

**MINUTES OF BRADDAN PARISH COMMISSIONERS**

held at the Commissioners' Office, Close Corran, Union Mills, Braddan  
at 12pm on Tuesday 20 October 2020.

**In Attendance**

Mr A C R Jessopp Chairman  
Miss C Corkill Vice Chairman  
Mr D Dentith  
Mr N Mellon  
Mr J Quaye  
Mr J C Whiteway Clerk  
Miss M J Radcliffe Deputy Clerk and Finance Officer

**20/675 Apologies for absence**

There were no apologies for absence.

**20/676 Declaration of Interest**

There were no Declarations of Interest.

**20/677 Issue of Summons / Agenda**

It was noted that all members had received the Summons/Agenda at least three clear days before the date of the meeting.

**Section 1****20/678 Area Plan for the East**

Careful consideration was given to the Plan document that was to be considered at the October sitting of Tynwald.

It was still the feeling that the document had placed insufficient importance on developing brownfield sites in Douglas before developing greenfield sites in Braddan.

The Chairman stated that there were number of inconsistencies in its preparation and questioned whether it had been produced within the set timescales.

The Commissioners discussed whether they had legal grounds to challenge the plan, and questioned the parts of the plan that were detrimental to the Parish. They also questioned the plans that inferred that parts of Braddan had effectively become part of Douglas.

It was **unanimously resolved** to await the decision of Tynwald before any further action was considered.

**20/679 Strang Corner Field**

The Board noted the draft Business Case prepared by the Clerk that was to be submitted to the Department to accompany the Petition to seek approval for a loan to proceed with the project.

Consideration was given the financial spreadsheet that explained how the loan amount had been determined. The Clerk advised that the calculations had been based on the full £6.7m build cost and the potential sale of the Commissioners Office and the items identified in the value engineering (ve) exercise with the architect in August 2020 had not been taken into consideration.

As some of "ve" proposals had included matters that the Commissioners had felt they would revisit if money allowed in the future, it was agreed it was now possible to include the exercise track, sensory garden, pull out spectator seating and landscaping work.

Even with the re-instatement of these items, it still produced a £185,500 saving on the construction cost.

The Commissioners further considered the consequence on the rates of the project and it was noted that the forecast was for a 32p rate increase which was only £1 per week for the average householder in Braddan.

A discussion was held on increasing the rates for businesses and not domestic ratepayers, and the Clerk was asked to investigate the possibility of creating "special rate districts" where the rates on businesses could be increased.

Discussions moved on to examine ways in which the project could be funded without increasing the rates and what savings could be made from existing budgets.

The Finance Officer produced a document that identified projects from 2020/21 that weren't core essentials to the Authority's work, and it was felt that a saving could be made by not undertaking these types of projects in the future to keep the spend low.

Contracts for gardening services, litter bin emptying and general work were possibilities for work that could be a saving if undertaken by a direct labour force, and it was agreed that this was an exercise that could take place if the scheme went forward.

The final matter was that of professional fees, and the calculations had provided for fees to be paid out of general reserves. Previous estimates had been shown in the region of £600k but there had been a warning from the Quantity Surveyor that they could increase by a further £200k.

The Clerk advised that he was investigating the matter with the Department of Infrastructure and the Board had to consider if this was correct, part of the fees would have to be included in the loan application as it was drastically reduce their reserves.

It was **unanimously resolved** to defer the decision on the amount of money they would be loaned until the matter had been clarified.

#### 20/680 **Mullen Doway**

Prior to the meeting the Commissioners had taken the opportunity to visit the site and had met with the contractor to discuss the progress.

A concern was raised about the possibility of vehicles overshooting the roadway at the start of the ramp down to the site and it was **unanimously resolved** to ask the architect and engineer to come forward with some type of barrier that would prevent this from happening.

#### 20/681 **Conister Bank Investments**

Consideration was given to a report from the Finance Officer who advised that the investment with Conister matures on 3rd November.

The sum stood at £512,579.25

The Bank provided some reinvestment terms, but the Finance Officer had expressed concerns that the late arrival of the letter had given a very short window of opportunity to respond.

After discussion it was **unanimously resolved** that 50% of the sum should be re-invested with Conister bank at a rate of 0.4% for a further 6 months, and the remainder being invested with the Isle of Man Bank in the Commissioners 35 day notice account.

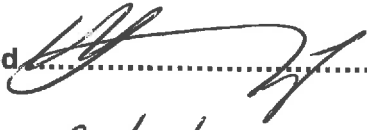
The matter was to be re-affirmed at the Public Meeting on 29<sup>th</sup> October 2020.

**20/682 Date of Next Meeting**

The date for the next meeting had been set for:-

29<sup>th</sup> October 2020

There being no further business, the meeting ended at 4.45 pm

Signed  .....

Date 29/10/2020 .....