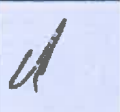


MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on
Thursday 28 September 2023

In Attendance

- Mr A C R Jessopp Chairman
- Mr P Scott Vice Chairman
- Mr J Quaye
- Mr J C Whiteway Clerk
- Miss M J Radcliffe Deputy Clerk
- Ms C McAllister Centre Manager (part meeting)

- 23/424 Apologies for absence**
Apologies for absence were received from Mr Neal Mellon and Mr Andy Morgan.
- 23/425 Declaration of Interest**
There were no declarations of interest.
- 23/426 Issue of Summons / Agenda**
It was noted that members had not received the Summons/Agenda at least three clear days before the date of the meeting, due to a technical issue, however all members were aware that a meeting had been set for this date.
- 23/427 Deferral of Matters on the Agenda to Private**
A meeting with Department of Enterprise and Manx Telecom was deferred to a private session.
- 23/428 Minutes of previous Meeting**
The Minutes of the Public Meeting held on 14 September 2023 were **unanimously approved** as a correct record of proceedings.
- 23/429 Matters Arising**
 - 1. Fortnightly waste collection - Minute 23/416**
The Clerk advised that on examination he had found that the waste collection contract was not due to expire in March 2025 and that the contractor would require 12 months notice if the contract was to be withdrawn earlier.
 - It was **unanimously resolved** to defer consideration of the matter to a later date.
- 23/430 Questions from Members of the Public**
There were no questions from members of the public.
- 23/431 Matters for Consideration from Section 2**
There were no Matters for Consideration from Section 2.
- 23/432 Chairman's announcement**
The Chairman had no matters to raise.
- 23/433 Environmental Issues**
There were no Environmental Issues.
- 23/434 Mullen Doway – Update**
The following matters were noted:
 - A programme of works had been agreed with Mullen Consulting to bring the properties up to standard. Some were very minor works and classed as maintenance whilst others were covered under the defects period and were to be addressed by Cedar.



- The source of the leaking bay windows in Gibb Houses they think had been identified and a report was awaited to clearly define the problem and to advise how the situation would be resolved on a permanent basis.

23/435 The Roundhouse – Update

It was **unanimously resolved** to note the following:

Handover date – Work is due to be completed by 17th November- access by tenants to prepare their Unit was an option under consideration. A date for opening to trade was still being discussed. Five chlorination points, at a total cost of £3600, were to be installed at various parts of the building to minimise any future disruption if one area needed to be tested and chlorinated thus avoiding the whole building being shut down.

Palatine soakaway – still no response from DHSC and it seemed that they were passing on the issue to DoI. It was **unanimously resolved** to advise the Department that, if there was not an early resolution to the matter, a legal letter would be issued putting them on notice that they would be held liable for any damage to the Commissioners land or injuries caused to the public as a result of their lack of action to rectify the problem.

Tenants – Tenants' WhatsApp group continues to work well, with everyone being kept in touch.

Pharmacy - Fit out date to be advised.

Halotherapy - They have an advertising video to be released shortly.

Physiotherapist - Wishes to commence trading by end of November.

Beauticians - Flooring confirmed, wants to start fitting out as early as possible

Café - Four parties interested in the vacant Unit. Written bids to be submitted to the Board before Friday 29th September.

Nursery - Wants to fit out and trade as soon as possible. All childcare spaces now filled.

Dentist - Work is progressing

Gym - Unit progressing well and nearly complete. Tenant would like to fit floor prior to 17th November 2023 and they will get deliveries from that day for equipment to the Commissioners storage unit. Wants to trade after Christmas.

Baby Sensory - Wants to start at the Roundhouse as soon as possible and can commence days after handover once the flooring is laid.

Sports & Rotunda - Provisional bookings from January 2024

A list of persons (users, suppliers and possibly sponsors) who had been accompanied around the building was provided. The Board also noted the list of people who were due to visit the building.

