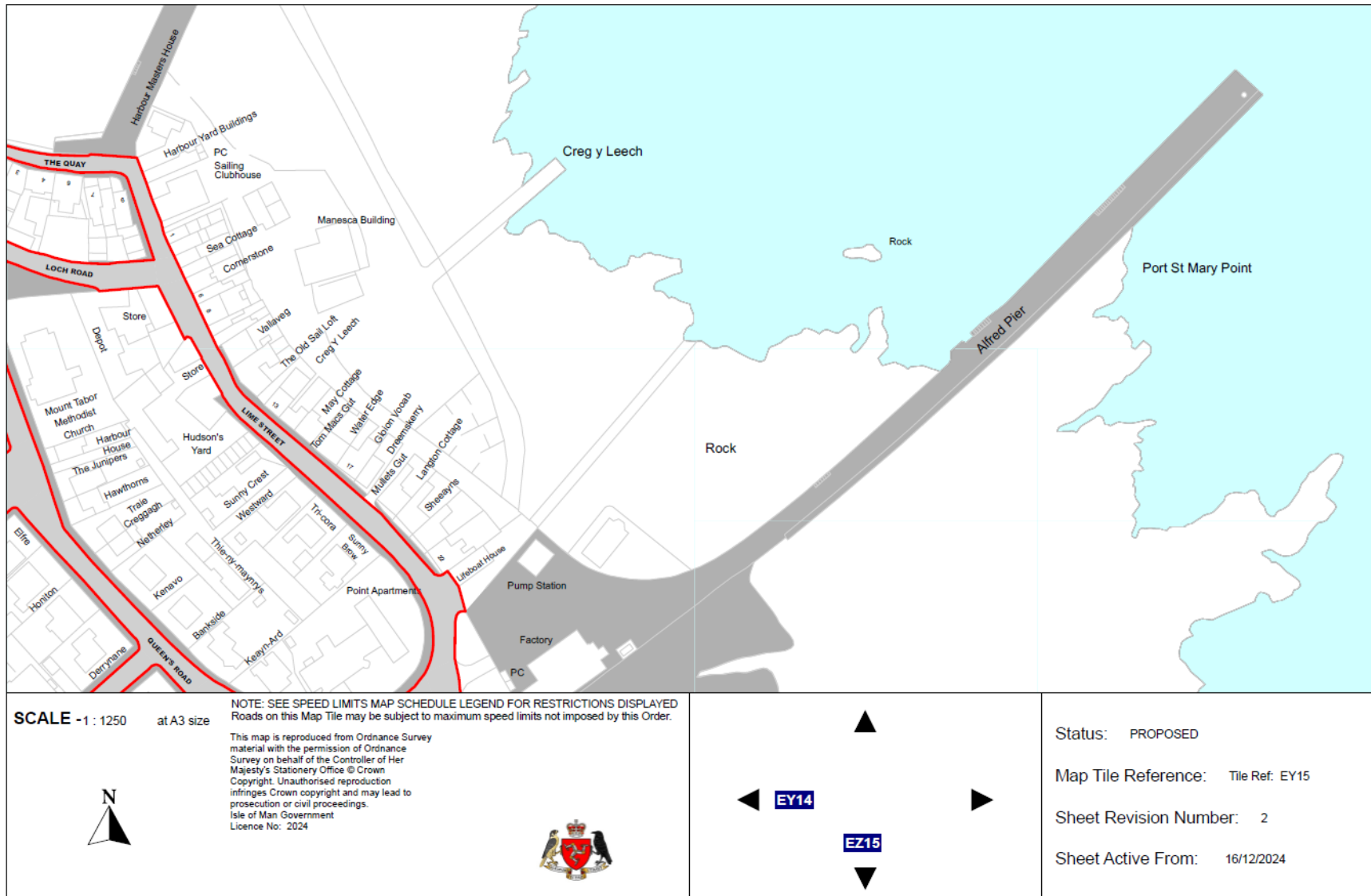
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