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**Isle of Man
Government**

Reiltys Ellan Vannin



Council of Ministers Report

Report of the Council of Ministers Sub-Committee

Management of Government Owned Properties

December 2009

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To: The Hon. Noel Q. Cringle, President of Tynwald, and the Honourable Council and Keys in Tynwald assembled.

REPORT OF THE COUNCIL OF MINISTERS

**SUB-COMMITTEE INTO THE MANAGEMENT OF
GOVERNMENT OWNED PROPERTIES**

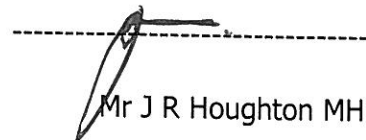
The Council of Ministers Sub-Committee set up to investigate whether all real property owned or leased by Government Departments or Statutory Boards should be vested in and controlled by a single body or Department



Hon G M Quayle MHK (Chairman)



Mr G D Cregeen MHK



Mr J R Houghton MHK

1. FOREWORD

At the July 2009 sitting, Tynwald considered the Report of the Council of Ministers Sub-Committee (the Committee) into the Management of Government Owned Properties.

During the debate, various issues of detail and content were raised by Honourable Members and Tynwald voted not to accept the report in its current form and asked the Committee to reconsider various issues and re-submit the Report to the December 2009 Tynwald for further consideration.

The political membership of the Committee re-convened following the Tynwald debate and considered the issues raised by Honourable Members accordingly.

In summary, the issues raised fell into the following categories:

- Evidence to support the conclusions and best practice in other jurisdictions.
- Concerns regarding increased bureaucracy.
- Concerns regarding sharing of fixed assets.
- Understanding of the role and operation of the Estate Management Forum.

The Committee has considered the above issues and the Report has been amended to provide further information and clarification.

Hon G M Quayle MHK, Chairman

2. INTRODUCTION

2.1 This report details the approach adopted by the Committee. Consideration has been given to the value of the existing structures in place for the management of Government owned properties, and the report identifies the Committee's conclusions and proposals.

2.2 The term Department is used throughout this document, but should be read to also include Statutory Boards and Offices.

2.3 The Committee

The Committee comprised:

Hon G M Quayle MHK, Chairman

Mr G D Cregeen MHK

Mr J R Houghton MHK

The political Members were supported by officers representing Departments with dedicated Estates Management to advise the Committee. The Chief Secretary's Office provided advice and administrative support to the Committee.

2.4 Terms of Reference

The terms of reference and remit of the Committee was based on the Motion approved by Tynwald in December 2007: "to investigate whether all real property owned or leased by Government Departments or Statutory Boards should be vested in and controlled by a single body or Department." A copy of the Committee's terms of reference is attached at Appendix A. In defining the parameters of its work the Committee considered two separate issues –

- (i) whether ownership of Government property should be centralised;
- (ii) whether estate management and maintenance staff throughout Government should be centralised.

2.5 Definitions

The Committee agreed that the primary focus would be 'real property' which was defined for the purposes of the work of the Committee to include all buildings, but excluding land, bridges, viaducts etc. It was confirmed by the Committee that this definition reflected the intentions of the mover of the Motion, Mr G D Cregeen MHK, Member of the Committee.

2.6 The Committee agreed the premise that where a change to the status quo is recommended such proposed change should improve substantially what is already in place and be a cost effective and efficient solution.

2.7 Site Visits

To ensure that a full understanding of the particular requirements of each of the major Estate Divisions across Government the political members and the officers attended various site visits to the following Departments:

The Department of Education

The Department of Health and Social Security

The Department of Local Government and the Environment
The Department of Transport

2.8 **Property Portfolios**

As part of its research the Committee referenced all owned and leased land and properties, across Government, together with the most recent valuation if known. The Committee agreed that it would not be cost effective to have all the property of Government valued for the purposes of this Report. The list of all properties owned by Government is attached to this Report at Appendix B.

3. CURRENT POSITION

3.1 Government's Office Accommodation Strategy

Government's current office accommodation strategy is contained in the Department of Local Government and the Environment's Report entitled "Government Office Accommodation Strategy". The Committee notes that the introduction of this strategy has improved the communication within Government in relation to the leasing of office space. The issue is discussed in more detail at paragraph 6.1.

3.2 Disposal of Government Owned Land

(Revised to take account of 'Ramsey Post Office Inquiry' recommendations as approved by Tynwald).

The Committee noted that the current Council of Ministers policy with regard to the disposal of Government owned land was as follows:

All sales or long term letting (over 21 years) to bodies outside Government should generally be at the prevailing market value;

- (i) Property which is for sale by Government Departments or Statutory Bodies should be publicly advertised and be subject to open sale, tender or auction, unless exceptional circumstances apply. In such exceptional circumstances it should be formally minuted that the Board or Minister has authorised that an alternative method of marketing can be adopted, and that Treasury has approved such a course of action;
- (ii) Where property is to be publicly advertised and be subject to open sale, tender or auction a written contract should be drawn up with the successful agent which sets out the commission to be charged, the method of marketing to be used and the requirement for the agent to retain sufficient documentation to record those persons or bodies who have been contacted or expressed an interest;
- (iii) Departments or Statutory Boards are to confirm that other Government bodies have no interest in acquiring the land to be sold;
- (iv) Sales between Government Departments and/or Statutory Boards will generally be at market value where a change of use of the land is proposed and for a nominal sum where there will be no change of use, or for such other amount approved by the Treasury. In every case Treasury approval to the sale is required;
- (v) Sales from Government Departments or Statutory Boards to Local Authorities are to be at a sum approved by the Treasury;
- (vi) Government Valuer to provide market valuations in respect of all sales or letting;

- (vii) Treasury will consider unusual submissions, on their relative merit, and where they deviate from conditions (i) to (vi) will be subject to the approval of Tynwald.

The Committee considered that this policy was adequate and required no change.

- 4. PROPERTY MANAGEMENT PORTFOLIOS ACROSS GOVERNMENT**
- 4.1 In order for the Committee to fully evaluate the position it was essential to first consider the current position with regard to property management policies and procedures across Government. During preliminary discussions it became apparent to the Committee that although several Departments had dedicated resources and specialist skills at their disposal to manage their respective property portfolios, others did not.
- 4.2 In an exercise to ascertain the current position, the Committee invited those Departments with a dedicated property management portfolio to submit information and background on their property management policies together with an explanation as to their specific requirements based on the following parameters –
- the uniqueness of Department’s property portfolios;
 - the functions of the property;
 - any specialist skills required for maintenance;
 - priorities for resources;
 - the structure of the Department and where Estates fits with staff numbers;
 - any maintenance that could be outsourced and maintenance that could not be outsourced with an explanation as to why;
 - any restrictions as to when maintenance can be carried out i.e. painting in schools not during term time, security restrictions airside of the Airport;
 - the need for compliance with specialist regulations.
- 4.3 The responses received by the Committee with regard to the above points from the Department of Agriculture Fisheries and Forestry, the Department of Education, the Department of Health and Social Security, the Department of Local Government and the Environment, the Department of Tourism and Leisure and the Department of Transport are detailed at Appendix C, together with details of the staff employed within the respective Estate Divisions.
- 4.4 The Committee used this information as evidence for its assumptions and proposals as to the future effective and efficient management of Government’s property portfolio.
- 4.5 One of the main conclusions of the Committee following examination of the submissions was the extremely diverse nature of the specialist skills and knowledge required across Government Estate Divisions. For example the specialist knowledge required by an electrician in the Department of Health and Social Security may differ considerably to that of an electrician employed by the Department of Transport. One of the guiding principles of the Committee was that any changes to the status quo needed to demonstrate cost effectiveness and efficiency, this fundamental issue presented the Committee with a challenge.
- 4.6 Notwithstanding the specialist nature and knowledge required of some trades, the Committee did consider that there were opportunities for the centralisation of some trades across Government such as, for example,

painters, joiners and gardeners. The Committee also considered the benefits of continuing to have individual departmental workshops at sites across the Island. The Committee concluded that some of the work done in these workshops could be shared and undertaken at one site, thereby achieving efficiencies in manpower and costs. The Committee would propose that both these issues be considered further by the Estate Management Forum.

5. QUESTIONNAIRE

- 5.1 As part of its research the Committee issued a short questionnaire to external contractors who provide services to Government's Estate Divisions in the management and maintenance of their properties. The questionnaire was designed to give external contractors an opportunity to provide feedback related to their experiences when providing services to the Government's Estate Divisions.
- 5.2 The questionnaire focused on the services provided by contractors to give the Committee a fuller understanding of issues from a private sector perspective.
- 5.3 Four of the six contractors contacted completed and returned the questionnaire and two contractors were invited to meet with the political members of the Committee to discuss further their individual responses.
- 5.4 The Committee were conscious of the need to give careful consideration when drawing any particular conclusions from the questionnaires and remained cognisant of the fact that Government was a major client in the Island's construction and property management sectors. The Committee found the feedback of the contractors to be valuable to their deliberations and enabled the Committee to gain an insight into the general view of the private sector with regard to how Government manages its properties.
- 5.5 A summary of the responses received is attached at Appendix D of the report.

6. POLICY PROPOSALS

6.1 Government's Office Accommodation Strategy

The present policy regarding the provision of office accommodation is set out under the approved Department of Local Government and the Environment's Office Accommodation Strategy as follows –

- Overall responsibility for Government's Office accommodation strategy should remain with the Council of Ministers acting on the advice of the Department of Local Government and the Environment;
- All office accommodation for Executive Government and revenue funded Statutory Boards should be owned or leased and managed by the Department of Local Government and the Environment. Office accommodation in buildings with specific operational uses would be excluded i.e. Sea Terminal, Ronaldsway Airport, Nobles Hospital, Educational facilities, Manx National Heritage and the non-revenue funded Statutory Boards;
- Final arbitration of disputes between the Department and tenants should remain with the Council of Ministers;
- On the grounds of costs and operational requirements the general policy should remain i.e. centralising Government Departments in Douglas and as near as possible to the Government Triangle (the area centred on Government Office, Legislative Buildings and Isle of Man Courts of Justice). A flexible approach should be adopted where Departments can convince Council of Ministers that a central location is not necessary;
- On an annual basis the Department should submit a report to the Council of Ministers outlining progress on all relevant accommodation issues;
- All Departments should be required, as an integral part of the Service Delivery Planning process, to include a statement on their office accommodation requirements and aspirations in the short to medium term and include estimated leasing, running and fit-out costs;
- No action should be taken which could jeopardise the potential development of 1-4 Mount Havelock for increasing the provision of office accommodation (or Courts) within the Government Triangle;
- Steps should be taken to reduce the annual rental bill;
- Government should continue to use a guideline of 200 sq ft per person (roughly based on the British Council for Office Guides range of space provision from 129 sq ft to 182 sq ft per person) and confirms its support for the 'open plan' concept;
- An attempt should be made to rationalise office accommodation to ensure the target of 200 sq ft per person is achieved.

- 6.2 The Strategy sets out a number of operational reasons why all office accommodation currently owned by other Departments has not been taken into ownership of one Department. Firstly it may be shared by specialist activities exclusive to the occupying Department e.g. the Sea Terminal and secondly, the property owning Departments may have their own in-house staff for looking after their properties. The Committee consider that the strategy should be regularly reviewed to take into account changing circumstances and overall Government priorities.
- 6.3 The Government property insurers (Tower Insurance) do not currently require the submission of a full schedule of all properties covered by the Government's Insurance Portfolio as no central register of insurance replacement values is currently maintained. The insurers provide cover on a blanket basis which shows a total sum insured. This figure is adjusted quarterly to take into account the net value of properties acquired or disposed of during the period, compiled from notifications received from Departments.
- 6.4 **Central Property Ownership**
As part of its remit, the Committee considered whether the Office Accommodation Strategy should change to allow for ownership of all Government property to be vested in one single Department, for example, the Treasury. However the Committee considered that such a reversal of policy may not result in any efficiency savings, as properties would still be required to be leased to Departments for legal and liability reasons, thereby resulting in at best, little or no efficiencies and at worst result in an added layer of bureaucracy and an initial cost in time and resources to effect such a transfer. However, the Committee considers that as the economic outlook of the Island changes, as indeed it has done so in recent months, Government should keep the issue of central ownership of property under review.
- 6.5 In reaching this conclusion the Committee was mindful of the following factors:
- Isle of Man Government is a complex and unique entity, dealing with the whole spectrum of public services. Property management has for the past twenty years or so, been devolved to individual Departments, the property management issues for which are, in some cases, highly specialised. The nature of this specialisation is commented on more fully in Appendix C of this report.
 - There are various statutory obligations vested in particular Departments in relation to the management of property, namely health and safety and logistical issues. It would not be impossible to transfer legal ownership of all Government owned property into one Department, but the Committee did not consider that such transfer would result in efficiency savings and in real terms be little more than a paper transfer effecting little or no operational change. Moreover the legal work required to affect such transfer would, in itself, result in a not insignificant cost with little short term benefit.

- 6.6 The Committee considered therefore that “ownership” was not an issue in relation to the effective and efficient management of Government’s property portfolio and would not propose any change to the status quo.
- 6.7 **Governance**
The Committee does propose, however, that in accordance with the principles of good governance, all Departments with a dedicated estates management function should have a running maintenance programme in place. The minimum requirements of which should comply with all statutory obligations that apply to installations such as the electrical, mechanical, gas and environmental associated equipment.
- 6.8 **The Way Forward – An Estate Management Forum**
The Committee, having concluded that the centralisation of ownership of property would not result in efficiencies of costs or resources (please refer to paragraph 6.5), focussed its attention on the management of properties, the logical conclusion being that there should be a consistent, corporate approach across Government to property management issues and best practice.
- 6.9 With the key aim of achieving consistency, efficiency and value for money the Committee proposes that an Estate Management Forum (the Forum) be established, comprising senior officer representatives from across Government, who would work together on producing corporate policies on procurement, tendering, property management, occupancy levels, asset management etc. The Forum would be responsible for cascading new legislation, regulations, new technologies and best practice across Government. This would ensure that the management of properties on the Island would be consistent and the objective of the Forum would be to ensure that the Estate of the Isle of Man Government is managed efficiently and effectively ensuring best value for money.
- 6.10 It is not proposed that the establishment of the Forum would involve any increases in terms of staff or financial resources. Membership of the Forum would comprise of existing senior Estate Managers from across Government. Membership and contribution to the Forum would be an extension to their existing role.
- 6.11 Nor would the proposal result in any added bureaucracy. The establishment of the Forum would focus manager’s priorities on ensuring that consistent, corporate policies were developed for estate management with the primary aim of ensuring best practice, cost effectiveness, value for money and maximum efficiencies.
- 6.12 The Forum would also provide practical assistance across Departments and provide a valuable source of expertise and knowledge for Departments without a dedicated estate management structure. The Committee suggests that the Forum could undertake a review of roles and responsibilities within such Departments with a view to effecting efficiencies in administration. The terms of reference for such review would need to be agreed with the Department under review prior to commencement.

- 6.13 It was recognised by the Committee that the Forum should prove more effective with Political leadership and it was therefore agreed with the Treasury, in principle, that the Chairman of the Capital Projects Unit would provide the political leadership and chair the Forum. The Committee proposes that the day to day operational leadership of the Forum would be undertaken by the Department of Local Government and the Environment, which has the appropriate expertise and knowledge of property management matters.
- 6.14 The Committee proposes that the terms of reference for the Forum would be as follows:

Authority

The Estate Management Forum is established by authority of the Council of Ministers.

Constitution

The Estate Management Forum has been established to play a vital role in providing a professional approach to the maintenance and management of all Government properties.

Membership

The Chair of the Forum will be the political member responsible for the Treasury Capital Projects Unit.

The Forum's membership would be made up of existing senior officers (nominated by their respective Chief Officers) and Estate Managers from across Government.

Membership may be extended and professional external advice may be sought for the purpose of addressing specific issues as necessary. Finance for such services should be met from existing departmental property management budgets.

Operational direction and secretariat services to the Forum will be provided by the Department of Local Government and the Environment.

Meetings and Minutes

Meetings of the Forum will be scheduled and agreed by the Forum.

The full membership of the Forum would be expected to meet quarterly or more frequently if required by the Chairman.

Officers of the Forum would be expected to meet on a more regular basis.

Minutes will be prepared in accordance with Minute Taking Guidance prepared by the Chief Secretary's Office and will be issued to the Forum no later than ten days following each meeting.

Purpose of the Forum

The purpose of the Forum is to:

- i) work towards the development and implementation of a common Asset Management System across Isle of Man Government to encourage cross-departmental usage of resources and cost effective use of assets;
- ii) develop policies and procedures to ensure that all statutory obligations are fulfilled with regards to the maintenance of Government's buildings and the plant therein and establish benchmark costs to ensure that a fair cost is incurred in complying with the above;
- iii) develop a corporate approach for the procurement of contractor's services and materials with regards to specifications and trades;
- iv) investigate the costs and benefits of generating greater efficiencies through the centralisation of some resources such as workshops.

Reporting Requirements

The Forum will submit a Report to the Council of Ministers annually, such report to be laid, with or without comment, before Tynwald in July of every year.

The Annual Report would –

- list all properties and land owned and leased by Government;
- detail all the projects the Forum has been involved with during the year;
- advise of any issues or problems the Forum has faced during the year.

6.15 Common Asset Management System

The Committee proposes that the Estate Management Forum be tasked with the implementation of a system that ensures more efficient and cost effective use of Government resources and equipment, resulting in improved value for money. The Committee proposes that a common Asset Management System of all plant and machinery be considered. One of the benefits of such a system would be that plant and machinery could be made available (at certain times) for use between Departments, therefore reducing the need to hire or purchase from an outside agent and therefore achieving more efficient use of Government assets.