Media, Website & IOM Ads

Social Media reaching wider audience on Facebook, Instagram, Twitter and LinkedIn and getting good engagement.

Funding & Volunteering

Application made to Isle of Man Energy 'Together We Can Fund' of £3672 – awaiting response after 22nd Sept closing date.

Indoor Play

Online meeting had been held with House of Play for a soft play virtual design. A design and costings were awaited. The floor needed to be raised to create level access.

Booking System

Work had commenced and should be live within 4 weeks. The web developers will provide a holding page to hang the widget on.

General

Lifts had been installed prior to the previously forecasted date of 25th September.

Staff

A meeting of the Board was to be held on 5th October to agree a maintenance staffing strategy.

Section 1**23/436 Invoices for approval**

It was **unanimously resolved** that the Board had no objection to the following invoices in excess of £2k that required the authorisation of the Board:-

Kay Associates – The Roundhouse - September - £4945

Itex (Isle of Man) Ltd – Cloud Services – 01.10.23 – 31.12.23 - £3327.16

Mullen Consulting Ltd – The Roundhouse – August 2023 - £7434

Mullen Doway – Washer/Dryer Compensation - £4500

23/437 Highways Maintenance Service Level Agreement

Consideration was given to an email from the Department of Infrastructure enquiring if the Commissioners wished to consider returning the transferred services, street sweeping, gully emptying, removal of weeds, maintenance of highway verges and hedge cutting.

It was **unanimously resolved** to seek further information relating to any conditions that may be applied if the authority wished to hand back the services.

23/438 Department of Infrastructure – Options to develop a Housing Association

The Board noted a recent press release advising that the Department of Infrastructure was exploring the possibility of developing a housing association to manage its stock, which currently stands at 1,200 public sector properties.

The work was at a very early stage and will be progressed through discussions at Department level and with the Housing and Communities Board.

The views of the local authorities were to be sought and it was **unanimously resolved** that the Department be asked to hold a "housing conference" where all matters could be discussed.

23/439 Commissioners' Office, Union Mills

The Clerk advised that he had been contacted by a person inquiring if the building was for sale rather than just being leased.

After discussion it was **unanimously resolved** that the property would be for sale for an acceptable price and that any person interested should submit a written offer to the Board.

Planning**23/440 Planning Applications**

It was **unanimously resolved** that the Board would have no objection to the following

planning applications:-

PA23/01051/B - Conversion of rear section of garage to create en-suite facilities for bedroom; construction of single storey extension to rear - 1 Cronk Drine, Union Mills, Isle of Man, IM4 4NG

PA23/01072/B - Erection of proposed detached replacement workshop building - Unit 36 Snugborough Trading Estate, Union Mills, Isle of Man, IM4 4QL

PA23/01063/B - Conversion of existing stables to tourist accommodation with associated storage room - Rose Hill Farm, Richmond Hill, Braddan, IM4 1JG

PA23/01096/B – Erection of raised decking (retrospective) – 8 Coronation Terrace, The Strang, Braddan, IM4 4TA

23/441 Planning Approvals

It was **unanimously resolved** that the Board would note the following planning approvals:-

PA23/00822/B - Alterations and erection of first floor and ground floor extensions to side elevation - Ballacubbon Farm, Richmond Hill, Braddan, Isle of Man, IM4 1JQ

23/442 Section 2

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

1. Rent Arrears

Private

23/443 A meeting with Department of Enterprise and Manx Telecom

At 2pm the Chairman welcomed representatives from both bodies to the meeting and discussions were held on a potential planning application in the Ballamillaghyn area.

The representatives were thanked for their attendance and left the meeting at 2.45pm

23/444 Any other Business

There were no matters raised.

23/445 Date of Next Meeting

The date for the next meeting was set for:-

12 October 2023

There being no further business, the meeting ended at 5.00pm.

Signed

Date 12/10/23