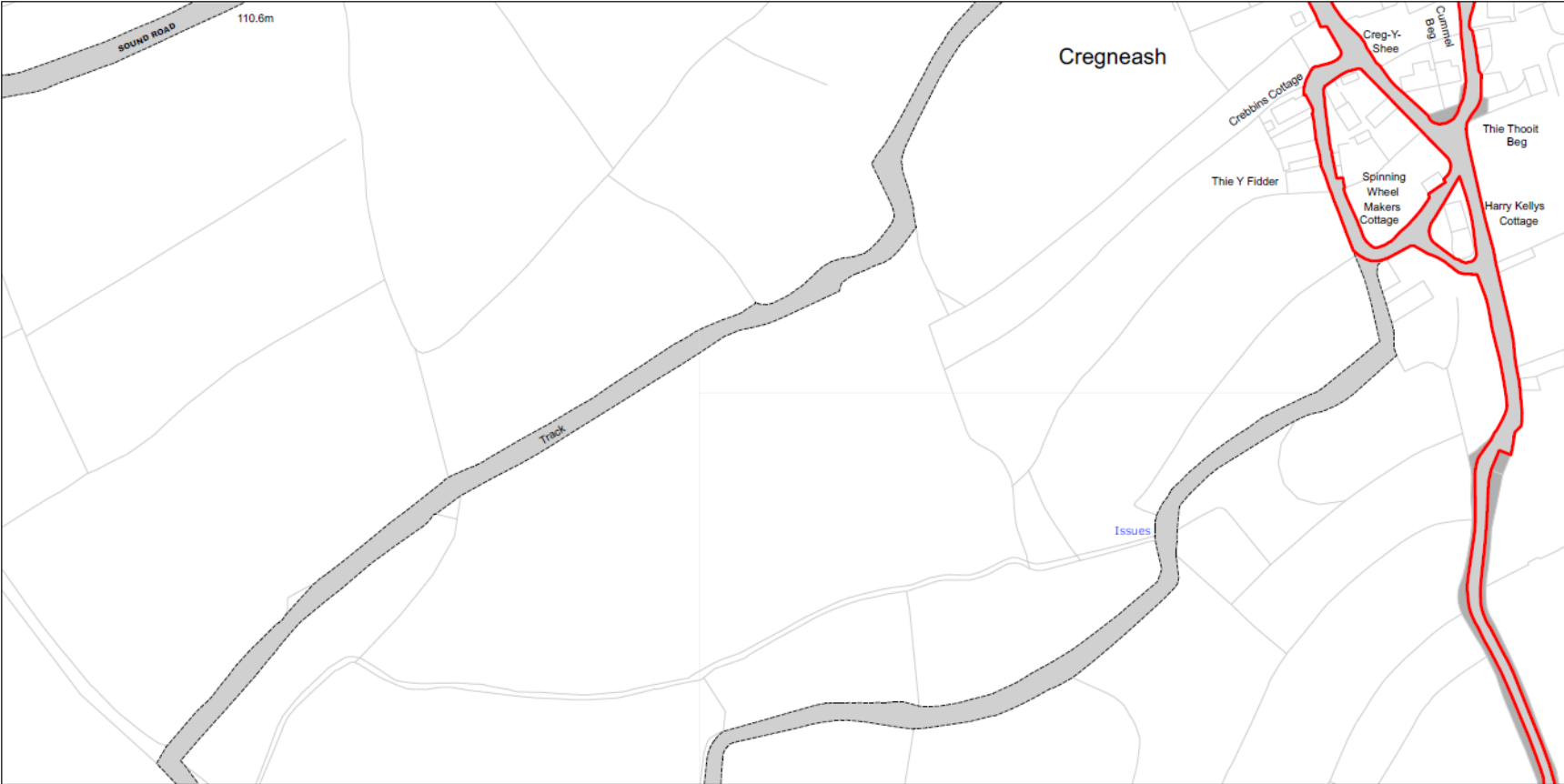