The Register could be separated as follows:

- the assets which are provided to users free, and
- those assets for which a fee is charged.

The practicalities of such sharing arrangements would need to be considered in detail by the Forum.

- 6.16 The Committee's proposals with regard to common Asset Management System are not intended to compromise departmental ownership of plant and machinery. It is intended that such a system will ensure that, where possible, use can be made of all Government resources, taking into account at all times operational priorities of the "owner" Department. It is not intended to remove the day to day rights of a Department to any of its equipment. The common goal of this proposal is value for money and efficiency.
- 6.17 The Committee would recommend that the cost effectiveness of the common Asset Management System could be reviewed by the Internal Audit Division of the Treasury following the first five years of its operation to ascertain value for money. The Treasury would also need to be mindful of the effects on the life of equipment resulting from extra usage.
- 6.18 **Contracting Out**
The Committee noted that although further contracting out a variety of maintenance services may result in financial savings, there may be consequences for Departments with regard to reallocation of duties and staffing levels. The contracting out of services, although discussed by the Committee, does not form the basis of any proposals and the Committee suggests that the issue be considered in more detail as part of any future review of the structure of Government. The contracting out of Government services being a much wider issue than the remit of this Committee.
- 6.19 The Committee considers the need for Departments to consider both planned and reactive long running maintenance costs when putting forward capital project proposals and submitting annual budget requests is vital. However the Committee are of the opinion that Departments need to ensure that ongoing funds for maintenance is factored into their Estimate provision and given subsequent priority when considering Department spending requirements.

7. BEST PRACTICE AND COMPARISONS WITH OTHER JURISDICTIONS

- 7.1 The Committee was assisted by professionally qualified officers from across Government and senior officers responsible for property management. A detailed list of the officers involved is attached at Appendix A.
- 7.2 Attached at Appendix E is a summary of the UK Audit Commission's Report "Room for Improvement" on strategic asset management in local government, released in June 2009.
- 7.3 The Report's recommendations are detailed in the boxes below and the Committee's comments are highlighted in italics underneath each of the main recommendations:

What councils should do:

1. Improve their knowledge of their estates and their partners' estates by:

- collecting data on size, use, occupancy, condition, running costs and having an eye to the open market value (at realistic alternative uses);
- ensuring that asset management plans include quantification of the potential costs and benefits of proposals;
- sharing this information with other local bodies providing public services; and
- publishing maps or details of the properties held by the public sector in local areas, and inviting proposals for alternative use of them.

The Committee's proposals regarding a central register of Government owned land and properties and a common asset management system support this recommendation.

2. Identify areas for improvement and other councils to learn from by:

- collecting data to populate the corporate value-for-money indicators developed by the Audit Commission, National Audit Office, Wales Audit Office, Audit Scotland and the Northern Ireland Audit Office and participating in their benchmarking services; and
- participating in other benchmarking networks, such as those offered by CIPFA Property.

The Committee consider that this recommendation supports the Committee's proposals regarding the role of the Estate Management Forum in sharing best practice and achieving common performance standards across Government.

3. Review property holdings and reduce them where possible by:

- identifying and disposing of surplus or under-utilised property;
- reconfiguring services and administration so that they occupy less space; and
- considering tenure other than ownership – such as lease, rent or lease-back – where that gives demonstrably better value.

This recommendation is covered by the Department of Local Government and the Environment's Office Accommodation Strategy.

4. Motivate service managers who occupy property to use it economically, for example, by:

- implementing capital charging arrangements that make them accountable for the cost of the capital they use; and
- allowing them to keep a proportion of any sales proceeds.

The Committee consider that motivation to get the most value out of public funds in relation to Government's property portfolio is essential.

5. Develop the capacity needed to bring about change by:

- recruiting appropriately skilled staff on permanent or temporary contracts;
- considering how to improve motivation for service managers who occupy property to use it economically;
- commissioning reviews from property professionals in the private sector; and
- making the best use of the support available from 4Ps and the Beacon councils as well as from the private sector.

The Committee would wholly support this recommendation.

6. Collaborate with local partners by:

- raising the profile of property on the local strategic partnership (LSP) agenda;
- sharing the existing estate with partners where beneficial; and
- sharing property data among partners.

The Committee consider that this recommendation supports the Committee's proposals regarding the role of the Estate Management Forum in sharing best practice and achieving common performance standards across Government.

7. Seek opportunities presented by the recession such as:

- acquiring property at reduced prices to satisfy future need; and
- employing high calibre staff newly in the employment market.

The Committee would wholly support this recommendation, not only in relation to property management but across the whole spectrum of Government services.

What central government should do:

8. Clarify what it expects councils to do with their property during recession and public spending constraint, following the publication of the Carter report for the Operational Efficiency Programme; specifically how councils should balance the apparently conflicting priorities to:

- maximise receipts from disposal of assets; or
- enhance the estate to deliver better services.

Although unlike the UK the Isle of Man is not in recession, in light of the current economic climate the Committee would wholly support the recommendation regarding maximising receipts and would expect that such practice be supported across Government. However in an Isle of Man context the disposal of Government assets would need to be considered carefully.

9. Raise the profile of asset management, for example by:

- making capital and revenue targets more specific; and
- referring to asset management, for example, where local area agreements (LAAs) are reviewed or renegotiated;
- make councils accountable for the cost of the capital they have tied up in property, giving them incentives to make better use of the money.

The Committee would wholly support this recommendation.

10. Review the rules governing what can be capitalised and how capital receipts can be used, to allow councils more flexibility.

This would still be in line with the overall government objective of using capital receipts for investment purposes, and could, for example, enable councils to:

- fund option appraisals to assess the potential for rationalisation, asset sharing or spend-to-save projects; and
- support the revenue costs of capital projects designed to improve public services or support regeneration or economic development.

This would be a matter for the Treasury to consider and the Committee considers would be outside the remit of the Estate Management Forum.

8. CONCLUSIONS

- 8.1 As part of its remit, the Committee considered whether the Office Accommodation Strategy should change to allow for ownership of all Government property to be vested in one single Department, for example, the Treasury. However, the Committee considered that such a reversal of policy may not result in any efficiency savings, as properties would still be required to be leased to Departments for legal and liability reasons, thereby resulting in at best, little or no efficiencies and at worst an added layer of bureaucracy, notwithstanding the initial cost in time and resources to effect such a transfer. However, the Committee considers that as the economic outlook of the Island changes, as indeed it has done so in recent months, Government should keep the issue of central ownership of property under review.
- 8.2 It appeared from initial consideration that whilst a centralised property department may on the surface seem an attractive proposition in terms of efficiency the Committee considers that in the long term the management of the demands together with the specific priorities, statutory requirements and needs of individual service providers may prove to be unworkable and result in inefficiencies.
- 8.3 From the information and evidence that was available to the Committee, the view of the Committee is that a major re-structure to a dedicated Estates Department for the whole of Government would not result in greater value for money or efficiencies than those presently available. The Committee considers that Departments, in the short term, should continue to be responsible for maintaining their buildings and infrastructure, particularly so with regard to the specialist requirements e.g. hospitals, surgeries, schools, airports, ports etc. However, the Estate Management Forum should keep the issue under yearly review. The Committee accepts that building familiarity is a key issue when considering the value of dedicated personnel. The Committee does however consider that the Estate Management Forum should be tasked with investigating efficiencies arising from improved cross-departmental usage of assets and in the present economic climate the issue of amalgamating individual workshops should also be considered.
- 8.4 The Committee recognises the professional requirements for some Departments in having their own in-house maintenance specialists. For example, the Department of Health and Social Security has to manage the operation and maintenance of healthcare buildings in line with best practice, guidelines and directives issued by the UK National Health Service. Such standards require qualified specialist expertise. More importantly such directives insist that the majority of the maintenance personnel are based on site to deal with day to day requirements.
- 8.5 The Committee does however consider that a centralised maintenance management system across Government could offer efficiencies and improve performance. The Committee proposes that this should be a priority issue for the Estate Management Forum to consider.

- 8.6 The Committee consider that those Departments that do not have a dedicated Estates team would benefit from the use of the expertise that exists in the Department of Education, the Department of Health and Social Security, the Department of Local Government and the Environment and the Department of Transport and this option of cross transfer of knowledge should be pursued and evaluated through the Estate Management Forum.
- 8.7 The Committee consider that there is an opportunity for all Departments to benefit from maintenance contracts tendered successfully by others. For example if advantageous contracts had been negotiated for Portable Appliance Testing, Window Cleaning etc, then other Departments should be made aware. The Committee proposes that this issue should be pursued through the Estate Management Forum.
- 8.8 The Committee noted that there is currently no Government Estate Strategy. Departments and Statutory Authorities may have their own Estate Development Strategies which are largely reflected in the Capital Programme. Currently, there is no corporate policy as to how maintenance and improvements should be carried out in Government owned properties. The Committee considers that this issue be further investigated by the Estate Management Forum as a priority issue.
- 8.9 Notwithstanding the Committee's conclusion that all real property owned or leased by Departments should not be vested in and controlled by a single body or Department, the Committee does consider that a central register be administered by the Department of Local Government and the Environment detailing all Government leased and owned property and land. The Committee considers that such a central database is imperative to the good management of property. The central list will be reported on each year in the Annual Report of the Estate Management Forum, submitted to the Council of Ministers for comment or otherwise and laid before Tynwald in July each year. Attached at Appendix B is a list of all land and properties compiled by the Committee which should serve as a good starting point.

9. PROPOSALS

- 9.1 The Committee suggests the following proposals be considered as a method of developing the efficiency and effectiveness of Government's estate management.
- 9.2 An Estate Management Forum (the Forum) is established with agreed terms of reference and formalised procedures. The Forum would play a vital role in providing a professional approach to the maintenance and management of all Government properties. The Forum's membership would be made up of existing Estate Officers (and appropriate Senior Officers from those Departments without dedicated Estate Divisions) and will be chaired by the Member for the Treasury with delegated responsibility for Capital Projects. The Forum will be operationally responsible to the Department of Local Government and the Environment with the secretariat and administrative support for the Forum provided by the Department. The Forum will meet at least on a quarterly basis (or more often if necessary). Officers of the Forum will meet on a more regular basis.

The Terms of Reference should include the purpose of the Forum to:

- i) work towards the development and implementation of a common asset management system and maintenance system across Isle of Man Government to encourage cross-departmental usage of resources and cost effective use of assets;
 - ii) develop policies and procedures to ensure that all statutory obligations are fulfilled with regards to the maintenance of Government's buildings and the plant therein and establish benchmark costs to ensure that a fair cost is incurred in complying with the above;
 - iii) develop a corporate approach for the procurement of contractor's services and materials with regards to specifications and trades;
 - iv) investigate the costs and benefits of generating greater efficiencies through the centralisation of some resources such as workshops.
- 9.3 Each Department, Statutory Board and Office to establish a register of land and property owned or leased by that body. A central register would be maintained by the Department of Local Government and the Environment. The register should clearly show the controlling Department, preferably be in a digital format based upon the current mapping data and capable of being centrally available. The register would be reported on each year in the Estate Management Forum's Annual Report to Tynwald.
- 9.4 Each Department, Statutory Board and Office to maintain a register of plant and machinery owned or leased by that agency to encourage cost effective use of the assets. The register would be centrally held and managed by the Estate Management Forum.
- 9.5 It is proposed that in the interests of efficiency across Government that thought should be given, when tendering for works which are likely to be

required across Government departments, toward the development of Framework Agreements where negotiated rates agreed by a particular Department, could be available in a wider Government context. The principle and technical framework should be developed with Treasury to establish an appropriate procedure.

- 9.6 The Estate Management Forum should be tasked to consider how best to introduce a common Asset Management System and Maintenance Computer System for all Departments, Statutory Boards and Offices. The Forum would need to take into account the purchase and installation costs of the software and ongoing support whilst acknowledging that inputting the information will require time and resources. The Forum should consider how appropriate it would be to have a centralised officer to oversee the Portfolio, such appointment being made on the basis that it would be cost neutral to Government.

**COUNCIL OF MINISTERS
MANAGEMENT OF GOVERNMENT OWNED PROPERTY SUB-COMMITTEE**

TERMS OF REFERENCE

Members

Hon G M Quayle MHK - Chairman
Mr G D Cregeen MHK
Mr J R Houghton MHK

Permanent Officers

Ms J Y Williams, Head of Council of Ministers Administration, Chief Secretary's Office
Mr K Kinrade, CEO, Department of Local Government & the Environment
Mr C Kniveton, CEO, Department of Agriculture Fisheries & Forestry
Mr R Christopher, Director of Properties, Department of Transport
Mr M Harrington, Director of Estate, Department of Health & Social Security
Mr R Collister, Director of Estates, Department of Education
Mr M Ball, Director of Service Delivery, Department of Tourism & Leisure
Mr A Blain, Capital Projects Coordinator for Government, Capital Projects Unit,
Treasury
Mr A Wallis, Estates Manager, Department of Local Government and the Environment

Secretariat

Chief Secretary's Office

Frequency of Meetings

Monthly or as required by the Chairman

Quorum

In order for there to be a quorum at a meeting of the Committee the Chairman and a member must be present.

Responsibility for Projects

Where the secretariat is charged with specific projects a named Officer will be allocated overall responsibility for delivery of that project.

Protocol

The meetings shall be chaired by the Chairman, Hon G M Quayle, MHK.

Where a Member is unable to attend he/she should submit apologies for absence to the Secretary in advance.

Agendas are compiled with the approval of the Chairman.

Agenda items, when submitted, should be accompanied with supporting documentation. The Agenda and papers will, wherever possible, be distributed to members at least one week before each meeting.

Minutes of meetings shall be kept and circulated within 10 working days of each meeting.

Terms of Reference

1. The Committee shall investigate whether all real property owned or leased by Government Departments or Statutory Boards should be vested in and controlled by a single body or Department.
2. The Committee shall produce a written report for consideration by the Council of Ministers.
3. The Committee shall report to the Council of Ministers by 31 July 2008.

**PROPERTY REGISTERS FROM ALL DEPARTMENTS,
OFFICES AND STATUTORY BOARDS**

As part of its work the Committee compiled a list of currently owned and leased property across Government detailed below. The list was compiled as at April 2009. This list is by no means exhaustive, but it will serve as an initial starting point for the development of a database of properties and land owned and leased across Government to be undertaken by the Estate Management Forum.

Department of Agriculture Fisheries and Forestry	-	Attached	Appendix B1
Department of Education	-	Attached	Appendix B2
Department of Health and Social Security	-	Attached	Appendix B3
Department of Home Affairs	-	Attached	Appendix B4
Department of Local Government and the Environment	-	Attached	Appendix B5
Department of Tourism and Leisure	-	Attached	Appendix B6
Department of Trade and Industry	-	Attached	Appendix B7
Department of Transport	-	Attached	Appendix B8
MEA	-	Attached	Appendix B9
Manx National Heritage	-	Attached	Appendix B10
Water Authority	-	Attached	Appendix B11
Office of Fair Trading	-	No ownership. Leased from DOLGE	
Financial Supervision Commission	-	No ownership. Leased from DOLGE	
Insurance and Pensions Authority	-	No ownership. Leased from DOLGE	
Communications Commission	-	No ownership. Leased from DOLGE	
General Registry	-	No ownership. Leased from DOLGE	

Treasury

Land/property held Bona Vacantia by the Treasury –

1. A parcel of land at Slieu Cairn Park, Baltic Road, Kirk Michael.
2. Land abutting property known as Dalveen, Bircham Avenue, Ramsey.

