

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Held at the Commissioners' Office, Close Corran, Union Mills at 2pm**  
**Thursday 7 April 2022**

**In Attendance**

Mr A C R Jessopp Chairman  
 Mr A Morgan  
 Mr P Scott  
 Mr J C Whiteway Clerk  
 Miss M J Radcliffe Deputy Clerk & Finance Officer

**22/139 Apologies for absence**

Apologies for absence were received from Mr Mellon due to illness and Mr Quaye due to being on vacation.

**22/140 Declaration of Interest**

Miss Radcliffe declared an interest in Item 7 "Staffing Issue – increase in hours".

**22/141 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.

**22/142 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** to defer the following matters to Private:

- a) Item 6 : Tenant review of Financial Assessment
- b) Item 7 : Staffing issue- increase in hours
- c) Item 8 : Tenancy Agreements for signing

**22/143 Minutes of previous Meeting**

The Minutes of the Public Meeting held on 24 March 2022 were **unanimously approved** as a correct record of proceedings.

**22/144 Matters Arising****i) Newsletter 2022/2023: Minute 22/129**

It was **unanimously resolved** to accept the draft document put forward and to send it to the printers.

**ii) Heritage Trail Gates: Minute 22/ 137**

It was **unanimously resolved** to note that the gates were in the ownership of the DoI and they had again been advised of the matter.

**22/145 Questions from Members of the Public**

There were no members of the public in attendance.

**22/146 Matters for Consideration from Section 2**

It was **unanimously resolved** to note the very poor Recycling Survey results which further emphasised the need to promote the service.

**22/147 Chairman's announcement**

There was no Chairman's announcement.

**22/148 Environmental Issues**

There were no Environmental Issues raised.

**22/149 Mullen Doway – Update**

The following matters were noted:

- Work was progressing on the purchase of the bank and it was hoped a Petition under Section 25 of the Local Government Act 1985 would be submitted shortly

- One of the final items to complete the project was the installation of additional door closers as the product already fitted did not meet the requirements of the Fire Service.
- The entrance stone was to be fitted shortly.
- Discussion were ongoing with DEFA and MUA about the siting of trees.

#### 22/150 Strang Corner Field – Update

The following matters were discussed:

- A representative from the suppliers of playground equipment, Wicksteed, was due to visit the island on 25<sup>th</sup> April. School children from Braddan and Ballacottier were to be involved in the selection of the equipment.
- The architect was asked to produce a drawing of the potential site entrance from Ballaoates Road for discussion with the Highways Section of Dol.
- The exchange of land between DHSC and the Commissioners, that assisted the Department in the extension to Palatine Group Practice, was now in the hands of the Attorney Generals Office.
- A Petition under Section 25 of the LGA 1985 was to be submitted seeking approval to issue 10 year leases to tenants of the building.
- Discussions with the Nursery owner were ongoing.
- Pickle Ball courts. The NSC advised that the club used the badminton court markings and they did not install the front service line as it would complicate the courts for majority sports like badminton.

#### 22/151 Lewin – Bankruptcy

It was **unanimously resolved** to note that there had been no further developments.

#### Section 1

#### 22/152 Invoices for approval

It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-

Joe Wood Tree & Garden Services Ltd – Removal of trees – Car park - £2,400  
 Mullen Consulting Ltd – Mullen Doway – February 2022 - £2280  
 Mullen Consulting Ltd – Strang Corner Field – February 2022 - £3003  
 Douglas Borough Council – ECAS – February 2022 - £8194  
 Douglas Borough Council – New CA Site Planning Application Fees - £11,506  
 Kinrade Bros Haulage Ltd – Refuse Collection – January – March - £36,036

#### 22/153 Telephone boxes – Clerk to Report

It was agreed to advise Manx Telecom that the Commissioners wished to accept responsibility for the boxes at Union Mills and the Strang.

It was **unanimously resolved** that the box at Union Mills would be repainted and a defibrillator fitted, and the box at the Strang sealed pending a decision on where it was to be re-sited.

#### 22/154 Appointment of a Quantity Surveyor for Millennium Close Project

Fee proposals for the scheme were considered from Silva Consulting Ltd, Bell Burton Associates and Robert Graham all of whom had either worked, or were working, with the Authority.