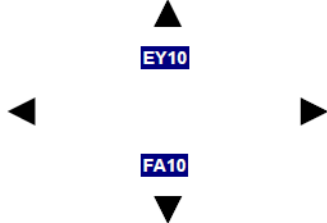


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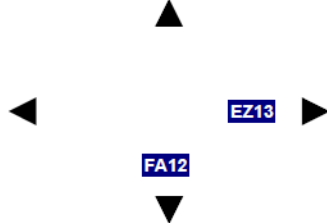








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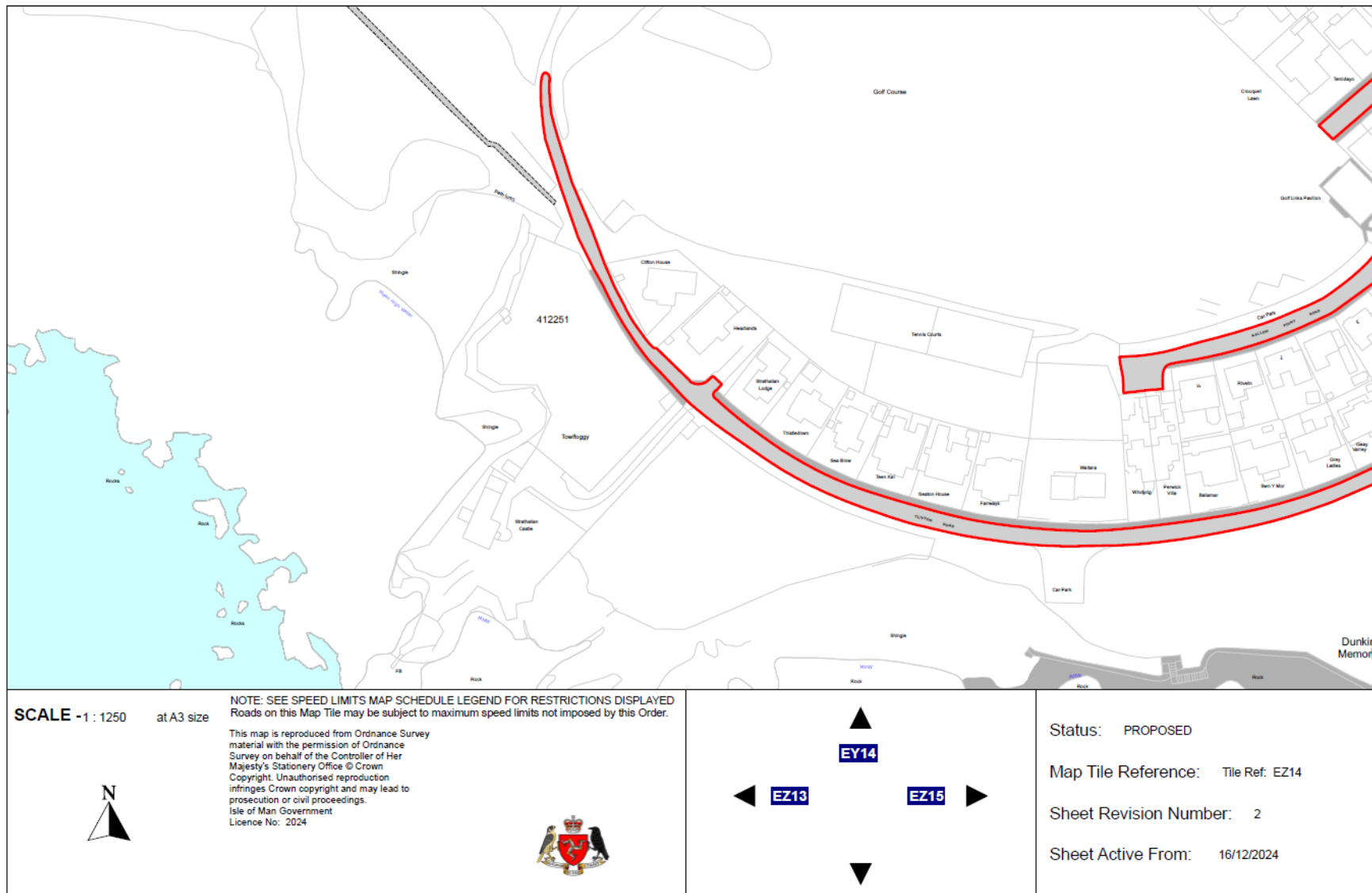