Isle of Man Post Office

Property held at by the Post Office (Valuations at 28 March 2007) -

Regent Street Post Office	Land - £ 700,000	Building - £ 800,000
Post Office Headquarters	Land - £1,175,000	Building - £3,725,000

**DEPARTMENT OF
AGRICULTURE, FISHERIES
AND FORESTRY**

PROPERTY REGISTER

DEPARTMENT OF AGRICULTURE, FISHERIES & FORESTRY

Property and Land for Rental - March 2008

Property or Land	Location
<u>AGRICULTURE & ADMINISTRATION</u>	
Knockaloe Farmhouse	Patrick, near Peel
1 Knockaloe Cottages	Patrick, near Peel
2 Knockaloe Cottages	Patrick, near Peel
3 Knockaloe Cottages	Patrick, near Peel
4 Knockaloe Cottages	Patrick, near Peel
5 Knockaloe Cottages	Patrick, near Peel
6 Knockaloe Cottages	Patrick, near Peel
Wool control building	Douglas
Unit A	Mill Road Yard, Peel
Unit B	Mill Road Yard, Peel
Unit C	Mill Road Yard, Peel
Unit D	Mill Road Yard, Peel
Unit E	Mill Road Yard, Peel
Unit F	Mill Road Yard, Peel
Unit I	Mill Road Yard, Peel
Unit J	Mill Road Yard, Peel
Unit K	Mill Road Yard, Peel
Unit L	Mill Road Yard, Peel
Unit M	Mill Road Yard, Peel
Unit N	Mill Road Yard, Peel
Unit O	Mill Road Yard, Peel
Unit X (Ice Plant)	Mill Road Yard, Peel
Unit Y (Waste Plant)	Mill Road Yard, Peel
Unit Z	Mill Road Yard, Peel
Portacabin	Mill Road Yard, Peel
Cornaa hatchery accommodation	Cornaa, Maughold
Visitor Centre	The Ayres
<u>FORESTRY</u>	
61 agreements for underground/overhead lines	Various
Archallagan field (Grazing)	St Johns
Arrasey Farmhouse	Glen Rushen
Ayres Visitor Centre	Ayres
Ballacottier Farm, Glen Rushen (Grazing)	Glen Rushen
Ballaglass Glen Cottage	Maughold
Ballajora Quarry	Maughold
Ballaskella & Ballamish (Grazing)	Sulby Glen
Ballaugh Black Mountain (shooting)	Ballaugh
Ballaugh Black Mountain (Grazing)	Ballaugh

Bein y Phott (shooting)

Building Laxey Glen	Laxey
Bungalow Bridge Sub-Station (C30)	Snaefell
Bungalow Sub-Station (C30a)	Snaefell
Glen Wyllin Campsite	Michael
Colden & Slieu Maggle (shooting)	
Coole's Land (Grazing)	Foxdale
Cottage,Bishops court Glen	Michael
Watertrough Park Cottage	South Barrule
Craft Centre,Tholt-y-Will	Lezayre
Crammag Sub-Station (D6)	Beinn y Phott
Cricket Field, Mullen-e-Cloie	St Johns
Cringle Great Park (shooting)	South Barrule
Cringle Quarry	South Barrule
Cronk-ny-Arrey Laa (shooting)	
Curragh Road Field	St Johns
Dhoo Kiosk	Maughold
Eairy Cushlin (sub Let) (Grazing)	
Earystane Quarry	
Field at Stoney Mountain (Grazing)	Foxdale
Football Field, Mullen-e-Cloie	St Johns
Foresters Lodge,South Barrule	South Barrule
Foresters Lodge,St Johns	St Johns
Gas Tank Site, St Johns	St Johns
Gas Tank Site, The Hope	St Johns
Glen Helen Fields	St Johns
Glen Maye Sub-Station (E26)	Patrick
Greeba (shooting)	
Greeba,Colden, Sl Maggle, Cronk Dhoo (Grazing)	
Heritage Centre,Mines Road, Laxey	Laxey
Lanagore Park (Shooting)	South Barrule
Laurel Bank Depot	St Johns
Laxey Pavilion	Laxey
Maughold Mountain (shooting)	Maughold
Michael Hills (Grazing)	Michael
Michael Hills (shooting)	Michael
Motorcycle Museum, Snaefell	Snaefell
Mullagh Ouyr (shooting)	
Mullen-e-Cloie Barn - Upper Floor	St Johns
Mullen-e-Cloie Courthouse - Ground Floor Room	St Johns
Mullen-e-Cloie Courthouse - Ground Floor Room	St Johns
Mullen-e-Cloie Courthouse - Upper Floor	St Johns
Mullen-e-Cloie garages	St Johns
Mullen-e-Cloie Paddock (Grazing)	St Johns
Nissen Hut,Gob-e-Volley	Lezayre
North Park (Grazing)	
Patrick Sub-Station (E20)	Knockaloe
Radio Station, Snaefell	Snaefell

Radio Station, Snaefell	Snaefell
Rtable, CNALaa, Cringle, Lngre, G Rush (Grazing)	
South Barrule Cross Vein Watertrough (Grazing)	South Barrule
Sawmill Sub-Station (E16)	St Johns
Shonest,Lonan (grazing)	Lonan
Silverdale Café & Cregg Mill	Ballasalla
Silverdale Store	Ballasalla
Slieau Lhean & Cornaa Farm (Grazing)	Maughold
Slieau Lhost (shooting)	
Slieau Lhost Quarry	
Slieau Lhean & Cornaa Farm (shooting)	Maughold
Slieau Lhost & Bein-y-Phott (Grazing)	
Slieau Managh & North Park (shooting)	
Snaefell Mountain (shooting)	Snaefell
Snaefell, Mullagh Ouyr, Slieau Managh (Grazing)	
South Barrule (shooting)	South Barrule
South Barrule depot storage	South Barrule
South Barrule Quarry (no Lease at present)	South Barrule
South Cape Sub-Station (C17)	Laxey
Stoney Mountain - Mast Site	St Marks
Store at Clyeen	St Johns
Mines Road Store,Laxey	Laxey
Storerroom, Swiss Chalet Restaurant	St Johns
Surby Mountain (Grazing)	
Surby Mountain (shooting)	
Swiss Chalet	Glen Helen
The Rheast (shooting)	
The Rheast (Grazing)	
Tholt y Will Sub-Station (D5)	Lezayre
Tynwald National Park - Play Area	St Johns
Walled Garden, Ravensdale	Ballaugh
Watertrough Park & Glen Rushen Commons (shooting)	
Windy Common, Stoney Mtn. (Grazing)	St Marks

DEPARTMENT OF EDUCATION

PROPERTY REGISTER

DEPARTMENT OF EDUCATION

Site Name	Type of Site	Address
OWNED PROPERTIES		
Albert Road	Junior School	Albert Road, Ramsey
Anagh Coar	Primary School	Darragh Way, Anagh Coar, Douglas
Andreas	Primary School	Andreas
Arbory	Primary School	Ballabeg
Ashley Hill	Primary School	Onchan
Auldyn	Infant School	Lezayre Road, Ramsey
Ballacloan	Infant School	Demesne Road, Douglas
Ballacottier	Primary School	Clybane Road, Farmhill, Douglas
Ballaquayle	Infant School	Stoney Road, Douglas
Ballasalla	Primary School	Ballasalla
Ballaugh	Primary School	Ballaugh
Braddan	Primary School	Braddan
Bride	Primary School	Bride Village, Bride
Cronk-Y-Berry	Primary School	Hailwood Avenue, Douglas
Dhoon	Primary School	Maughold
Fairfield	Junior School	Tynwald Street
Foxdale	Primary School	Mines Road, Higher Foxdale
Jurby	Primary School	Jurby
Kewaique	Primary School	Kewaique Hill, Douglas
Laxey	Primary School	Laxey
Manor Park	Primary School	Pulrose Road, Douglas
Marown	Primary School	Glen Darragh Road, Glen Vine
Michael	Primary School	Main Road, Kirk Michael
Murray's Road	Junior School	Laureston Avenue, Douglas
Onchan	Primary School	School Road, Onchan
Peel Clothworkers	Primary School	Derby Road, Peel
Rushen	Primary School	Church Road, Port St Mary
Scoil Phurt Le Moirrey	Primary School	Plantation Road, Port St Mary
Scoil Vallajeelt	Primary School	Meadow Crescent, Douglas
St John's	Primary School	Station Road, St Johns
St Mary's RC	Primary School	St Mary's Road, Douglas
St Thomas's C of E	Primary School	St Thomas' Walk
Sulby	Primary School	Sulby
Victoria Road	Primary School	Victoria Road, Castletown
Willaston	Primary School	Willaston, Douglas
BHS	Secondary School	St Catherine's Drive, Douglas
CRHS	Secondary School	Arbory Road, Castletown
QE2	Secondary School	Douglas Road, Peel
RGS (East Building)	Secondary School	Lezayre Road, Ramsey
RGS (South Building)	Secondary School	
RGS (West Building)	Secondary School	
SNHS (Upper School)	Secondary School	St Ninian's, Douglas
SNHS (Park Road)	Secondary School	Park Road, Douglas

Site Name	Type of Site	Address
OWNED PROPERTIES (continued)		
Willaston campus		
Isle of Man College	Further / Vocational Education	Homefield Road, Douglas
Upper Glencrutchery campus, comprising Elmwood House	Further / Vocational Education	Glencrutchery Road, Douglas
Gym Building	Further / Vocational Education	
Senior Hostel	Further (for development)	
Glencrutchery School	Special Need's	(SNPS offices, Ynnid Whallid, and Cronk Souree)
Glencrutchery Pool	Special Need's	
Pre-School Unit	Special Need's	
Nobles Hall	Children's Library	Westmoreland Road, Douglas
Marown Old School	In-service Centre	Marown
Santon	Professional Development	School Lane, Santon
Unit 15 Snugborough (part)	Maintenance	Union Mills
St John's Old School	Manx Language school	St Johns
Castletown YC	Youth	Arbory Street, Castletown
Douglas YC	Youth	Kensington Road
Laxey YC	Youth	New Road, Laxey
Peel YC	Youth	Shore Road, Peel
Port Erin YC	Youth	Bay View Road, Port Erin
Pulrose YC	Youth	Pulrose
Ramsey YC	Youth	Waterloo Road, Ramsey
Ard Whallin	Pursuit Centre	West Baldwin, Marown
Eary Cushlin	Pursuit Centre	Dalby
Braddan Lodge	Leased to M Veggey	Braddan
Nunnery estate, comprising:		The Nunnery, Old Castletown Road, Douglas
Mansion House	Higher Education	
East Lodge	Residential	
South Lodge	Residential	
Chapel	Higher Education	
Pool Complex	Higher Education	
Magnolia Cottage	Higher Education	
Bothy Complex	Maintenance	
Tromode Playing Fields	Secondary Education	Tromode
Lhiegnny Field	Primary Education	Ramsey
Clifton Park	Development site	Ramsey
33 Wybourne Drive	Residential	Onchan
St Judes Old School	Leased to Manx Gaelic Sty	St Judes
LEASED PROPERTIES		
St George's Court	Office	Upper Church Street, Douglas
Unit 15 Snugborough	Maintenance	Union Mills

**DEPARTMENT OF HEALTH
AND SOCIAL SECURITY**

PROPERTY REGISTER

Acute Hospital Services

Nobles Hospital

Ynnyd Schleiyn, Braddan

Diabetic Centre (Greeba Ward)

Newlands (Ward 20)

The Laundry (Ballamona Estate)

Helipad

Skills Lab

Primary Health Care

Healthcare Centres

Westmoreland Road (Old Nobles)

Ramsey & District Cottage Hospital

Thie Rosien (Old Southlands), Port Erin

Ambulance Stations

Nobles Hospital Ambulance

Ramsey Cottage Ambulance, Ramsey

Southlands Ambulance, Port Erin

Clinics

Murray's Road, Clinic

Dalmeny (Mount View)

Dental Clinics

Yn Alban, Douglas

General Medical Practitioner

Laxey Medical Centre

Hailwood Medical Centre

Palatine Medical Centre

Peel Medical Centre

Southern GP Centre

Castletown GP Centre

Kensington Health Centre

Finch Hill Surgery, Douglas

Village Walk Health Centre

Social Services

Residential Care in the Community

1 Cronk Grianagh, Braddan

2 Cronk Grianagh, Braddan

3 Cronk Grianagh, Braddan
1 Leece Lodge, The Strang, Braddan
2 Leece Lodge, the Strang, Braddan
11 Hutchinson Square, Douglas
14 The Laurels, Douglas
17 Kensington Road, Douglas
2 & 4 Duke Street, Peel
2 The Oaks, Mayhill, Ramsey
24 Farmhill Meadows, Douglas
3 Clifton Terrace, Douglas
3 Rosebank, Vicarage Road
4 Rosebank, Vicarage Road
4 Derby Road, Douglas
62 Port-e-Chee Ave, Douglas
93 Woodbourne Road, Douglas
Appledene (Radcliffe Villas complex), Douglas
Thie Ushtey (Greenfield Rd), Douglas
Glendale (15 Brunswick Rd), Douglas
Glenroyd (Lezayre Rd), Ramsey
Griffindale (Brunswick Rd), Douglas
Hollydene, Douglas
Ingledene (Lezayre Rd), Ramsey
Leece Lodge Cottage, The Strang, Braddan
Thie Ain, Douglas
Thie My Chree, Meadow View, Onchan
Windermere, Bay View Rd, Port St Mary
Aingeville Mews Cottage

Elderly Persons Homes

Cummal Mooar, Ramsey
Glenside, Victoria Rd, Douglas
Reayrt ny Baaie, Albert Terrace, Douglas
New Southlands, Port Erin

Children's Residential Care in the Community

White Hoe Adolescent Unit
Tromode House (Priory House Children's Unit)
Thie Caarjys Children's Unit, Grove Mount, Ramsey
White Hoe Secure Unit, Douglas

Boayl Dooin Children's Unit, Braddan
8 Mount Bradda, Douglas
Barrule House Children's Unit

Day Centres

Eastcliffe Resource Centre, Victoria Rd, Douglas
Eastcliffe Horticultural Centre
ERIC, Braddan
Meadow View Complex, Onchan
Peel Day Care Centre, Peel
Mooragh View, Ramsey
Brunswick Gardens
Snaefell View, Jurby

Mental Health Services

Mental Health

Cronk Coar A, Ballamona Estate
Cronk Coar B, Ballamona Estate
Grianagh Court, (ESMI)
The Lodge, Braddan
Child & Adolescent Unit
Administration Building, Ballamona Estate
Reayrt Noa Drug & Alcohol

Residential Care in the Community

14-16 Tynwald Terrace
6 Harris Terrace, Douglas
6-12 Tynwald Terrace
Reayrt Noa (Ard Aalin), Braddan

Day Centres

26-27 Derby Square, Douglas
3 Hill Street, Douglas
4 Hill Street, Douglas

DHSS Owned Residential Accommodation for Staff

Nurses Home, Douglas
2 Tynwald Terrace, The Strang, Braddan
4 Tynwald Terrace, The Strang, Braddan
35 Kensington Road, Douglas

Oakhouse, Ballamona
Rotherwood (Flat 9 & 10 Belmont Rd), Douglas
Cronk Aash Flats 1 - 30, Ballamona
Mwyllin Doo Aah Flats 1 - 28, Ballamona
Mwyllin Doo Aah Flats 29 - 42, Ballamona
Mwyllin Doo Aah Houses 1 - 6, Ballamona
Laxey Medical Centre, Flats 1 - 3

Non-DHSS Rented Staff Accommodation

3 Strang Close, Braddan
12 Strang Close, Braddan
19 Strang Close, Braddan
26 Strang Close, Braddan
30 Strang Close, Braddan
31 Strang Close, Braddan

Trust Properties

William Gawne Bungalows (2), Port Erin
1 - 8 Meadow View, Onchan
5 Clarke Street, Douglas
Ballacob Bungalows, Ballaugh
Thie Quinney (Leonard Cheshire), Fairfield Ave, Ramsey

Administration Services

Ballamona Farmhouse (BFB)
BFB1 - Joiners, Electricians, Plumbers
BFB2 - Painters & Storage
BFB3 - Storage
BFB4 - Training Centre (white)
BFB5 - Training Centre Canteen (white)
BFB6 - Maintenance Co-ordination Hut
BFB7 - Garden Workshop (to the rear)
BFB8 - Nursery & greenhouse
Ballamona grounds & gardens
Westmoreland Road - Old Ward Block
Westmoreland Road - Government Lab
Keyll Darree, Braddan
C.I.R.C.A, Chester St Car Park
Castletown Benefit Office
Crookall House, Demesne Rd, Douglas
Dalmeny, Ramsey Cottage Hospital, Ramsey

Hillary House, Douglas
Markwell House, Douglas
Nivison House, Hill St, Douglas
Radcliffe Villas, Douglas
Ramsey Benefit Office, Ramsey
Southern Benefit Office, Port Erin
Victory House, Douglas
Edmondson's, Douglas

Vacant Properties

Cushag House (Rushen Clinic), Port Erin
14 Derby Road, Douglas
Kingswood House, Douglas
Victoria Lodge, Glenside
Janet's Corner Clinic

**DEPARTMENT OF
HOME AFFAIRS**

PROPERTY REGISTER

**DEPARTMENT OF HOME
AFFAIRS**

Owned Property

Category	Division	Address / Description
Buildings	Police	Police Garage, Albany Road, Peel
Buildings		1 Heathfield Drive, Peel
Buildings		Plot Ballagyr.
Buildings	Police	Police Station, 41 Tynwald Close. St Johns
Buildings	Fire	Fire Station, Heathfield Drive. Peel
Buildings		Peel Court House, Derby Road. Peel
Buildings	Fire	Michael Fire Station, Station Rd. Kirk Michael
Buildings		Plot 27, Kerrocruin Est. Kirk Michael
Buildings		Aerial Tower, former RAF Base
Buildings	Police	Police Station & Police House, Andreas
Buildings	Fire	Ramsey Fire Station, Bircham Avenue
Buildings	Police	New Police Station, Glen Road, Laxey
Buildings	Fire	Land Mines Road, Laxey incl Fire Station
Buildings	CEO	Homefield, Woodbourne Road, Douglas
Buildings	Police	Police Station & House, Snaefell Rd, Willaston
Buildings	Police	Police Station & houses, Elm Drive, Onchan
Buildings	Police	Police Headquarters, Douglas
Buildings	Fire	Douglas Fire Station, Peel Rd, Douglas
Buildings		Land & Buildings, Tromode
Buildings	Prison	IOM Prison, Victoria Rd, Douglas
Buildings	Police	Pulrose Police Station
Buildings		Plot Carnane, Douglas Head
Buildings	CEO	Plot Archallagan
Buildings	Police	Police Station, Castle Street, Castletown
Buildings	Police	Police Station, 1 & 2 Douglas Road, Ballasalla
Buildings	Police	Hillfoot, 12 Victoria Road, Castletown
Buildings	Fire	Fire Station, Scarlett Rd, Castletown
Buildings	Police	Police Station, Bay View Road, Port St Mary
Buildings	Fire	Fire Station, Droghadfayle Rd, Port Erin
Buildings	Police	Police HQ, Station Rd, Port Erin
Buildings	Comms	Communications House, Glencrutchery Road
Buildings	Comms	Ballachrink Radio Site
Buildings	Comms	Ballasaig Radio Site
Buildings	Comms	Cronk ny Arrey Radio Site
Buildings	Comms	Jurby Radio Site
Buildings	Comms	Kimmeragh Radio Site
Buildings	Comms	Peel Radio Site
Buildings	Comms	RJK Carnane Radio Site
Buildings	Comms	Snaefell Radio Site
Buildings	Police	Lower Douglas Police Station, Lord Street
Buildings	Police	Ramsey Police Station
Buildings	Prison	Jurby Prison