It was **unanimously resolved** to accept the lowest tender from Silva Consulting Ltd.

#### 22/155 Civic Amenity Site Petition under Sections 25 & 51 of the Local Government Act 1985

It was **unanimously resolved** to defer the matter until the final figures for the scheme were confirmed.

**22/156 Dandara – Cancellation of Performance Bond – IOM Business Park**

Consideration was given to a request from the company who wished a performance bond, granted in May 1991, to be cancelled. The bond related to the original landscaping works to be carried out at the IOM Business Park at the time of its inception.

The Clerk advised that he had found no information in the archives, but the Commissioners felt that as not all site had yet been fully developed, there could be future implications for them.

It was **unanimously resolved** to ask the company to produce further details to allow a proper decision to be made.

**Planning****22/157 Planning Applications**

It was **unanimously resolved** that there were no objections to the following planning applications:

- PA22/00405/B - Erection of a single storey garage extension and creation of a boundary retaining wall with fence above - 94 Cronk Grianagh Estate, Braddan, Isle Of Man, IM4 4RR

**22/158 Planning Approvals**

It was **unanimously resolved** to note the following planning approvals: -

- PA21/00963/B - Conversion of existing workshop into ancillary accommodation (part retrospective) - Seacliffe, Old Castletown Road, Port Soderick, Isle of Man, IM4 1BB

**Private****22/159 Tenant Review of Financial Assessment**

The Clerk put forward a request from a tenant, who sought a review of the financial assessment which had been done under the new 5 year tenancy agreement procedure. The tenant questioned whether a partners income, who was not on the tenancy agreement, should have been included in the assessment.

The Clerk advised that 5 year tenancies were covered by a series of pieces of legislation and guidance notes issued by the Department of Infrastructure. These were:

- the Public Sector Housing (General Needs) (Allocation) Policy 2019
- DoI Fixed Term Tenancy Policy (Version 6)
- Guidance Notes for the Implementation of the Common Criteria for Acceptance and Allocation onto Waiting Lists for General Needs Public Sector Housing.

The Clerk pointed to the Guidance Notes which state:

*"In joint applications total joint gross income should be assessed. As this is a test of the means available to the household in order to meet their housing needs the income of any spouse or partner who is part of the household should be assessed regardless of whether they are residentially qualified"*

The Clerk also pointed to the Fixed Term Tenancy Policy which explained that the tenant, based on their present income, no longer qualified for social housing and the tenancy should be terminated.

He advised that the Policy allowed for a short extension of the tenancy to allow the tenant to make suitable alternative accommodation which had been done.

However the Clerk wished to point out that under the new legislation, policies and guidelines, there was no appeals system and any decision made by the Housing Allocation Committee, which was chaired by the Clerk, could not be amended by the Board or the Department.

He explained that this anomaly had been referred back to the Cabinet Office and the new Housing and Community Board.

It was **unanimously resolved** to note the Clerks report and advise the tenant accordingly.

**22/160 Staffing Issue – Increase in hours**

Consideration was given to a report from the Clerk recommending that a staff member's hours be increased due to the implications of additional work created by the community centre and the financial investigations required into projects such as Alternative Weekly Refuse collections.

After discussion it was **unanimously resolved** to accept the recommendation of the Clerk and increase the officer's hours by 2.5 per week.

**22/161 Tenancy Agreements for signing**

It was **unanimously resolved** to approve the following tenancy agreements for signing:

- Property 094 & Tenant 439
- Property 003 & Tenant 598

**22/162 Section 2**

It was unanimously resolved to note the following items from Section 2:-

1. Rent Arrears
2. Heritage Trail Bridle Path Designation Order 2022
3. Recycling Survey – March 2022
4. Monthly Financial Report – February 2022

**22/163 Any other Business**

1. The Clerk advised that he had received fee proposals from Pegasus Ltd, for Town and Country Planning work in relation to any planning applications or appeals for developments such as Camlork and Braddan Road.

**22/164 Date of Next Meeting**

The date for the next meeting was set for:-

21 April 2022

The date from the meeting to undertake the budget analysis of Strang Corner was set for 21<sup>st</sup> April 2022.

There being no further business, the meeting ended at 4.30pm.

Signed .....

Date 21/4/22 .....