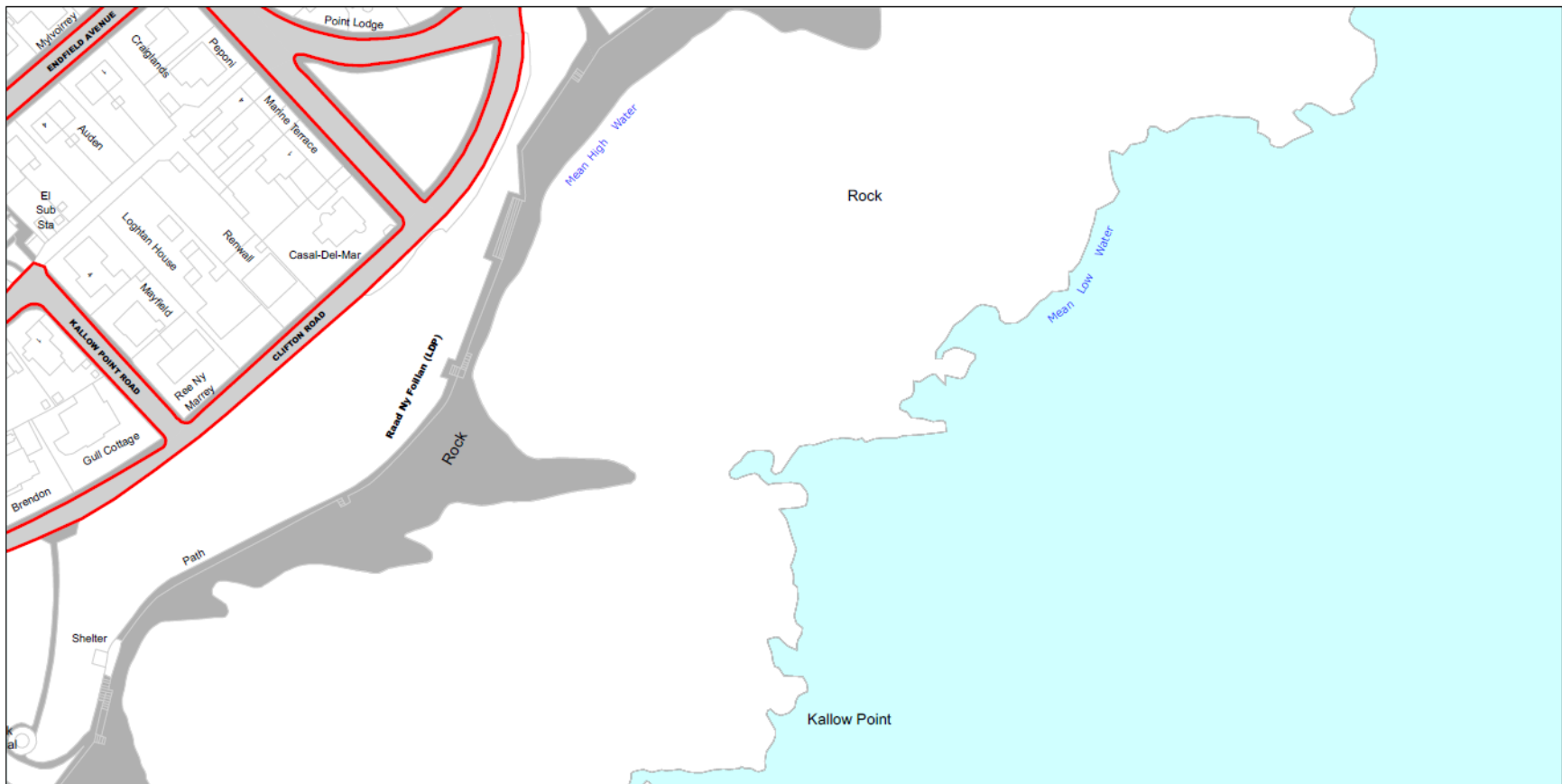
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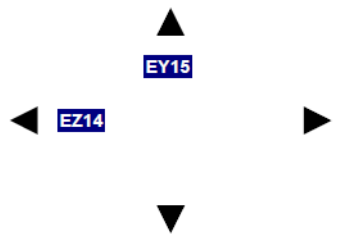