Leased Property

Division	Lease Date	Description / Title
Civil Defence	13/02/2004	Lease of Unit 26a, Spring Valley Trading Estate
Civil Defence	07/10/2004	Land at Balthane Industrial Estate, Ballasalla - for Air Training Corps
Civil Defence	31/12/2003	Land adjoining inner pier, Port St Mary for storage of up to 6 training craft for Sea Cadets
Police	22/12/2003	Ballasalla Police Office
Police	26/05/2006	Special Branch Accommodation
Police		Unit 5, Spring Valley - warehouse for evidence storage
Fire	01/05/1998	1st & 2nd Floors of Elm Tree House, Onchan
Police	11/10/2007	28 car parking spaces, Fort Street
Civil Defence		Army Cadet/Air Training Corps, Gladstone Avenue, Ramsey
Civil Defence		Unit 36, Spring Valley
Fire	01/03/2005	Lease of Garage No.9, off Queens Drive, Ramsey
Comms	17/08/1987	Lease of land for Radio Site at Ballasaig
Comms	01/01/2006	Licence for Site Sharing at Beary Radio Site
Comms	10/10/2001	Lease of land for Radio Site at Cronk ny Arrey
Comms	04/06/2001	Lease of land for Radio Site at Crookall House
Comms	25/09/2001	Licence for Site Sharing at Foxdale Radio Site
Comms	25/09/2001	Licence for Site Sharing at Glenmaye Radio Site
Comms	12/07/1994	Lease for land for Radio Site at Kimmeragh
Comms	05/04/2001	Lease for land for Radio Site at King Edward Bay
Comms	01/01/2002	Lease of part of King William's College building for Radio Site
Comms	12/09/2002	Lease of part of St Michael's Church for Radio Site
Comms	25/09/2001	Licence for Site Sharing at Laxey Radio Site
Comms	07/03/2001	Lease for land for Radio Site at Peel
Comms	25/09/2001	Licence for Site Sharing at Port St Mary Radio Site
Comms	01/04/2008	Lease for land for Radio Site at Snaefell
Comms	25/09/2001	Licence for Site Sharing at Union Mills Radio Site
Police/Fire		Unit 21, Spring Valley - warehouse for storage
Police	01/04/2007	Police office, 35 New Road, Laxey
Police		3 car parking spaces, compound 12, South Quay Industrial Estate
Police	12/08/2005	9 car parking spaces, MEA car park, Lord Street/ Queen Street
Police		Bays 1-4, unit 1, Douglas Head Warehouse
Police	28/10/2002	Police Station, 1 Close Corran, Union Mills
Police		Winchester Court, Second Avenue, Onchan
Police		Financial Crime Unit, 3rd Floor Finch Hill House, Bucks road, Douglas

**DEPARTMENT OF LOCAL
GOVERNMENT AND THE
ENVIRONMENT**

PROPERTY REGISTER

**DEPARTMENT OF LOCAL GOVERNMENT AND THE ENVIRONMENT –
RESIDENTIAL PROPERTIES**

Town/Parish	Street Name	No. of Houses
ANDREAS	Ardonan	1
	Cooil ny Chibber	20
	Crellin's Grove	20
	Kiondroghad Road	1
	Knock-e-Dhooney	2
	Larivane	16
BALLABEG	Vicarage Close	12
BALLAFESSON	Fairy Hill	37
	Fairy Hill Close	2
BALLALOUGH	Rheast Barrule	42
	Y-Vaarney Yiarg	31
BALLASALLA	Balthane Square	15
	Barrule Drive	25
	CLAGH VANE	69
	Cobbold Place	6
	Crossag Close	34
	Glashen Terrace	6
	Kinnish Terrace	6
	Quines Close	20
	Whitestone Terrace	8
BALLAUGH	Ballacrosha	35
	Cronk Ould	1
BRADDAN	Cronk Grianagh	37
	Mount Rule	1
	Strang Close	39
BRIDE	Ayre View	32
	Grenaby	1
	Lambhill	12
COLBY	Station Park	68
CROIT-E-CALEY	Orestal	14
CROSBY	Bromet Grove	10
	Close Eyreton	12
DOUGLAS	Allan Street	2
FOUR ROADS	Waterboard House	2
FOXDALE	3 Bridge Road	1
GERMAN	Lhergydhoo	1
GLEN MAYE	The Lhargan	10
JANET'S CORNER	Bromet Road	34
	Derby View	12
	James Road	16
	King Williams Terr.	6
	King Williams Way	14
	Orry Place	15

	Stunning Place	12
	Tynwald Grove	20
JURBY	Bretney Close	10
	Sartfield	1
	School Close	1
	Snaefell View	1
	The Bretney	57
	The Threshold	48
LAUREL BANK	Forrester's House	2
LAXEY	Glen Mooar	28
	Glen Road	12
	Gretch Noa	14
	Minorca Crescent (1999F)	2
	Minorca Crescent (1999H)	3
	Minorca Crescent	7
LEZAYRE	Ballakillingan Cottage	2
	Sulby Glen	2
	The Garey	6
LONAN	Ballacannell	36
	Ballaragh	1
MALEW	St Marks	1
MAROWN	Crosby	2
MAUGHOLD	Baldromma	1
	Ballafayle	1
	The Corony	14
ONCHAN	Government House Est	1
	Hillberry	1
PATRICK	Archallagan	16
	Ballamooar Cottage	2
	Kionslieu	6
	St Johns	1
PEEL	Carmane Close	17
	Derby Drive	3
SANTON	Ballahowin	1
	Newtown	20
ST JOHNS	Magher Vay	12
	The Hope	10
	Tynwald Close	40
SULBY	Ballabrooie	24

Total No. of DLGE Houses: 1186

OTHER:

Car Park Levels 1-9		
Chester Street	Owned	
Caretaker's Flat (Chester St)	Owned	
DHSS Tenancy Supermarket Roof Chester Street Complex	Owned	
Green Centre (Chester Street)	Owned	Tenancy
MaKays Shop (Chester Street)	Owned	Tenancy
Public Toilets (Chester Street)	Owned	
Restaurant/Cafe (Chester Street)	Owned	Tenancy
Castletown Court House	Leased	
Courts of Justice Site at 1-4 Mount Havelock (Courts of Justice)	Owned	
Drumgold Street Car Park	Owned	Land is owned by DLGE Leased to M&S for development and leased back to department for car parking
Marks & Spencer Store	Owned	Land is owned by DLGE Leased to M&S for development and store
1 School Close Jurby Industrial Estate (Shop)	Owned	
2 School Close Jurby Industrial Estate (Bungalow)	Owned	
Base 234 Jurby Industrial Estate	Owned	
Base 235 Jurby Industrial Estate	Owned	
Base 286 Jurby Industrial Estate	Owned	
Building 1 Jurby Industrial Estate	Owned	
Building 2 Jurby Industrial Estate	Owned	
Building 201A Jurby Industrial Estate	Owned	
Building 201B Jurby Industrial Estate	Owned	
Building 201C	Owned	

Jurby Industrial Estate	
Building 203 Jurby Industrial Estate	Owned
Building 212 Jurby Industrial Estate (Demolished)	Owned
Building 221 Jurby Industrial Estate	Owned
Building 229 Jurby Industrial Estate	Owned
Building 230 Jurby Industrial Estate	Owned
Building 232 Jurby Industrial Estate	Owned
Building 236 Jurby Industrial Estate	Owned
Building 237 Jurby Industrial Estate	Owned
Building 23a Former Army Camp	Owned
Building 244 Jurby Industrial Estate	Owned
Building 248 Jurby Industrial Estate	Owned
Building 253 Jurby Industrial Estate	Owned
Building 255 Jurby Industrial Estate (Demolished)	Owned
Building 258 Jurby Industrial Estate	Owned
Building 259 Jurby Industrial Estate	Owned
Building 261 Jurby Industrial Estate	Owned
Building 266 Jurby Industrial Estate	Owned
Building 267 Jurby Industrial Estate	Owned
Building 269 Jurby Industrial Estate	Owned
Building 269A Jurby Industrial Estate	Owned
Building 271 Jurby Industrial Estate	Owned
Building 272 Jurby Industrial Estate	Owned
Building 273 Jurby Industrial Estate	Owned
Building 274 Jurby Industrial Estate	Owned
Building 275 Jurby Industrial Estate	Owned
Building 276 Jurby Industrial Estate	Owned

Building 277 Jurby Industrial Estate	Owned	
Building 278 DLGE Stores Jurby Industrial Estate	Owned	
Building 283 Jurby Industrial Estate	Owned	
Building 291 Jurby Industrial Estate	Owned	
Building 293 Jurby Industrial Estate	Owned	
Building 297 Jurby Industrial Estate	Owned	
Building 298 Jurby Industrial Estate	Owned	
Building 298A Jurby Industrial Estate	Owned	
Building 300 Jurby Industrial Estate	Owned	
Building 303 Jurby Industrial Estate	Owned	
Building 319 Gas Compound	Owned	
Building 4 Jurby Industrial Estate	Owned	
Building 5 Jurby Industrial Estate	Owned	
Building 6 Jurby Industrial Estate	Owned	
Building 7 Jurby Industrial Estate	Owned	
Bungalow Jurby Hotel (Blg28)	Owned	
Commandant's Field Former Army Camp	Owned	
Conveniences Jurby Industrial Estate	Owned	
Factory - (Former Marown Engineering)	Owned	
Jurby Airport Hotel - Building 28	Owned	
Jurby Runway Extension	Owned	
Old Central Abattoir	Owned	
1 West Drive Bemahague		
2 West Drive Bemahague		
3 West Drive Bemahague		
D H S O B A F C	Owned	Leased to DHSOB AFC

Blackberry Lane
 Bemahague
 Fields at Blackberry
 Lane Bemahague
 Firewood Store
 Government House
 Gate Lodge
 Government House
 Bemahague
 Government House
 Bemahague
 Greenhouse
 Complex
 Government House
 Grounds & Gardens
 Government House
 Estate Bemahague
 New Garage Block
 to Government
 House
 Old Garage Block
 Government House
 Old Stable &
 Outbuilding
 Government House
 Estate Bemahague
 Store/Utility
 Extension to
 Government House
 Summerhouse
 Government House
 Bemahague
 Timber Hut
 Government House
 Estate Bemahague
 Toilet Block
 Government House
 Estate Bemahague
 Tractor Shed
 Government House

1 Snaefell view	Owned
37 Clagh Vane (Leased with No.39 Shop	Owned
39 Clagh Vane Shop	Owned
Albert Tower	Owned
Ballacubbon	Owned
Ballakinnish Cottage	Owned
Bride Tea Rooms	Owned
Central Bus Station at Lord Street	Owned
Corony Land	Owned
Cowle's Croft Three	Owned

Fields (Adj. St John's/Foxdale Railway)		
Cranleigh Ville	Owned	
Crossag Farm		
Ballasalla	Owned	
East Wing - Former Marine Biological Station	Owned	
Field at Ballakilley	Owned	
Field at East View	Owned	
Field at Nunnery	Owned	Leased to DOE
Fields at rear of Croftonville	Owned	
Former Gas Compound	Owned	
Former Queen's Hotel Site	Disposed	
Former Rifle Club Site	Disposed	
Four Roads Properties	Owned	
Foxdale Clock Tower	DHSS	
Glencrutchery Fields leased to Sports Council	Owned	
LAND AT SCHOOL ROAD	Owned	
Land Adjacent to Cooyrt Balleigh Ramsey	Owned	
Land Adjacent to Creg Mallin Car Park	Owned	
Land Opposite Union Mills Post Office	Owned	
Land at Albert Road	Owned	
Land at Douglas Head	Owned	
Land at Glencrutchery Rd (Former Special School)	Owned	
Land at Harcroft	Owned	
Land at Johnny Wattersons Lane	Owned	
Land at Queen Street/Lord Street	Owned	
Land at Ridgeway Road	Owned	
Land at Riverside Road	Owned	
Land at Road	Owned	

Island		
Land at Springfield	Owned	
Land at St John's Railway Station	Owned	
Land at Victoria Road	Owned	
Land at side of Croftonville	Owned	
Land to the rear of Foxdale School	Owned	
Main Block - Former Marine Biological Station	Owned	
Manx Foundation for Physically Disabled (Land)	Owned	
Middle River Site	Owned	
Nobles old Hospital Car Park	DHSS	
Quarterbridge Hotel	Owned	Transfer to DOT
South Lodge		
Harcroft	Owned	
Strathclyde	Owned	
Summerhill Glen		
Douglas	Owned	
Tower Street Site		
Ramsey	Owned	
Former St John's School House	Owned	
Legislative/Tynwald Buildings	Owned	
Sand Pit to west of Tynwald Hill	Owned	
St John's Chapel	Owned	
St John's Church Hall (Leased)	Leased	
St Johns Car Park	Owned	
Tynwald Fair Field	Owned	
Tynwald Hill	Owned	
21a-23 Athol Street	Owned	
Car Parking- Opposite Murray House	Owned	
Customs House (Old Railway Station)	Owned	
Finch Hill House	Leased	
Former Customs Office - DHSS	Owned	
Goldie House		
Ground First and Second Floor	Owned	

(Leased)	
Government Analyst`s New Laboratory	DHSS
Government Offices	Owned
Government Offices (Old Hanover Street School)	Owned
HSBC House - Insurance Authority (Leased Property)	Leased
Heywood House (2nd Floor)	Leased
Illiam Dhone House	Owned
Internal Quadrangle - Government Offices (Formerly CGO)	Owned
Land (rear of Markwell House)	Owned
Markwell House	Owned
Murray House	Owned
Peregrine House	Leased
Prospect House	Owned
Public Records Depository Unit 3	Leased
Public Records Depository Unit 40	Leased
Public Records Depository Unit 40A	Leased
Rose House (2nd & 3rd Floors)	Leased
Salisbury House	Leased
St Andrews House	Leased
St George's Court - Education Department	Leased
St George's Court - Superannuation	Leased
St Mary's Court	Leased
The Registries Unit 32 Spring Valley Industrial Estate	Leased
Victory House 5th Floor (Leased Property)	Leased
Willow House	Leased
Winchester Court	Leased

**DEPARTMENT OF
TOURISM AND LEISURE**

PROPERTY REGISTER

DEPARTMENT OF TOURISM AND LEISURE

TT Grandstand, Glencrutchery Road	Owned
TT Scrutineering bays, Glencrutchery Road	Owned
Manx Welcome Centre, Sea Terminal	Leased
Former Murrays Motorcycle Museum	Owned
St. Andrews House, Finch Road	Leased

MANX SPORT AND RECREATION

National Sports Centre - Main Building	Owned
NSC - MSR Reception and Offices	Owned
NSC - Grandstand	Owned
NSC - Storage Block	Owned
NSC - Outdoor Changing	Owned
NSC - Manx Harriers Building	Owned
NSC - Storage Sheds (2)	Owned
Regional Synthetic Pitches - Castletown	Owned
Regional Synthetic Pitches - Peel	Owned
Regional Synthetic Pitches - Ramsey	Owned
Ballafletcher Playing Field	Leased
Glencrutchery Road Playing Fields	Owned
Kensington Road Changing Block	Leased

VILLA MARINA AND GAIETY THEATRE COMPLEX

Villa Marina - Royal Hall etc	Owned
Villa Marina - Arcade & Shops	Owned
Villa Marina - Gardeners Store	Owned
Villa Marina - Gatehouses (Broadway)	Owned
Villa Marina - Lodge	Owned
Villa Marina - Bowling Green & shelters (3)	Owned
Gaiety Theatre	Owned
Camera Obscura	Owned
Former Summerland site	Owned

WILDLIFE PARK

Wildlife Park	Owned
Wildlife Park Car Park Toilets	Owned
Gate Cottage	Owned
Gatehouse & Office	Owned
Entrance Building	Owned
Penguin House	Owned
Pampas Animals Hut	Owned
Bat House	Owned
Monkey House	Owned
Forest Animals Houses (4)	Owned
Monkey House	Owned
Swamp Animal Houses (2)	Owned
Children's Theatre	Owned
Wooden Huts (3) and Barn	Owned
Egg Factory	Owned
The Ark	Owned

Play Barn	Owned
Stables	Owned
Bungalow	Owned
Café and Toilets	Owned
Café Hut	Owned
Education Building	Owned
Outback Animals Houses (2)	Owned
Ant Eater House	Owned
Bush Animal House	Owned
Owl House	Owned
Summer House	Owned

BUSES

Homefield Garage	Leased
Lord Street Shop and Staff Toilet facility	Owned
Peel Bus Depot	Owned
Ramsey Bus Station	Owned
Port Erin Bus Depot	Owned
Bus Shelter, Queens Promenade, Douglas	Owned
Bus Shelters throughout Island	Owned

RAILWAYS - MANX ELECTRIC RAILWAY

Strathallan Ticket Office	Owned
Derby Castle Workshop	Owned
Derby Castle Depot	Owned
Derby Castle Canteen	Owned
Derby Castle Yard Traffic Office	Owned
Derby Castle Tram shed	Owned
Majestic Shelter	Owned
Groudle Glen Station	Owned
Groudle Substation	Owned
Baldrine Shelter	Owned
Garwick Shelter	Owned
MER Ballabeg Shelter	Owned
Fairy Cottage Shelter	Owned
South Cape Shelter	Owned
Laxey Station Building, Café & Kiosks (2)	Owned
Laxey Sub-Station	Owned
Laxey Joiner Shop adjacent to Sub-Station	Owned
Laxey Wire Shanty adjacent to Sub-Station	Owned
Laxey Car Shed	Owned
Laxey Blacksmith Shed	Owned
Laxey Goods Shed adjacent to Mines Tavern	Owned
The Ex Servicemen's Club, Main Road, Laxey	Owned
Laxey Shop/Heritage Centre	Owned
Minorca Shelter	Owned
Dhoon Glen Café and Shelter	Owned
Dhoon Quarry Storage Building	Owned
Ballagorry Sub-Station	Owned
Ballaglass Shelter	Owned
Cornaa Shelter	Owned
Ballajora Shelter	Owned
Dreemskerry Shelter	Owned

Lewaigue Shelter	Owned
Belle Vue Sub-Station	Owned
Belle Vue Shelter	Owned
Ramsey Car Shed	Owned
Ramsey Museum Building The Shed	Owned
Ramsey Station Building	Owned

RAILWAYS - SNAEFELL ELECTRIC RAILWAY

Snaefell Mountain Railway (SMR) Depot	Owned
Laxey Storage Shed adjacent to SMR Depot	Owned
Laxey Test House adjacent to SMR Depot	Owned
Snaefell Mountain Railway (SMR) Shed	Owned
Bungalow New Sub Station & Toilets	Owned
Snaefell Summit Hotel including water tower	Owned

RAILWAYS - STEAM

Douglas Railway Station Building	Owned
Douglas Railway Depot & Workshops inc. Carriage Shed	Owned
Douglas Station Clock tower and Steps	Owned
Douglas Signal Box	Owned
Douglas Station Toilets, Store and Garages	Owned
Port Soderick Station Shelters (3)	Owned
Santon Station Building	Owned
Ballglonney Gate House	Owned
Ballachrink Gate House	Owned
Ballawoods Cottage and Gatehouse	Owned
Ballasalla Station Building	Owned
Ballasalla Level Crossing Cabin	Owned
Castletown Station Building	Owned
Castletown Goods Shed	Owned
Mill Gate Shed	Owned
Ballabeg Station	Owned
Colby Station	Owned
Kentraugh Gate House	Owned
Colby Level Gate House	Owned
Ballagawne Gate House	Owned
Four Roads, Port St Mary Gate House	Owned
Port St Mary Station Building	Owned
Port St Mary Goods Shed	Owned
Droghadfayle Road Gate House	Owned
Port Erin Station Building	Owned
Port Erin Railway Museum & Shop	Owned
Port Erin Goods Shed	Owned
Port Erin Engine & Carriage Sheds	Owned

PUBLIC TRANSPORT HEADQUARTERS - BANKS CIRCUS

Headquarters Depot including Garage and Office facilities	Owned
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**DEPARTMENT OF
TRADE AND INDUSTRY**

PROPERTY REGISTER

DEPARTMENT OF TRADE AND INDUSTRY

Property Description

GE Aviation factory, Onchan

Strix Factory Ramsey

Strix HQ Ronaldsway

Strix factory Ronaldsway

Shoprite Port Erin

Hangar 267 Jurby

Booth W Kelly, Ramsey Shipyard

Unit 1, Ramsey Shipyard

Unit 2, Ramsey Shipyard

Unit 3, Ramsey Shipyard

Unit 4, Ramsey Shipyard

Unit 5, Ramsey Shipyard

Unit 6, Ramsey Shipyard

Unit 7, Ramsey Shipyard

Unit 8, Ramsey Shipyard

Unit 9, Ramsey Shipyard

Unit 10, Ramsey Shipyard

Unit 1, Mill Road, Peel

Unit 2, Mill Road, Peel

Unit 3, Mill Road, Peel

Unit 4, Mill Road, Peel

Peel Motorbody Repair Co, Ramsey Shipyard

DTI Training Centre, Hills Meadow

Land at Balthane Industrial Estate

Land at Ramsey Shipyard

Land at Tromode

Land at Mill Road, Peel

Land at Freeport

Land at Ronaldsway Industrial Estate

Compound at Hill Meadow

**DEPARTMENT OF
TRANSPORT**

PROPERTY REGISTER

DEPARTMENT OF TRANSPORT

Douglas

Building and Address	Division	Owned	Let By Dept
Sea Terminal	Properties	Yes	Parts Let
Meat Plant - Tromode	Properties	Yes	Yes
Walkway and Towers	Properties	Yes	No
Northside Shelter - Victoria Pier	Properties	Yes	No
Southside Shelter - Victoria Pier	Properties	Yes	Part let
Old Toilet Block - Victoria Pier	Harbours	Yes	No
Security Hut - Battery Pier	Harbours	Yes	No
West Tower Road Bridge - Red Quay	Harbours	Yes	No
East Tower Road Bridge - Red Quay	Harbours	Yes	No
Watch House -Sub-Station- Red Quay	Properties	Yes	Yes
Tongue Buildings - The Tongue -Quay	Harbours	Yes	Parts let
large Store South Quay Oil Depot	Harbours	Yes	Yes
Admin Unit South Quay Oil Depot	Harbours	Yes	Yes
Blockhouse - Edward Pier	Harbours	Yes	Parts let
Blockhouse - Victoria Pier	Harbours	Yes	Part let
Horn House - Douglas Head	Harbours	Yes	No

Building and Address	Division	Owned	Let By Dept
Coastguard Station - Douglas Head	Harbours	Yes	No
Old Smithy - Battery Pier	Harbours	Yes	No
Sheds and Old Workshop - Battery Pier	Harbours	Yes	No
Big Shed - Battery Pier	Harbours	Yes	No
Toilet Block - Battery Pier	Harbours	Yes	No
Swingbridge Tower - South Quay	Harbours	Yes	No
Chapel Shed - South Quay	Harbours	Yes	No
Walkway Number 1 - Douglas Harbour(EP)	Properties	Yes	No
Portacabin Circus Beach	Harbours	Yes	Yes
Walkway Number 2 -Douglas Harbour (No 5)	Harbours	Yes	No
Office Buildings - Battery Pier	Harbours	Yes	No
Gate House - Marine Drive	Highways	Yes	No
Testing Station - Tromode	Highways	Yes	No
Portacabin Waiting Room - Tromode	Highways	Yes	No
Pump Station - Queens Promenade	Drainage	Yes	No
Pump Station - Loch Promenade	Drainage	Yes	No
Diving Shed - Rear Hills Meadow Depot	Works	Yes	No
Hills Meadow Depot - Peel Road	Works	Yes	No
Vehicle Store - Hills Meadow	Works	Yes	No
Office Building-Manx Petroleum-Battery Pier	Harbours	Yes	Yes
Vehicle Search Facility - Circus Beach	Harbours	Yes	No
Shelter Cover - Baggage Handling Equipment	Properties	Yes	Part Let
Circus Beach Marshalling Area			
Lighthouse - Battery Pier	Harbours	Yes	No
Tower of Refuge	Properties	Yes	No
Circus Beach Plant Room	Harbours	Yes	No
1 White Hoe Cottages	Properties	Yes	No
2 White Hoe Cottages	Properties	Yes	No
3 White Hoe Cottages	Properties		

4 White hoe Cottages	Properties	Yes	No
1 Ivy Cottage White Hoe	Properties	Yes	No
2 Ivy Cottages White Hoe	Properties	Yes	No
3 Ivy Cottages White Hoe	Properties		
4 Ivy Cottages White Hoe	Properties	Yes	No
Imperial Buildings (Steam packet Offices)	Properties	Yes	Yes

Ballasalla, Castletown and Derbyhaven
Building and Address

Division Owned Let By Dept

Stone Building - Old Gas Works - Castletown	Works	Yes	No
Stone Building - Old Quarry- Ballasalla	Works	Yes	No
Store Sheds - Old Quarry- Ballasalla	Works	Yes	No
Light House - Irish Quay - Castletown	Harbours	Yes	No
Light House - Breakwater - Derbyhaven	Harbours	Yes	No
Lighthouse - Breakwater - Castletown	Harbours	Yes	No
Coastguard station Sanfield Castletown	Harbours	Yes	No
Storage Sheds- Breakwater -Castletown	Harbours	Yes	No
Harbour Office Shower Block - Irish Quay - Castletown	Harbours	Yes	No
Old Engine Shed - Irish Quay -Castletown	Harbours	Yes	No
Shelter and Toilet Block - Castletown	Harbours	Yes	Yes
Old Toilet - Breakwater Castletown	Harbours	Yes	No
Pump Station - Silverburn STW -Ballasalla	Drainage	Yes	No
Brick Garage - Silverburn STW -Ballasalla	Drainage	Yes	No
Pump Station - Derbyhaven	Drainage	Yes	No
Main Airport Terminal -Ronaldsway Airport	Airport	yes	part let
Fire Station - Ronaldsway Airport	Airport	Yes	No
6 x Farm Building Units - Ronaldsway	Airport	Yes	Part let

Building and Address

Division Owned Let By Dept

Taxi Portacabin - Ronaldsway	Airport	Yes	Yes
Department of Home Affairs	Airport	Yes	Yes
Air Training Corps Building -Ronaldsway			
Hanger One - Ronaldsway	Airport	Yes	Yes
ICS Office - Annex Hanger 2 -Ronaldsway	Airport	Yes	Yes
British Airways Viscount House-Ronaldsway	Airport	Yes	Yes
Portacabin - Ronaldsway	Airport	Yes	No
Cargo Buildings - Ronaldsway	Airport	Yes	Yes
Airport Bungalow - Ronaldsway	Airport	Yes	Yes
Manx Flyers - Clubhouse- Ronaldsway	Airport	Yes	Yes
Manx Flyers - Hanger- Ronaldsway	Airport	Yes	Yes
Shell UK - Fuel Farm - Ronaldsway	Airport	Yes	Yes
Tel (IOM) Hanger 2 Annex - Ronaldsway	Airport	Yes	Yes
Units on Old Turkeyland Quarry-Ronaldsway	Airport	Yes	Yes
Airport Estate			
British Airways Training School - two storey type Duplex Building	Airport	Yes	Yes
Pump Station - Queens Street, Castletown	Drainage	Yes	No
Pump Station - Promenade, Castletown	Drainage	Yes	No
Pump Station - Harbour - Castletown	Drainage	Yes	No
Portacabin Fire Station - Ronaldsway	Airport	Yes	No

Large Portacabin- Hangar area	Airport	Yes	No
Vehicle Search Facility Amber Post	Airport	Yes	No
Amber Post	Airport	Yes	No
Airport Control Tower	Airport	Yes	No
Torpedo Sheds	Airport	Yes	Part let
Gun Butt	Airport	Yes	No
Airport Boiler Plant Room	Airport	Yes	No
Airport Generator Building	Airport	Yes	No
Airport Maintenance Building	Airport	Yes	No
Amber Post Portacabin	Airport	Yes	No
ROC Bunker	Airport	Yes	No

Port St Mary

Building and Address	Division	Owned	Let By Dept
Fish Factory - Alfred Pier	Harbours	Yes	Yes
Fish Factory - Back of Lime Street	Harbours	Yes	Yes
Old Kipper House - Back of Lime Street	Harbours	Yes	Yes
Harbour House Old Quay	Harbours	Yes	Yes
Work Shop and Storage Sheds	Harbours	Yes	No
Toilet Block - Back of Lime Street	Harbours	Yes	No
Toilet Block - Alfred Pier	Harbours	Yes	No
Storage Hut 1 - Alfred Pier	Harbours	Yes	No
Storage Hut 2 - Alfred Pier	Harbours	Yes	No
Lighthouse - Alfred Pier	Harbours	Yes	No
Lighthouse - Inner Pier	Harbours	Yes	No
Pump Station - Harbour Office - Harbours	Harbours/ Drainage	Yes	No
Pump Station - Gansey Point	Drainage	Yes	No

Port Erin

Building and Address	Division	Owned	Let By Dept
Harbour House and Office-Breakwater Road	Harbours	Yes	No
Storage Shed Number 1 -Breakwater Road	Harbours	Yes	Yes
Storage Shed Number 2 -Breakwater Road	Harbours	Yes	No
Fishermen's Huts - Breakwater Road	Harbours	Yes	Yes
Toilet Block and Store-Breakwater Road	Harbours	Yes	No
Lighthouse - Raglan Pier	Harbours	Yes	No
Lighthouse - on the beach	Harbours	Yes	No
Pump Station - Athol Park	Drainage	Yes	No
Small Garage	Highways	No	No

Peel

Building and Address	Division	Owned	Let By Dept
Garage - Crown Street	Harbours	Yes	No
Harbour House and Office - East Quay	Harbours	Yes	No
Toilet Block -Breakwater	Harbours	Yes	No
Security Hut and Store -Breakwater	Harbours	Yes	No
Old Toilet Block - Breakwater	Harbours	Yes	No
Old Engine House - East Quay	Harbours	Yes	No

Workshops - East Quay	Harbours	Yes	No
Old Custom House - Crown Street	Harbours	Yes	No
Block House - East Quay	Harbours	Yes	No
Lighthouse - Breakwater	Harbours	Yes	No
Pump Station - Peel Promenade	Drainage	Yes	No
Former Water Tower - Peel Station	Properties	Yes	No
Main Building Canteen and Store Yard	Harbours	Yes	No
Flap gate and Bridge Sub Station	Harbours	Yes	No

Building and Address	Division	Owned	Let By Dept
Lighthouse -Breakwater	Harbours	Yes	No
Lighthouse - Inner Pier	Harbours	Yes	No
Harbour House - Tent Road	Harbours	Yes	No
Harbour Office and Toilet Block - Inner Pier	Harbours	Yes	No
Storage Shed - Boat Park - Tent Road	Harbours	Yes	No
Main Building and Lean to -Old Laxey Hill	Works	Yes	No

Ramsey

Building and Address	Division	Owned	Let By Dept
2 Brick Buildings - Ship Yard	Works	Yes	No
1 Metal Hut - Ship Yard	Works	Yes	No
Lighthouse - South Pier	Harbours	Yes	No
Lighthouse - North Pier	Harbours	Yes	No
Harbour House - East Quay	Harbours	Yes	No
Works Shed - East Quay	Harbours	Yes	No
Garage - East Quay	Harbours	Yes	No
Coastguard Building - Queens Promenade	Harbours	Yes	No
Swingbridge and Control Room-Harbour	Harbours	Yes	No
Bridge Masters Hut -Old Harbour Road	Harbours	Yes	No
Toilet Block - Derby Road Quay	Harbours	Yes	No
Old RAF Hanger - Shipyard Road	Harbours	Yes	Yes
Works Sheds, Toilet Block-Shipyard Road	Harbours	Yes	No
Queens Pier - Queen Promenade	Harbours	Yes	No
Pump Station -Riverside Industrial Estate	Drainage	Yes	No
Coastguards Building - Shipyard	Harbours	No	No

Building and Address	Division	Owned	Let By Dept
Canteen and Office - Onchan Depot	Works	Yes	No

Braddan

Building and Address	Division	Owned	Let By Dept
Factory - Animal By Products Plant	Properties	Yes	No
Storage Building- Animal By Products Plant	Properties	Yes	No
Braddan Bridge House	Properties	Yes	Yes
Office Building - Animal By Products Plant	Properties	Yes	No
White Hoe Pumping Station	Drainage	Yes	No
Animal Waste Processing Plant	Properties	Yes	No

Building and Address	Division	Owned	Let By Dept
Small Lodge at Rockmount	Properties	Yes	No
The Kew - Switchback Road	Properties	Yes	Yes
Office Stores and Weighbridge Building - Poortown Quarry	Works	Yes	No
Canteen and Toilet Block- Poortown Quarry	Works	Yes	No
Workshop - Poortown Quarry	Works	Yes	No
Steel Store -Poortown Quarry	Works	Yes	No
Coating Plant, Switchgear House - Poortown Quarry	Works	Yes	No
Secondary Section, Switchgear House - Poortown Quarry	Works	Yes	No
Primary Crusher House - Poortown Quarry	Works	Yes	No
Storage Buildings - Ballikillmurray Farm	Properties	Yes	No
2 Sets of Screen Houses/Aggregate Storage - Poortown Quarry	Works	Yes	No

Glen Duff

Building and Address	Division	Owned	Let By Dept
Main Office Area	Works	Yes	No
Vehicle and Paint Store	Works	Yes	No
Plant Shed	Works	Yes	No
Emergency Store	Works	Yes	No
Joiners Shop	Works	Yes	No
Main Store	Works	Yes	No
Grass Cutters Shed	Works	Yes	No
Toilet and Canteen	Works	Yes	No
3 Small Metal Huts	Works	Yes	No
Salt Barn	Works	Yes	No

Crosby

Building and Address	Division	Owned	Let By Dept
Workshop Depot - Ellerslie	Works	Yes	No
Crane Shed - Ellerslie	Works	Yes	No
Main Office Building -Ellerslie	Works	Yes	No
Joiners Shop - Ellerslie	Works	Yes	No
Marown Shed - Ellerslie	Works	Yes	No
Crossing Hut - Crosby	Highways	Yes	No
Salt Barn	Works	Yes	No

Jurby

Building and Address	Division	Owned	Let By Dept
Compressor House	Drainage	Yes	No
Wooden Shed - Jurby STW	Drainage	Yes	No
Hanger 292 - Jurby Airfield	Properties	Yes	Part Let
Control Tower and annex	Properties	Yes	Part Let
2 x Bomb Stores	Properties	Yes	No

<u>Foxdale and St Johns</u> Building and Address	Division	Owned	Let By Dept
Weighbridge Office and Canteen -Stoney Mountain Quarry	Works	Yes	No
Storage Container - Stoney Mountain Quarry	Works	Yes	No
Switchgear House -Stoney Mountain Quarry	Works	Yes	No
Wooden Shed - St Johns (stw)	Drainage	Yes	No
House - 3 Bridge Road - Foxdale	Highways	Yes	No
Crossing Hut - St Johns - The Hope	Highways	Yes	No

<u>Glen Vine and Union Mills</u> Building and Address	Division	Owned	Let By Dept
Sludge Process Plant - Glen Vine	Drainage	Yes	No
Pump House - Union Mills	Drainage	Yes	No
Brick Garage - Union Mills	Drainage	Yes	No