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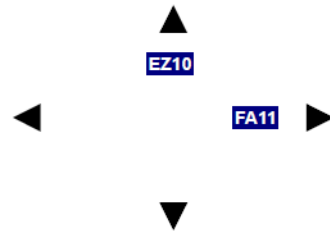
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SCALE -1 : 1250 at A3 size

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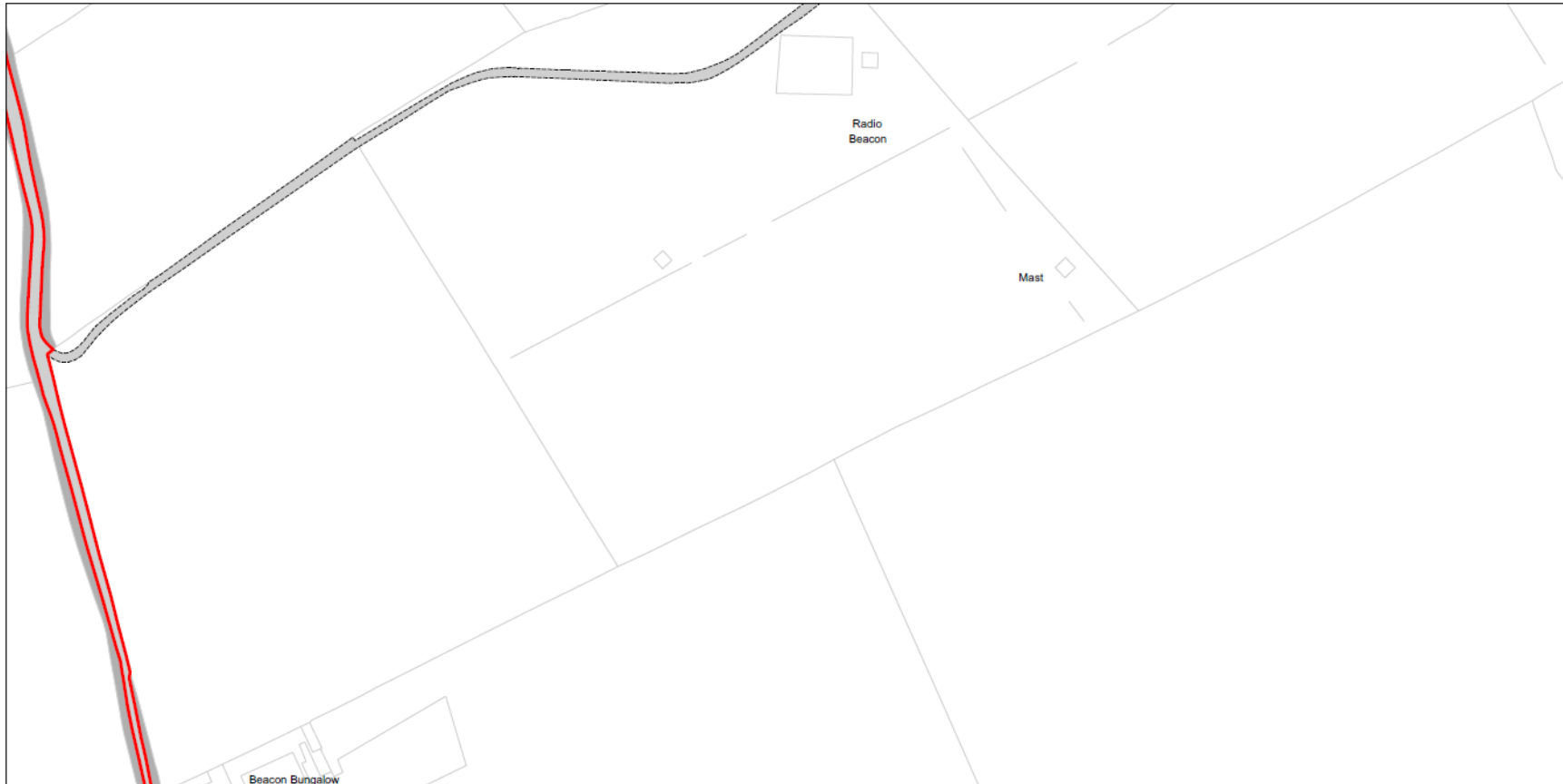
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Sheet Revision Number: 2