<u>Miscellaneous Properties</u> Building and Address	Division	Owned	Let By Dept
Galvanised Steel Shed - Balthane STW	Drainage	Yes	No
Pump House (DIS.) - Glen Maye STW	Drainage	Yes	No
Pump Station - Ballaugh STW	Drainage	Yes	No
Pump Station - Ballabeg	Drainage	Yes	No
Main Office Building and Canteen - Close Leece, Patrick Road	Works	Yes	No
Nissen Hut and Store - Close Leece, Patrick Road	Works	Yes	No
Main Building and Store - Andreas Depot - Andreas Village	Works	Yes	No
Stone Built Old Barn - The Level Depot - Colby	Works	Yes	No
Wooden Hut and Portacabin - Ballaturton	Works	Yes	No
Metal Hut - Kirk Michael	Works	Yes	No
Wooden Shed and Metal Hut - Lezayre	Works	Yes	No
Metal Hut - Bride	Works	Yes	No
Metal Hut - Bride	Works	Yes	No
Wooden Shed - Maughold	Works	Yes	No
Barn - Bride Road - Andreas	Drainage	Yes	Yes
Canteen - South Barrule	Works	Yes	No
Pumping Station Ballanorris	Drainage	Yes	No

Mountain Shelters

Building and Address	Division	Owned	Let By Dept
Gooseneck	Properties	Yes	No
Mountain Box	Properties	Yes	No
Guthries	Properties	Yes	No
Black Hut	Properties	Yes	No
Graham Memorial	Properties	Yes	No
Brandywell	Properties	Yes	No
32 nd	Properties	Yes	No
Windy Corner	Properties	Yes	No

Keppel Gate	Properties	Yes	No
Cronk - ny - Mona	Properties	Yes	No
Brandish	Properties	Yes	No
Georges Folly	Properties	Yes	No

Santon

	Division	Owned	Let By Dept
Administration and control	Drainage	Yes	No
Inlet works	Drainage	Yes	No
Motor Control Centre 1	Drainage	Yes	No
Motor Control Centre 2 anoxic zone blower hse	Drainage	Yes	No
Motor Control Centre 3	Drainage	Yes	No
Sludge Drying Building	Drainage	Yes	No
Tractor and Trailer Store	Drainage	Yes	No
Sludge Pumping station	Drainage	Yes	No
Activated Sludge Pumping station	Drainage	Yes	No
Scum Pumping Station	Drainage	Yes	No
Foul Drainage Pumping Station	Drainage	Yes	No

**MANX ELECTRICITY
AUTHORITY**

PROPERTY REGISTER

Manx Electricity Authority

Code	Location	Land Asset Type
ALA01	Ballacottier HQ	Freehold
ALA01A	Castletown Showroom	Freehold
ALA01B	Peel Showroom	Freehold
ALA01C	Port Erin Showroom	Freehold
ALA01D	Ramsey Showroom	Freehold
ALA02	Cooil Road Estate Douglas	Freehold
ALA03	Knockfroy Santon	Freehold
ALA04	Ballavartyn Plot Newtown	Freehold
ALA05	Newtown Estate Santon	Freehold
ALA05A	Ballaveare	Freehold
ALA06	Crogga Santon	Leasehold
ALA06A	Crogga Iris	Leasehold
ALA07	Santon Quarry Road	Freehold
ALA08	Oatlands Quarry	Leasehold
ALA09	Oatlands Farm	Leasehold
ALA10	Santon School	Freehold
ALA11	Ballachrink Santon	Leasehold
ALA12	Port Grenough Santon	Freehold
ALA13	Ballahick Malew	Leasehold
ALA14	Turkeyland Quarry	Leasehold
ALA15	Ballawoods	Leasehold
ALA16	Orrisdale Road Blackboards Malew	Leasehold
ALA17	Orrisdale Ballasalla	Freehold
ALA17A	Blackboards Iris Ballaquaggan	Leasehold
ALA18	Blackhill	Leasehold
ALA19	Nurses Home Clough Vane	Freehold
ALA20	Ballabridson Ballasalla	Freehold
ALA21	Crossag Road Ballasalla	Freehold
ALA22	The Crossags	Leasehold
ALA23	Crossags Close	Freehold
ALA24	Clough Vane Estate	Freehold
ALA25	Balthane Colas Ballasalla	Freehold
ALA26	Sycamores Balthane	Leasehold
ALA27	Silverburn A	Freehold
ALA27A	Silverburn Iris	Leasehold
ALA28	Meadow Court Ballasalla	Freehold
ALA29	Balthane Industrial	Leasehold
ALA29A	Manx Metals Balthane	Freehold
ALA29B	Balthane	Leasehold
ALA30	Ronaldsway Aircraft Company	Leasehold
ALA31	Ronaldsway Aircraft Company	Leasehold
ALA31A	Ronaldsway Airport Ballasalla	Freehold
ALA31B	Strix Factory Ronaldsway Industrial Estate	Freehold
ALA32	Freeport Estate Ballasalla	Leasehold
ALA32A	Pacini Factory Freeport Ballasalla	Leasehold
ALA33	Shoe Factory Ronaldsway Industrial Estate	Leasehold
ALA34	Castle Ind Ronaldsway Ind Estate	Leasehold
ALA35	Egatube Factory Ronaldsway Ind Estate	Leasehold
ALA36B	Brookfield	Leasehold
ALA37	King Williams College Castletown	Leasehold

ALA38	Derbyhaven Castletown	Leasehold
ALA38A	Langness Lighthouse	Leasehold
ALA39	Castletown Golf Links Hotel	Leasehold
ALA39A	Ronaldsway Fish Farm	Leasehold
ALA40	Showfield Castletown	Freehold
ALA41	Janets Corner Mylchreests	Leasehold
ALA42	Janets Corner Estate Castletown	Freehold
ALA43	Janets Corner Estate Castletown	Freehold
ALA44	Railway Station Castletown	Freehold
ALA45	Brewery Wharf Castletown	Freehold
ALA46	Lorne House	Leasehold
ALA47	Mill Street Castletown	Freehold
ALA49	The Quay Car Park Castletown	Freehold
ALA50	Castletown Main	Leasehold
ALA50B	Castletown	Leasehold
ALA50C	Castle Court Farrants Way Castletown	Leasehold
ALA51	Knock Rushen Castletown	Freehold
ALA52	Farrants Flatt Farrants Park Castletown	Freehold
ALA53	Red Gap Castletown	Leasehold
ALA53A	Scarlett Castletown	Freehold
ALA54	School Hill Castletown	Freehold
ALA55	Ballalough Pump House Castletown	Freehold
ALA56	Ballalough Lgb	Freehold
ALA57	Castletown	Freehold
ALA58	Cross Four Ways	Leasehold
ALA59	Billown Quarry	Leasehold
ALA60	Lower Billown Farm	Leasehold
ALA61	Billown House	Leasehold
ALA63	Ballaveare	Freehold
BLA02	Ghyll Whell	Leasehold
BLA03	Two Acres	Leasehold
BLA04	Greeba Avenue Glen Vine	Freehold
BLA05	Ballagarey Glen Vine	Freehold
BLA06	Glen Vine Park	Freehold
BLA06A	Glen Darragh Road Glen Vine	Freehold
BLA07	Marown Church	Leasehold
BLA07A	Ballaglonney	Freehold
BLA08	Ellerslie Depot	Leasehold
BLA09	Crosby	Leasehold
BLA10	Eyreton Crosby	Freehold
BLA13	The Braaid	Freehold
BLA14	Ballahowin	Freehold
BLA15	Ballakew Lodge	Leasehold
BLA15B	Ballaharra	Leasehold
BLA16	Peel P/S & Associated Land	Freehold
BLA16A	Heritage Centre Peel	Leasehold
BLA18	Strand Street, Peel	Leasehold
BLA20	West View Peel	Leasehold
BLA21	Marine Parade	Leasehold
BLA23	Mountain View Estate Peel	Freehold
BLA24	Christian Street , Peel	Leasehold
BLA25	Dodds Lane	Leasehold
BLA25B	Ballaterson Glenfaba Road Peel	Freehold
BLA26	Albany Road	Leasehold

BLA27	Kerrocooar, Peel	Leasehold
BLA28	Derby Road Peel	Freehold
BLA29	Ballawattleworth	Freehold
BLA31	Bellevue Peel	Freehold
BLA32	Ballaquane Park Peel	Freehold
BLA32A	Ballaquane Peel	Freehold
BLA33	Middle Cooil Ushtey Peel	Leasehold
BLA33A	Plot Of Land Poortown Estate	Freehold
BLA33B	Cronk Lheanag	Freehold
BLA34	Peel Secondary School	Leasehold
BLA35	Ballalough (German)	Leasehold
BLA36	Poortown Village	Leasehold
BLA38	Tynwald Mills	Leasehold
CLA01	Abbeylands	Freehold
CLA02	East Baldwin School	Leasehold
CLA03	Fernlea West Baldwin	Leasehold
CLA04	Ballaquine	Leasehold
CLA05	Ballaskerroo	Leasehold
CLA06	Baldrine	Freehold
CLA07	Methodist Chapel	Leasehold
CLA08	The Crescent Baldrine	Freehold
CLA09	Green Acres	Leasehold
CLA10	Ballabeg	Freehold
CLA12	Ballacannell	Freehold
CLA13	Fairy Cottage	Freehold
CLA14	Grawe North	Leasehold
CLA15	Rencell	Leasehold
CLA16	Ballacollister	Leasehold
CLA17	South Cape	Leasehold
CLA18	Beach	Leasehold
CLA19	Minorca Hill Laxey	Freehold
CLA19A	Cronk Orry Minorca Laxey	Freehold
CLA20	Laxey Glen Mill	Leasehold
CLA21	Glen Road Laxey	Leasehold
CLA22	Corlett's Mill Laxey	Freehold
CLA24	Glen Mooar Laxey	Freehold
CLA25	Wheel	Leasehold
CLA26	Minorca Crossroads Laxey	Leasehold
CLA27	Gretch Veg Laxey	Freehold
CLA27A	Ard Reayrt Laxey	Freehold
CLA28	Agneash	Leasehold
CLA29	Ballaragh Local	Freehold
CLA30	Bungalow Bridge	Leasehold
CLA30A	Bungalow	Leasehold
CLA30B	Bungalow Electric Railway Station	Leasehold
CLA32	Dha Summit (Snaefell)	Leasehold
CLA34	Glen Mona	Freehold
CLA35	Ballagorry Local	Freehold
CLA36	Corony Estate	Freehold
CLA37	Hibernia Stepdown	Freehold
CLA38	Folieu Port Lewaigue	Freehold
CLA39	Ballure Maughold	Freehold
CLA40	Glen Auldyn	Freehold
CLA42	Bellevue Mer	Leasehold

CLA43	Ballacarmel, Ramsey	Freehold
CLA43A	Ballacarmel Switching Station	Freehold
CLA44	Port Lewaigue Step Down	Freehold
CLA45	Port E Vullen	Freehold
CLA46	Port Mooar	Leasehold
CLA47	Maughold Village	Leasehold
CLA48	Ballajora Hill	Freehold
CLA49	Ballajora	Freehold
CLA50	Dreemskerry	Leasehold
CLA51	Balladan	Leasehold
CLA52	Ballaskeg	Leasehold
CLA53	Cornaa Station	Leasehold
CLA54	Balladan 3.3kv Switch Station	Leasehold
DLA01	Ballamanaugh Sulby	Leasehold
DLA02	Glen Mooar Sulby	Freehold
DLA03	Killabregga Cottage	Leasehold
DLA04	Block Eary Hydro Station Sulby	Freehold
DLA05	Tholt-Y-Will	Leasehold
DLA06	Crammag	Leasehold
DLA07	Dam Pumpouse Sulby	Leasehold
DLA08	Druidale	Leasehold
DLA09	Ballacaley	Leasehold
DLA10	Sulby Valley Sulby	Leasehold
DLA10A	Ballacuberagh	Leasehold
DLA10B	Sulby Waterworks	Leasehold
DLA11	Wildlife Park	Leasehold
DLA12	Ballaugh	Freehold
DLA13	Ballaugh Village	Freehold
DLA14	Gliack	Leasehold
DLA15	Ballacob	Leasehold
DLA16	Carmodil	Freehold
DLA17	Orrisdale	Leasehold
DLA18	Rhencullen	Leasehold
DLA21	Kirk Michael Fire Station	Leasehold
DLA22	Baltic Road Kirk Michael	Freehold
DLA23	Kelly Bros	Leasehold
DLA24	Douglas Road Kirk Michael	Freehold
DLA24A	Faaie Ny Cabbal	Freehold
DLA25	Cooil Shellag	Freehold
DLA26	Shoughlaig Quiggin	Freehold
DLA27	Little London	Freehold
DLA28	Ballahimmin	Freehold
DLA29	Cooil Avenue Kirk Michael	Freehold
DLA30	Kerroo Cruin Station Road	Freehold
DLA31	Ballacregga	Leasehold
DLA32	Glen Mooar	Leasehold
DLA32A	Plot Of Land Ballacarnane	Freehold
DLA33	Ballaquine	Leasehold
DLA34	Lower Ballakaighen	Leasehold
DLA35	Lynague	Leasehold
DLA36	Knocksharry	Leasehold
DLA37	Lhergydhoo Lane	Leasehold
DLA38	Ballagyr	Leasehold
ELA01A	Ballavell	Leasehold

ELA03	St Marks	Freehold
ELA04	Cordeman	Leasehold
ELA05	Rhenshent	Freehold
ELA07	Winkles	Leasehold
ELA08	Cornelly West	Leasehold
ELA10	Higher Foxdale Spar Quarry	Freehold
ELA10A	Quarry Foxdale	Leasehold
ELA11	Ballabenna Lower Foxdale	Freehold
ELA12	Slieu Whallian Park St Johns	Freehold
ELA13A	Kennaa Farm	Leasehold
ELA14A	St Johns Primary	Freehold
ELA15	Ballacraigne	Leasehold
ELA16	Mullen-Ny-Cloie St Johns	Leasehold
ELA17	Tynwald Close St Johns	Freehold
ELA18	St Johns Car Park	Leasehold
ELA18A	Glenaspert	Leasehold
ELA18B	Ballabrooie	Leasehold
ELA20	Patrick Village	Leasehold
ELA21	Knockaloe Farm	Leasehold
ELA21A	Knockaloe Beg	Leasehold
ELA22	Mollagh Vane	Leasehold
ELA23	Rheaby Beg	Leasehold
ELA24	Eairy Ranch	Freehold
ELA25	Arrasy Glen Needle	Freehold
ELA26	Waterfall	Leasehold
ELA26A	Glen Maye Park	Freehold
ELA27	The Raggatt	Leasehold
ELA28	Glenfaba Park Peel	Freehold
ELA28A	Ballatessan Meadow Glenfaba Road Peel	Freehold
ELA29	North View Peel	Leasehold
ELA31	Herring Factory Peel	Freehold
ELA32	Manx Freezers Peel	Freehold
ELA33	Mill Road Peel	Freehold
GLA01	Ballacarnane Glen Mooar	Leasehold
GLA02	Ballaquinnea	Freehold
GLA03	Land At Ballacarnane	Leasehold
ILA01	Ballacrosha Estate	Freehold
ILA02	Ballaterson	Freehold
ILA03	Dollagh	Freehold
ILA04	Ballacoraige	Freehold
ILA05	Ballaugh Old Church	Freehold
ILA06	Killane Nurseries Crawyn	Freehold
ILA07	Ballaholly	Freehold
ILA08	West Nappin	Freehold
ILA09A	Jurby Crossroads	Freehold
ILA10	Old School House	Freehold
ILA11	Ponderosa	Freehold
ILA12	Jurby School	Freehold
ILA12A	Hanger 267	Leasehold
ILA12B	Jurby Industrial Estate	Leasehold
ILA13	Parade Ground	Freehold
ILA14	Jurby Camp	Freehold
ILA14A	Rifle Range	Freehold
ILA15	Threshold	Freehold

ILA16	Bretney	Freehold
ILA17	Clenagh Road	Freehold
ILA18	Sandygate	Leasehold
ILA19	Sulby Village Main Road	Freehold
ILA20	Ryehill	Freehold
ILA21	Ballacreebin	Leasehold
ILA22	Ballavoddan	Freehold
ILA22A	Ballavoddan Manor	Leasehold
ILA23	Andreas Village	Freehold
ILA24	Ballaradcliffe	Freehold
ILA25	Charlies Croft	Freehold
ILA25A	Nursery Meadows	Freehold
ILA26	Crellins Grove	Freehold
ILA27	Ballalough	Freehold
ILA28	Andreas Main Plinth	Freehold
ILA29	Braust	Leasehold
ILA30	Landrace	Leasehold
ILA31A	Ballacottier	Leasehold
ILA32	Ayre View	Freehold
ILA33	Bride Car Park S/S	Freehold
ILA34	Lambhill	Freehold
ILA35	Regaby	Leasehold
ILA36	Cranstal Cottage Ballafayle	Freehold
ILA37	Island Aggregates, Bride	Leasehold
ILA39	Dhoor	Freehold
ILA40	Kionlough Ballavaire	Freehold
ILA41	Cronk Ruagh	Freehold
ILA42	Ballakillingan Plots	Freehold
ILA42A	The Garey	Leasehold
ILA44	Sulby	Leasehold
ILA45	Sulby Bridge Sulby	Freehold
ILA46	Sulby Glen, Glen Road Sulby	Freehold
ILA47	Sulby Main Stepdown	Freehold
ILA48	Walpole Drive Ramsey	Freehold
ILA49	South Ramsey	Freehold
ILA49A	Queens Drive Ramsey	Leasehold
ILA50	Waterloo Lane Ramsey	Freehold
ILA51	Kings / Queens Court Ramsey	Leasehold
ILA53	King Street Swimming Pool	Leasehold
ILA54	College Street Ramsey	Leasehold
ILA55	Tower Street	Leasehold
ILA56	Mayhill Ramsey	Freehold
ILA57	Cronk Elfin Ramsey	Freehold
ILA58	Crescent Road Ramsey	Freehold
ILA58A	Albert Tower	Freehold
ILA59	White Gates Barrule Park	Freehold
ILA60	Claughbane Farms Ramsey	Freehold
ILA61	Claughbane Ramsey	Freehold
ILA62	Lane End Glen Auldyn Ramsey	Freehold
ILA63	Leighany Ramsey	Freehold
ILA64A	Mannin Circuits	Leasehold
ILA65	Lezayre Road	Leasehold
ILA66	Strix Factory Ramsey	Leasehold
ILA67	Lezayre Park 2 Ramsey	Freehold

ILA68	Lezayre Park 1 Ramsey	Freehold
ILA69	Milntown Primary	Freehold
ILA69A	Milntown	Leasehold
ILA70	Corrin's Yard Ramsey	Freehold
ILA71	North Shore Road	Leasehold
ILA72	Harbour Board Yard	Leasehold
ILA74	Old River Road	Leasehold
ILA75	Windsor Mount	Leasehold
ILA76	Dalmeny Ramsey	Leasehold
ILA77	Cottage Hospital Ramsey	Leasehold
ILA78	St Olave's Ramsey	Freehold
ILA79	Grove Mount Ramsey	Freehold
ILA80	Ormy Hall Ramsey	Freehold
ILA81	Vollan	Freehold
ILA83	Thornhill Andreas Road Ramsey	Freehold
ILA84	Clifton Park Jurby Road	Freehold
ILA85	Riverbank Road Estate	Freehold
ILA86	Richmond Road Ramsey	Freehold
ILA87	Ramsey Bakery Ramsey	Leasehold
ILA88	Ballacorey	Freehold
ILA89	Plot Off Bowring Road Ramsey	Leasehold
ILA89A	Bowring Road Pump Station	Leasehold
JLA01	Pulrose Power Station	Freehold
JLA02	Peel Road	Leasehold
JLA03	Fire Station Douglas	Leasehold
JLA04	Eleanora	Freehold
JLA05	Tromode Road Douglas	Freehold
JLA06	Tromode Estate Douglas	Freehold
JLA07	Tromode Park Douglas	Freehold
JLA08	Barrule Road Willaston	Freehold
JLA09	Snaefell Road Willaston	Freehold
JLA09A	Reayrt Y Sheear Off Johnny Watterson Lane Douglas	Freehold
JLA10	Cronk Y Berry Douglas	Freehold
JLA11	Berrywoods Douglas	Freehold
JLA12	Abbeyfields Douglas	Freehold
JLA13	Governors Hill 1 Douglas	Freehold
JLA14	Hillberry Lakes Douglas	Freehold
JLA15	Highton Wood Hill Douglas	Freehold
JLA16	Braddan Hills	Freehold
JLA17	Cronk Grianagh	Freehold
JLA17A	Teleport	Leasehold
JLA18	Ballanawin Strang	Freehold
JLA19	Strang Crossroads	Freehold
JLA20	Mount Rule	Freehold
JLA21	Ballamona Hospital	Freehold
JLA21A	Ballamona Main	Freehold
JLA21B	Castleward	Leasehold
JLA21C	New Hospice	Leasehold
JLA22	Kenmac 1, Tromode	Leasehold
JLA25	Clucas Industrial	Leasehold
JLA27	Tromode Laundry	Leasehold
JLA28	Castleward Green Douglas	Freehold
JLA29	Ballacreech	Leasehold
JLA30	Glen Dhoo	Freehold

JLA31	Abbeylands Crossroads	Freehold
JLA32	Litts Wood Side Mills	Freehold
JLA33	Snugborough Avenue	Freehold
JLA33A	Slieau Ree	Freehold
JLA34	Union Mills	Leasehold
JLA35	Marown Engineering	Leasehold
JLA36	Snugborough Industrial Estate	Freehold
JLA36A	Kirby Farm Vicarage Road	Leasehold
JLA37	Saddle Road	Freehold
JLA38	Vicarage Park	Freehold
JLA39	Alderley Close	Freehold
JLA39A	NSC	Leasehold
JLA40	Groves Road Douglas	Freehold
JLA41	Pulrose Estate Douglas	Freehold
JLA42	Urley Anagh Coar	Freehold
JLA43	Ballaquark Douglas	Freehold
JLA44	Tramman	Freehold
JLA45	Refuse Plant	Freehold
JLA47	Spring Valley Industrial 1	Freehold
JLA48	Spring Valley Industrial 2	Freehold
JLA49	M.E.A HQ Ballacottier	Freehold
JLA49A	Manx Telecom H.Q. Ballacottier	Leasehold
JLA49B	Barley Fields Industrial Site	Leasehold
JLA50	Scottish Provident	Leasehold
JLA50A	Business Park Ballacottier	Leasehold
JLA50B	Ballapaddag Estate Cooil Road Braddan	Leasehold
JLA51	Manor Park	Freehold
JLA52	Farmhill Park	Freehold
JLA52A	Lheannag Park	Freehold
JLA52B	Harcroft	Freehold
JLA53	Kewaigue	Freehold
JLA54	White Hoe Industrial Estate	Freehold
JLA56	Richmond Hill	Leasehold
JLA57A	Rosehill	Leasehold
JLA58	Cronkbane	Leasehold
JLA58A	Oakhill	Leasehold
JLA59	Quines Hill	Freehold
JLA60	Port Soderick	Leasehold
JLA61	Woodville Old Castletown Road Braddan	Leasehold
JLA62	Ellenbrook House	Leasehold
JLA66A	Mount Murray Corner	Freehold
JLA66B	Mount Murray Complex	Leasehold
KLA01	Ballakermeen Close	Freehold
KLA01A	Ballakermeen Estate	Freehold
KLA02	Ballabrooie	Freehold
KLA03	Woodbourne Place	Freehold
KLA04	Abutting St Ninian's Church	Leasehold
KLA04A	Bus Shelter (Toilets York Road)	Freehold
KLA05	St Ninian's High School Douglas	Leasehold
KLA05A	Douglas North	Leasehold
KLA06	Mountain View Douglas	Freehold
KLA07	Cronk Drean	Freehold
KLA09	Marina Close	Freehold
KLA10	Bemahague Avenue	Freehold

KLA11	Birchill Avenue	Freehold
KLA12	Technical Optics	Leasehold
KLA13	Birchill Crescent	Freehold
KLA14	Hazel Close	Freehold
KLA15	Seafield Crescent	Freehold
KLA16	Ashley Hill	Freehold
KLA17	Victory Shops Onchan Precinct	Freehold
KLA17A	Birchley Terrace	Leasehold
KLA18	Iloman Engineering	Leasehold
KLA19	Ballachrink Estate	Freehold
KLA20	Bay View	Freehold
KLA21	Derwent Drive	Freehold
KLA22	Buttermere Drive	Freehold
KLA23	Majestic View	Freehold
KLA24	Groudle Chalets	Leasehold
KLA25	M.E.R Groudle	Leasehold
KLA26	Howe Road	Freehold
KLA27	Church Road	Freehold
KLA28	Howe Road	Freehold
KLA29	Summerhill	Freehold
KLA30	Marion Road	Freehold
KLA31	Royal Avenue Port Jack	Freehold
KLA32	Harbour Road	Leasehold
KLA33	Manx Arms	Freehold
KLA34	Coutts Bank	Leasehold
KLA35	Imperial Terrace	Leasehold
KLA36	Switzerland Road	Leasehold
KLA37	Police Headquarters	Leasehold
KLA38	Filter House	Leasehold
KLA39	Technical College	Leasehold
KLA40	Olympia	Freehold
KLA41	Falcon Street	Freehold
KLA43	Dalton Street	Leasehold
KLA44	Eastfield	Freehold
KLA45	Ballakermeen School	Leasehold
LLA02	Nobles Hall	Leasehold
LLA03A	Mount Havelock, Douglas	Leasehold
LLA03B	Upper Church Street, Douglas	Leasehold
LLA04	Harris Terrace Douglas	Freehold
LLA04A	Manx Museum	Leasehold
LLA05	Chester Street Douglas	Freehold
LLA05A	Chester Street Car Park	Freehold
LLA06	Villa Marina Douglas	Freehold
LLA07	Crescent Leisure Centre/The Venue	
LLA07A	Empress Hotel	Leasehold
LLA07B	Empress Terrace	Leasehold
LLA08	Queens Apartments Queens Promenade Douglas	Leasehold
LLA09	Castlemona Avenue Douglas	Freehold
LLA10	Strathallan Douglas (Brig Site)	Freehold
LLA10A	Queens Promenade	Leasehold
LLA11	Derby Castle Douglas	Freehold
LLA12	Howard Street	Leasehold
LLA12A	Loch Promenade Douglas	Leasehold
LLA13	Jubilee Douglas	Leasehold

LLA14	Regent Street Lane, Douglas	Leasehold
LLA15	Sea Terminal Douglas	Leasehold
LLA15A	Red Pier	Leasehold
LLA15B	Peveiril, Douglas	Leasehold
LLA16	Fort Street, Douglas	Leasehold
LLA16A	Nelson Street, Douglas	Leasehold
LLA16B	John Street, Douglas	Leasehold
LLA16C	Wellington Street Douglas	Leasehold
LLA17	Victory House Douglas	Leasehold
LLA17A	Hill Street	Freehold
LLA18	Athol Street Douglas	Leasehold
LLA19	North Quay Douglas	Freehold
LLA20	South Quay	Leasehold
LLA20B	Douglas Head	Leasehold
LLA21	Battery Pier Douglas	Leasehold
LLA21A	Clinches	Leasehold
LLA21B	Lake Road Tesco	Leasehold
LLA22	Hills Meadow Douglas	Freehold
LLA23	Middle River Industrial	Freehold
LLA28	Fort William, Douglas Head	Leasehold
LLA31	Bbc Carnane 2	Leasehold
LLA32	Wallberry	Leasehold
LLA33	St. Andrews	Leasehold
LLA33A	Littlewoods	Leasehold
LLA34	Strand Arcade	Leasehold
LLA34A	Castle Street	Leasehold
LLA35A	Circular Road	Leasehold
LLA35B	St Georges Street	Leasehold
LLA36A	Cumberland Terrace	Leasehold
LLA37	King Street	Leasehold
LLA38	Shaws Brow	Leasehold
SLA01	Ballakaighen	Leasehold
SLA02	Fishers Hill	Freehold
SLA02B	Poyllvaish Quarry	Leasehold
SLA03	Strandhall 2	Leasehold
SLA04	Kentraugh	Leasehold
SLA05	Shore Hotel	Leasehold
SLA06	Orestal	Freehold
SLA07	Smelt Ballagawn	Freehold
SLA07A	Ballakeyll Colby	Freehold
SLA08	Ballagawne	Freehold
SLA09	Beach Road Port St Mary	Freehold
SLA10	Bayqueen Hotel	Leasehold
SLA11	Promenade Port St Mary	Freehold
SLA13	Lharghan Road, Port St Mary	Freehold
SLA14	Park Road, Port St Mary	Leasehold
SLA14A	The Cronk Port St Mary	Leasehold
SLA15	Cregneish Port St Mary	Leasehold
SLA16	Loch Road	Leasehold
SLA17	The Point	Leasehold
SLA18	Perwick Port St Mary	Freehold
SLA18A	Alfred Pier Port St Mary	Leasehold
SLA19	The Howe	Leasehold
SLA20	Ballahane St Marys Road	Freehold

SLA21	Darrag Port Erin	Freehold
SLA22	Bay View Port Erin	Freehold
SLA23	Athol Meadow Port Erin	Freehold
SLA24	Droghadfayle Park Port Erin	Freehold
SLA25	Edromony Estate Port Erin	Freehold
SLA26	Cherry Orchard Port Erin	Freehold
SLA27	Victoria Square Port Erin	Freehold
SLA27B	Bay View Road Port Erin	Leasehold
SLA28A	Maine Road Port Erin	Freehold
SLA29	Ballakneale Port Erin	Freehold
SLA30	Rowany Estate Port Erin	Freehold
SLA31	St Georges Crescent	Leasehold
SLA32	Spaldrick	Freehold
SLA33	Bradda East	Freehold
SLA34	Fairy Hill	Freehold
SLA35	Surby Estate	Freehold
SLA36	Surby Village	Leasehold
SLA37	Ballakillowey Road	Freehold
SLA38	Rushen Church	Freehold
SLA39	Four Roads	Freehold
SLA40	Marashen Crescent	Freehold
SLA41	Ballamaddrell	Freehold
SLA42	Ballafesson Road	Freehold
SLA42A	Ponyfield Ballafesson	Freehold
SLA43	Cronk Summark	Freehold
SLA44	Marine Biological Station P Erin	Leasehold
SLA45	Ballachurry Plot	Freehold
SLA46	Ballakillowey Estate	Freehold
SLA48	Cronk Y Dhooney	Freehold
SLA49	Ballachrink Colby	Freehold
SLA50	Upper Ballacraine Park	Freehold
SLA52	Football Field	Leasehold
SLA53	Belle Abbey Farm	Leasehold
SLA54	Ballastrooan Colby	Leasehold
SLA55	Ballacrie Park	Freehold
SLA56	Station Road Estate Colby	Freehold
SLA57	Cronk-E-Thatcher	Freehold
SLA58	Ballablack	Leasehold
SLA59	Pump House Ballabeg	Leasehold
SLA60	Ballabeg	Freehold
SLA60A	Behind The Old Smithy Ballabeg	Freehold
SLA60B	Garden Plot Behind Ivydene Main Road Ballabeg	Freehold
SLA61	Friary Park 1 Ballabeg	Freehold
SLA62	Friary Park 2 Ballabeg	Freehold
SLA63	Ballawhetstone	Leasehold
SLA64	Duck Street	Leasehold
SLA65	Mull Hill	Leasehold
SLA66	Ballanorris Iris	Leasehold

MANX NATIONAL HERITAGE

PROPERTY REGISTER

MANX NATIONAL HERITAGE

LAND

Ballakeil/Ballakeayle
Ballagick
Adjoining Pigeon Road
Ballaugh Curraghs
Marine Drive
Ballakesh
Ballawhannel
Mill Road (overflow car park)
Sulby Glen (Currey Land)
Killabrega
Laxey Head (former Lord & Sharpe land)
Bulgham Brooghs, Ballaragh
Silverdale Glen
Hango Hill
St Michaels Isle
Land adjacent to Monks Bridge
Upper Ballaharry
The Braaid
Glebe/Cor Stack
Maughold Green
Baldromma
Gob-ny-Rona
Port Lewaigue
Ballaterson/East Ballaterson
Dhoon
Maughold Head
The Brooghs, Port-e-Vullen
Eary Cushlin/Creggan Moar
The Lhag
J T Kelly & Wife land
W P Cowley/A J Davidson land
ZM Sayle land
C F Watterson land
G H Karran and others land
E M Gawne land/Spanish Head
O Gibb & others Trustees land
A H Karran & wife land
M E Watterson land
A W Kelly land
H G Maddrell land/Chasms
W C Clucas land/Chasms
W S Gibb land Druid Circle
O C Keggins land
D C Maddrell land
H G Maddrell & others/Kitterland

Land Shenvally/Meayll Hill
D C Maddrell land adj Cummel Beg
M R Crebbin land & ruined dwelling
T Clague 1/2 share in Kitterland
Sugar loaf & anvil rocks
J Critchley land
W E Dawson land
F E Griffin land at the Sound
Church Farm, Glen Chass land &
Rheast Moorar
W S Basnett land at quarry
Land Fistard Mountain
Mull(Meayll) Hill
The Sound
Bradda Moorar

BUILDINGS

Yn Thie Thooit
Smithy, Ballyack
Peel Castle
Former brickworks building
House of Manannan
The Grove
Laxey Wheel & associated
structures/buildings
Nautical Museum
Old Grammar School
Old House of Keys
Castle Rushen
Rushen Abbey, inc. Rushen Abbey
Hotel
Large Objects Store
Manx Museum & associated
structures/buildings
15 Kingswood Grove
13 Kingswood Grove
5 Kingswood Grove
6 Kingswood Grove
Outdoor Pursuits Centre
Ned Beg's (?)
Calf View
Cummel Beg
Creg-y-Shee
Avoca
Observatory & associated buildings,
Stephenson Lighthouses and other
minor structures

Greystones
Cooilbane
West View
Cae Cottage (Thie Vaddrell)
Castruan
Sound Café
Ivydene& Rose Cottage(Quirks Croft)
Harry Kelly's Cottage
Karran's Farm
Keggin's Cottage
Thie Thooit Beg
Church Farm & associated buildings

Registered Monuments

Kerrowgarrow Fort
The Friary Chapel
(former) Braddan Pinfold (Pinpound)
Peel Castle
Vollan Fort & nearby land
King Orry's Grave (West)
Laxey Wheel

Old Grammar School
Castle Rushen
Rushen Abbey

Hango Hill
St Michael's Chapel & Fort
The Braaid
Gretch Veg

Maughold Head Fort
Lag ny Keeilley
Harry Kelly's Cottage
Ned Beg's
Mull Circle
Stephenson Lighthouses (x2)
The Broogh, near the Rheast