Sheet Active From: 16/12/2024

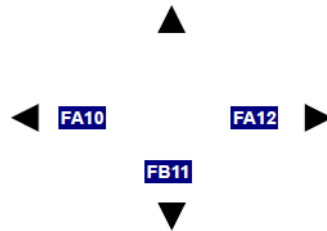




SCALE -1 : 1250 at A3 size

NOTE: SEE SPEED LIMITS MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED  
Roads on this Map Tile may be subject to maximum speed limits not imposed by this Order.

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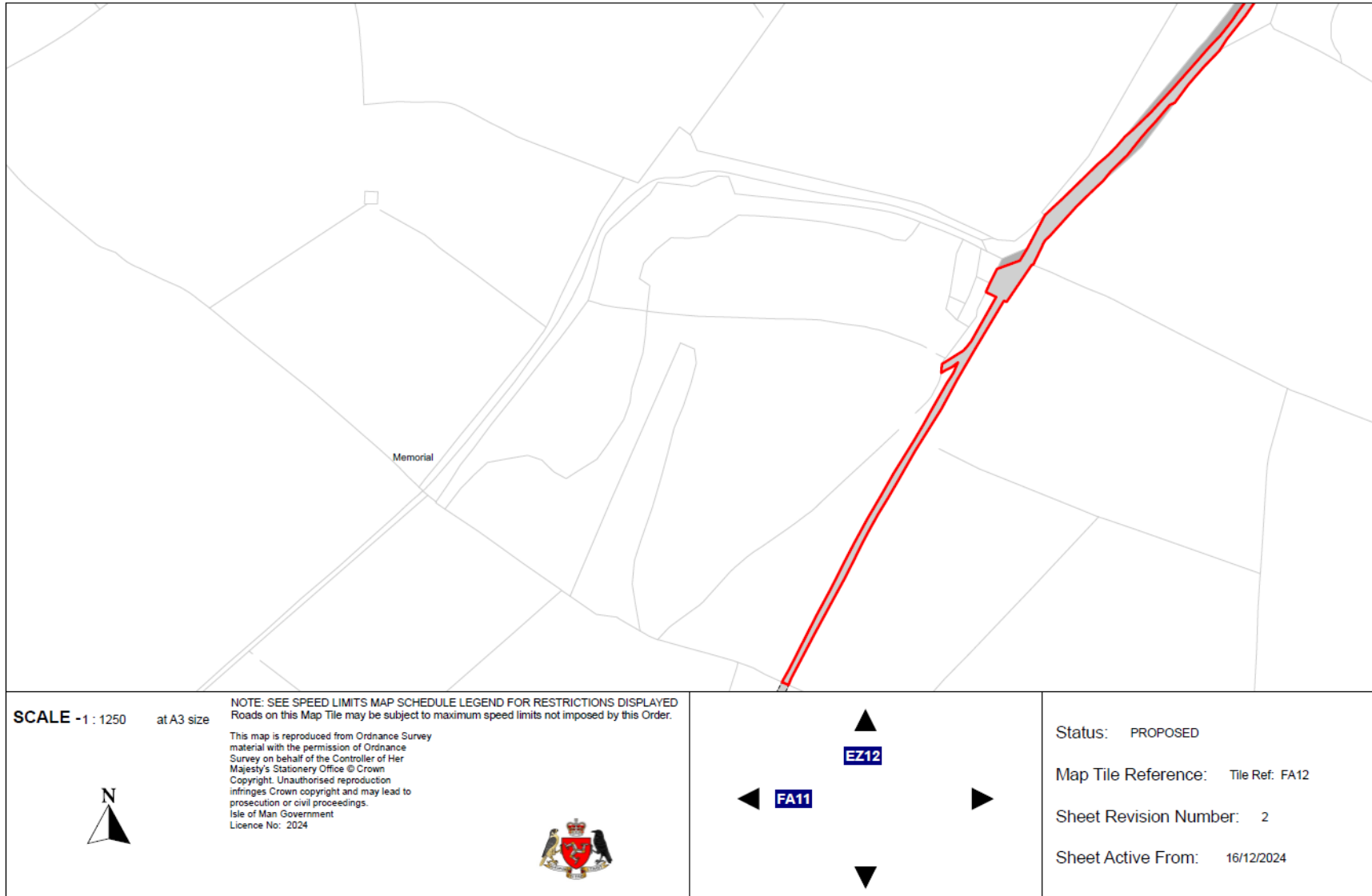
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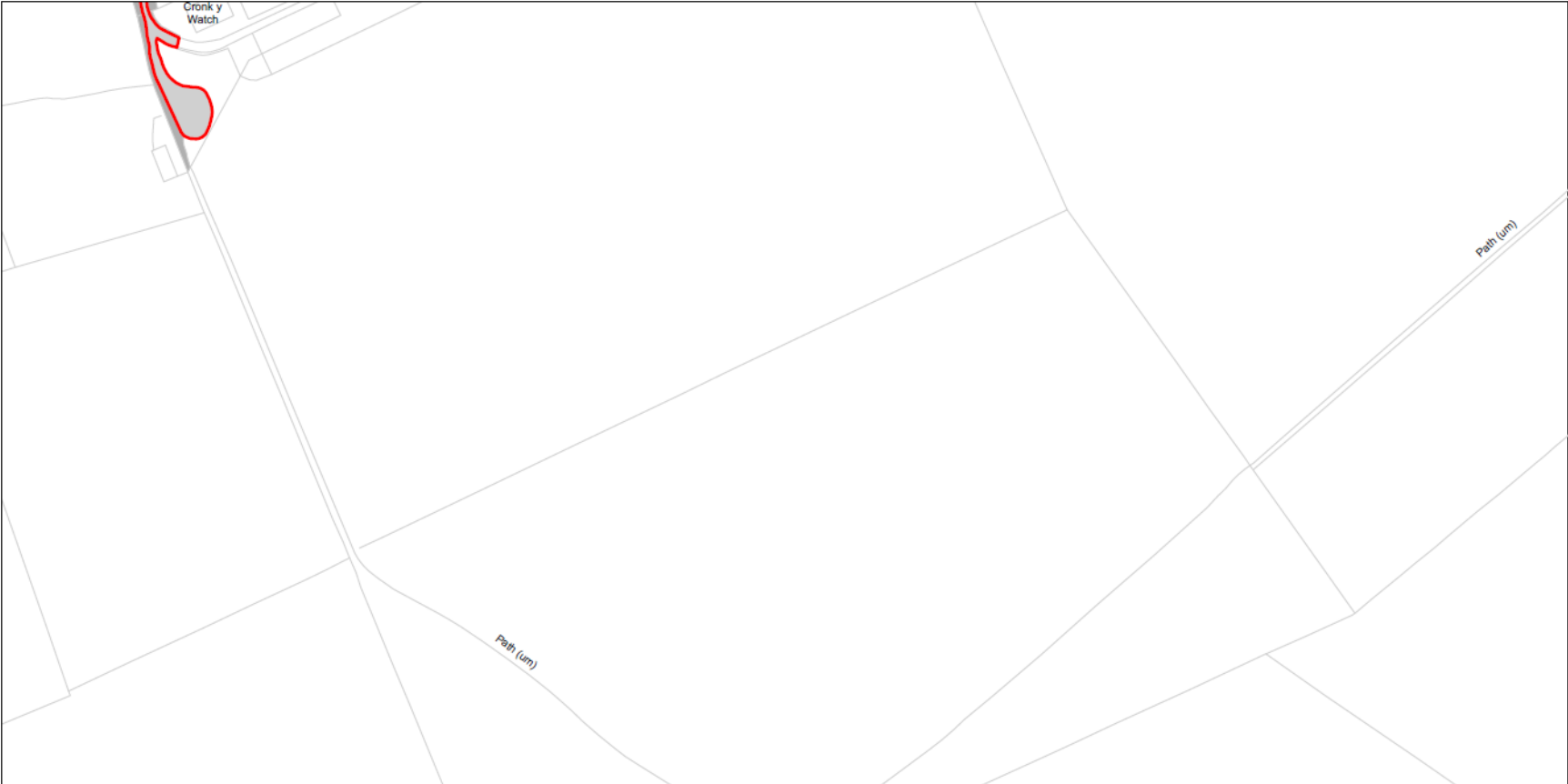
Map Tile Reference: Tile Ref: FA11

Sheet Revision Number: 2

Sheet Active From: 16/12/2024



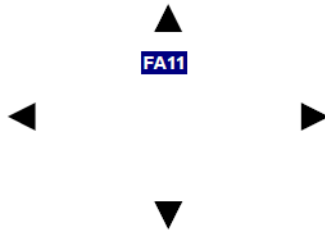




SCALE -1 : 1250 at A3 size

NOTE: SEE SPEED LIMITS MAP SCHEDULE LEGEND FOR RESTRICTIONS DISPLAYED  
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Status: PROPOSED

Map Tile Reference: Tile Ref: FB11

Sheet Revision Number: 2

Sheet Active From: 16/12/2024

*EXPLANATORY NOTE*

*(This note is not part of the Order)*

This Order provides for speed limits on roads in and around the village district of Port St Mary. It amends the speed limit to 20 miles per hour on various roads primarily to improve road safety within residential areas.

The Map Schedule clarifies the limit of speed that applies to a road, or part of a road.

Item 12.1

## Malew Parish Commissioners

The Chairman, Dr. Curphey Taggart and Members of the Board  
extend a cordial invitation to the

# *Annual Civic Service*

to be held at

**Abbey Church, Ballasalla**

on

**Sunday 2nd March 2025 at 3.00pm**

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

*R.S.V.P.*

by Monday 3rd February 2025 to Barry Powell, Clerk, Malew Parish Commissioners,  
Main Road, Ballasalla, Isle of Man, IM9 2RQ

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

RECEIVED

14 JAN 2025

**PORT ST MARY COMMISSIONERS  
ORDINARY BOARD MEETING**

**29<sup>TH</sup> JANUARY 2025**

**AGENDA – PRIVATE SESSION**

<b>Item Number</b>	<b>Item</b>	<b>Action Required</b>
<b>1.</b>	<b>MINUTES</b>	
	<b>Four Members who were present are required to approve Minutes</b>	
1.1	Minutes of the Private Meeting held on the 18 <sup>th</sup> December 2024	For Board approval
<b>2.</b>	<b>MATTERS ARISING</b>	
2.1	Matters arising from previous meetings	Clerk to provide necessary updates
<b>3.</b>	<b>FINANCE</b>	
3.1	2025/26 rates budget update	For Board discussion
<b>4.</b>	<b>HOUSING - None</b>	
<b>5.</b>	<b>PROJECTS</b>	
5.1	Draft Street Trader Bye-Laws	For Board discussion
<b>6.</b>	<b>POLICY &amp; RESOURCES</b>	
6.1	Redacted Private Minutes for release	For Board approval
6.2	Draft letter to Planning regarding the Draft Conservation Area	For Board discussion
<b>7.</b>	<b>STAFFING</b>	
7.1	Staffing update	For Board discussion
<b>8.</b>	<b>REPRESENTATIVE CONFIDENTIAL REPORTS</b>	

8.1	Southern Civic Amenity Site Board	NME to provide update
8.2	Southern Sheltered Housing Joint Board	BW to provide update
8.3	Southern Swimming Pool Board	LVW to provide update
8.4	IoM Municipal Association	JT & DS to provide update
8.5	Southern Authorities Health Care Committee	CO'M to provide update
<b>9.</b>	<b>PRIVATE CORRESPONDENCE - None</b>	
<b>10.</b>	<b>ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)</b>	

Note: Local Government Act 1985, section 65; Disclosure of Information 'Any member or former member of a local authority who, without the consent of the authority, divulges any information communicated to him in confidence as such member shall be guilty of an offence and liable on summary conviction to a fine not exceeding £1000.'