WATER AUTHORITY

PROPERTY REGISTER

Water Authority Landholding/Property

Parish	Property/Title Name	Area Description
Arbory	Awin Vitchel Intakes	Disused Intake
Arbory	Ballacarine Springs	Field (approx area – 1297m ²) with numerous pipes and valves located within, together with small corrugated roofed building
Arbory	Ballagawne Service Reservoir	Land together with the service reservoir Building adjacent to SR, disused Water Treatment Works, Southern Depot, Ronague Pumping Station, Reservoir House and garage.
Arbory	Land adjacent to Ballagawne Service Reservoir	Field number 424989
Arbory Earystane	Eairystane Plantation	Eairystane Plantation, Slieau
Arbory	Ronague Service Reservoir	Raised Service Reservoir Tank
Arbory	Scards Reservoirs and disused pumping station and tank	3 small reservoirs/intakes, land, Catchment area and small derelict barn (approx area – 182.5 acres)
Braddan	Baldwin Reservoir and land to land to East and North	Baldwin Reservoir and surrounding the east and north of the reservoir, including Meter House and Chemical House.
Braddan	Baldwin Reservoir House and land to the West	Reservoir House and land to west of reservoir (
Braddan	Land to West of Baldwin Reservoir (in Colden plantation)	Land in plantation
Braddan	Land to South of Baldwin Reservoir	Land
Braddan	Ballakewish Pumping Station	Pumping Station
Braddan	East Baldwin Intake	Small Intake
Braddan	Lhergy Cripperty Pumping Station	Pumping Station
Bride	Bride Service Reservoir	Service Reservoir and valve house

Bride	Storage Compound on Andreas Airfield	Storage Compound
German	Ballakilley Service Reservoir	Service Reservoir and valve house
German	Cronk Bane Service Reservoir	Service Reservoir
German	Knocksharry Service Reservoir	Disused Service Reservoir and valve house
German	Land at Glen Helen (Laurel Bank Pumping Station (approx area – Pumping Station))	Pumping Station (approx area – 207m ²)
German	Laurel Bank Pumping Station (Old site)	Disused pump site
German	Peel Depot	Comprises a depot on a plot of land At East Quay, Peel
Lezayre	Beinn-y-Phott Tank	Tank
Lezayre	Block Eary Dam	Dam and surrounding land
Lezayre	Karrin Service Reservoir	Service Reservoir
Lezayre	Site of New Sulby Water Treatment Works	Water Treatment Works and surrounding land
Lezayre	Site of Old Sulby Water Treatment Works	Old Water Treatment Works and surrounding land (approx area - 1.46 acre)
Lezayre	Sulby Filters (Old Starch Mill)	Old Filter building and Chemical house with surrounding land
Lezayre	Sulby Service Reservoir (Ballakerka)	Service Reservoir
Lezayre, Braddan, Michael	Sulby Reservoir	Reservoir and catchment area
Lonan	Ballacowin Tank	Service Reservoir
Lonan	Ballagare Pumping Station (old)	Old Pumping site
Lonan	Ballagare Pumping Station (new)	Pumping Station
Lonan	Ballaragh Service Reservoir	Service Reservoir
Lonan	Garwick Service Reservoir	Garwick Service Reservoir and Valve house
Lonan	Gretch Vane Service Reservoir	Service Reservoir and old chemical house
Lonan	New Grawe Service Reservoir	Service Reservoir and valve house
Malew	Ballamodha Pumping Station	Pumping Station

Malew	Cringle Reservoir	Reservoir and catchment
Malew	Fildraw Service Reservoir	Fildraw Service Reservoir
Malew	Struan Barrule Intake	Small disused Intake -
Malew	Struan Barrule Service Reservoir	Service Reservoir disused
Marown	Bawshen Intake	Small disused Intake
Marown	Bawshen Tank	Tank disused
Marown	Braaid Service Reservoir	Service Reservoir
Marown	Clannaugh Pumping Station	Pumping Station
Marown	Marown Service Reservoir	Service Reservoir disused
Maughold	Ballure Reservoir	Reservoir and catchment area including old Treatment Works building, house (Glen View), old pump house, Pumping Station
Maughold	Corrany Intake	Intake
Maughold Station	Corrany Service Reservoir and Corrany Pumping Station	Service Reservoir and Pumping (2 parcels of land registered under same Title no.
Maughold	Iron Mine Pumping Station	Pumping Station
Maughold	Ramsey Depot	Depot comprising of office, yard and Workshop
Maughold	The Maughold Pinfold	Small parcel of land on edge of North Barrule
Michael	Druidale (Land)	Land (catchment area), 2 barns and 2 outbuildings at Druidale Farm
Michael	Little London Pumping Station	Pumping Station
Onchan	Abbeylands Pumping Station	Pumping Station
Onchan	Ballaquayle Service Reservoir	Service Reservoir
Onchan	Caunrhenny Service Reservoir	Service Reservoir
Onchan	Clypse & Kerrowdhoo Reservoirs	2 Reservoirs, catchment area and Valve house
Onchan	Cronk-ny-Mona Service Reservoir	Service Reservoir, valve house and Pumping station
Onchan	Glen Rosa	Land with raw water main, valves, etc.
Onchan	Glencrutchery Service Reservoir and Site of Douglas Water Treatment	Service Reservoir and Water Treatment Works
Onchan	Glencrutchery Water Treatment	Old Water Treatment Works

Onchan	Works Groudle Tank	Old Tank
Onchan	Isle of Man Water Authority Headquarters	Drill Hall Building and 2 Cottages
Onchan	Land at Enemona	Catchment area to Clypse & Kerrowdhoo reservoirs
Onchan	Land at Honeyhill	Catchment area to Clypse & Kerrowdhoo reservoirs
Onchan	Lanjaghan Service Reservoir	Service Reservoir
Onchan	Whitebridge Hydrostat	Small area of land in Molly Quirks Glen
Patrick	Ballacallin Service Reservoir	Service Reservoir
Patrick	Carrans Intake, Glen Rushen	Part of Glen Rushen catchment
Patrick Patrick Patrick	Faraghers Mill, Glen Maye Glen Maye Service Reservoir Glen Maye Water Treatment Works	Land Service Reservoir Old Water Treatment Works and 2 Flats
Patrick	Glen Rushen Quarry Dam	Dam
Patrick	Gleneedle Service Reservoir and Access Road	Service Reservoir and access road
Patrick	Patrick Booster	Pumping Station
Patrick	St John's Pumping Station	Pumping Station
Rushen	Ballakilpheric Tank (Pumping Station)	Pumping Station
Rushen Rushen	Bradda Service Reservoir Cregneish Service Reservoir	Service Reservoir Service Reservoir
Rushen Rushen	Howe Service Reservoir Kirkhill Tank	Service Reservoir Service Reservoir
Rushen Rushen	Park Steen Howe old telephone kiosk site	Disused Intake Small plot
Santon	The Mount Service Reservoir	Service Reservoir

ESTATE DIVISIONS WITHIN DEPARTMENTS

DEPARTMENT OF AGRICULTURE, FISHERIES & FORESTRY

The Department has only a very small team of specific maintenance staff within the Forestry, Amenity & Lands Division.

Civil Servants

Deputy Estate Manager	1
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Maintenance Workers.

General Labour	3
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The "Lands Team" above report to the Deputy Estate Manager (the Civil Service role) and cover works from fencing the uplands, dry stone walling, minor building repairs, playground maintenance, and other minor works. The team represents an "in-house repair service" with major works being offered to contractors or other Government Departments.

There are also a number of other Whitley council workers throughout the Department who, as a part of their daily work, will inevitably carry out some minor maintenance but are employed for specific roles within the Forestry teams. Prime examples would be a forest worker carrying out minor footpath repairs or a farm worker carrying out gutter repairs to a barn as part of general duties.

Background

The Department of Agriculture, Fisheries & Forestry has a varied property portfolio, a large proportion of which is technically specific for the operations carried out by the Department. Equally, some of the properties are owned due to changes in the structure of Government over the years which have resulted in some properties being managed by the Department without any clear links to the Department's modern-day activities. An example of such would be the old redundant mine building remains which are a remnant of the old Forestry, Mines and Lands Board but have little in common with the Department's 21st century remit..

The Properties and their Functions:

Commercial

Commercial property owned and managed by the Department is diverse in nature and includes Mill Road Yard in Peel where the Department is currently re-developing a range of old and near obsolete units. The new units will be built by the tenants and it is hoped that they will provide regeneration to the area and usable modern space for local businesses. Also included in the Department's commercial portfolio are the café and restaurant facilities at Glen Helen, Silverdale, Laxey, Sulby Glen and the small kiosk at the Dhoon Glen station.

Technical

These buildings include the fish hatchery at Cornaa and its associated culverts, water filtration and management, pools, aeration, feeding systems and a salmon hatchery at Laxey.

Other technical units include the Animal Health rabies detention unit, sluice facilities for the Animal Health veterinary team, two small laboratories and the Liquid Nitrogen production plant and Artificial Insemination unit at St. Johns.

The sawmill is one of, if not the largest single venue managed by the Department and includes a post production plant, sawmill, timber treatment plant, joiners workshop, a district heating biomass boiler plant and an anticipation that a new biomass fuel chipping plant will be installed within the next 18 months.

Knockaloe Demonstration Farm is also included under the Department's property portfolio and all associated equipment, buildings, livestock and offices, housing and associated land, boundaries and features.

The Department operates a wool control unit from a building at Douglas incorporating a shooting range and warehouse.

There was a mechanics workshop and stores facility at St. Johns which has been demolished and is being relocated to a new site adjacent to the sawmill.

Offices and Residential

The Department owns and manages offices and property at Knockaloe, Douglas, St. John's, Sulby and South Barrule. The latter three sites also have Forestry depots and associated storage and welfare buildings.

The rental residential property portfolio centres around Knockaloe Cottages but also includes St. John's Foresters Lodge, a farm and farmhouse at Glen Rushen, Laxey Pavilion and a house at South Barrule plantation. The Department headquarters at Rose House, Douglas, is currently leased from a private landlord and the new purpose built headquarters at St Johns, for opening in 2010, will coincide with the next scheduled break in the Rose House lease.

Recreational Buildings

These include a number of properties in glens and plantations let to various groups such as the IOM Scout Association, rambling groups and other such bodies. Within the glens are a number of toilet blocks, buildings of varying historical interest and condition and a range of water controlling culverts, weirs, ponds, etc. The Department also lets out a number of shooting ranges, both indoor and open-air.

Other Structures

In addition to the publicly recognised "structures", the Department has responsibility for a vast length of fencing within the 28,000 acre managed estate, a multitude of mine shafts, mine structures, towers, settling tanks, etc., man-made lakes, three classrooms, a bandstand, thousands of steps, a range of different sized children's playgrounds, a fountain, footpaths, forest roads and a considerable number of both foot and vehicle bridges.

Functions of the Property Portfolio

The functions can be defined as educational, recreational, timber production and processing for self sufficiency, service providing, historical and satisfying statutory requirements.

Specialist Skills Required for Maintenance and Staffing Structure

The majority of the major structural works are carried out by contractors (as the buildings vary so considerably in their construction and demands) with works overseen by either officers within the Department or private sector engineers where the works are larger in scale and cost.

The Department has a relatively large workforce of Whitley Council workers who carry out most of the grounds maintenance work, glen works, minor property works, fencing, footpath works, plantation operations, etc. To realise efficiency, contractors are used to carry out routine and repeat operations.

Safety inspections are predominantly organised and/or carried out in-house where applicable.

The Department has recently increased its focus upon property management and has appointed a Deputy Estates Manager with a construction and building background. A key part of this role will be the preparation of an improved planned and prioritised property maintenance plan including all necessary compliance checks. These have been carried out in the past but could have been documented and more effectively managed.

Due to the varied nature of the estate it would not be feasible to expect all maintenance issues to be contracted out as it would not be cost effective. The Department is however, continually endeavouring to identify where contractor usage would offer increased efficiency and cost saving but clearly recognises the benefits and flexibility of an employed internal labour force for many of the day-to-day demands.

Restrictions on Maintenance Works

The key restrictions that face the Department in planning maintenance works are wildlife interests such as breeding seasons, bats etc., the weather and holiday periods for the recreational properties and Glens.

DEPARTMENT OF EDUCATION WORKS DIVISION

The Department's Building Works section of Works Division has 9 Civil Servants and 42 Manual Workers, plus 3 Apprentices

Civil Servants

Works Inspector	1
Assistant Works Inspectors	3
Project Designer	1
Office Manager	1
Administrative Assistants	2
Senior Secretary	1

The trade mix is as follows.

Electrical Engineer	1
Mechanical Engineer	1
Facilities Manager	1 + Relief Caretaker
Foremen	4
Joiners	8 + 1 Apprentice & 1 Vacancy
Masons	2 + 1 Mason's Labourer
Painters	2
Plumbers	4 + 1 Apprentice
Electricians	5 + 1 Apprentices
Grounds men	12
Cleaner	1

Background

The Department has 72 properties, including 36 Primary Schools, 5 Secondary Schools, IOM College, the Isle of Man University Centre, the Children's Library, Special Need Units, Youth Centres, outdoor pursuit centres and property/grounds maintenance facilities.

The Department is responsible for maintaining some of the largest public buildings and sites on the Island, including some historically important sites such as the Nunnery Estate.

Functions of the property portfolio

The main uses of the Department's properties are nursery education, primary education, secondary education, further, higher and vocational education, special education needs, community and sporting, training and development, youth service and property/grounds maintenance.

Specialist skills required for maintenance and staffing structure

The skills acquired and utilised by Department operatives include gas/oil engineering, welding, fire alarm work, header tank cleaning, Information Communication Technology work, Building Management System work, laboratory gas testing and drain inspections.

The Works Management Team are suitably experienced and qualified – skills include design, planning, project management, surveying and there is an underlying need to be innovative.

Priorities for resources

The Department's revenue and minor capital funding allocation for maintenance or refurbishment is prioritised for spending based on the condition, suitability and sufficiency (i.e. capacity) of each property. The Department has Asset Management Plans (AMP's) for all its Primary schools, and AMP's will be complete for all Secondary schools pending only receipt and incorporation of suitability information from two schools. An AMP will be progressed for the Isle of Man College in 2009.

Clear priority is given to Health and Safety and condition issues – there is also a need to be responsive to changing educational needs and deficiencies, and forthcoming legislation and Government initiatives e.g. disabled access, energy saving measures and the reduction in CO² emissions.

Structure of the Department and where Estates fits with staff numbers

The Department contains an Estates Division, which includes the School Meals Service and the Works Division, which is responsible for the maintenance of the Department's properties and grounds. 54 FTE staff are currently employed within the Works Division – this equates to 3.2% of the total 1,677 FTE employees working for the Department.

Maintenance that could be outsourced and maintenance that could not be outsourced with an explanation as to why

The Department commented that all maintenance work could be outsourced; equally all maintenance work could be undertaken in-house, given sufficient resources. The Department considers that it has a good balance at the moment, in-house control and resources for base demand, with use of private sector contractors when needed, particularly during the peak summer vacation working period.

Restrictions as to when maintenance can be carried out

Types of maintenance undertaken include annual maintenance, refurbishment work, emergency work, life cycle maintenance work.

Each proposed maintenance work contract will be risk assessed on site, if the risk is considered high then the work will be carried out when the area is unoccupied; if the risk is low then the maintenance work will be completed as and when suitable.

Refurbishment maintenance work e.g. refurbishment of classrooms is generally undertaken throughout the year, providing that the schools have sufficient capacity to enable the classrooms to be out of action, and safe, segregated access can be maintained. There is a clear need to avoid examination periods.

Most Annual maintenance work is carried out during school holiday periods as these contracts commonly involve electrical, heating and plumbing work, requiring isolation of services.

Life cycle works i.e. planned replacement works, such as boiler replacement, are wherever possible carried out during term time. Emergency work by definition needs to be carried out immediately.

Compliance with regulations

Works are undertaken in compliance with regulations including the Treasury Financial Regulations, IOM Planning Regulations, Approved Documents, Building Byelaws, Health & Safety at Work Act, Disability Discrimination Act, Requirements for Electrical Installations (7th Edition), Construction Design & Management Regulations and Fire Safety Regulations.

DEPARTMENT OF LOCAL GOVERNMENT AND THE ENVIRONMENT

The Department has a limited work force in relation to essential maintenance, mainly in the Housing Portfolio. The Estates function outsources the majority of their works to the DOT or private external contractors.

Civil Servants

Senior Properties Manager	1
Housing maintenance Manager	1
Property Managers	3
M&E Engineer	1

The Housing Responsive Repair Team comprises:

Foreman	2
Joiners	2
Masons	1
Plumbers	1
Labourers	5
Vacant	3

The Estates Team employs:

Caretakers	2
Car Park attendants	1 Full Time – 2 Part Time

The Housing Responsive Repair Team is fully engaged on the Departments 1200 houses.

The Estates function relies upon external labour for its maintenance works other than a small element of minor maintenance (changing bulbs etc) done by the caretakers/attendants.

Background

The Department has a diverse land and property portfolio, accrued over many years. Historically, the Department has taken on the role of Government 'Landbank' agents and the responsibility for ownership and management of certain property in Government use.

The Department, through its Estates and Housing Directorate, has responsibility for the following property related functions:

- the management and maintenance of the Government owned social housing stock, totalling 1186 units;
- the design and development of new housing schemes and first time buyer accommodation;
- facilitating the planned maintenance, refurbishment and replacement of Local Authorities' social housing;

- the management and maintenance of the majority of Offices in Government use, either in Government ownership or on lease arrangements;
- responsibility for other non-administration related land and buildings, including two public car parks and the Jurby Industrial Estate. The extent of land and buildings under the control of the Estates and Housing Directorate can be seen at Appendix B;
- the Department is also the recipient of land that is declared "Bona Vacantia" within the Isle of Man, and buildings that have no further Government use are passed to the Department (e.g. Port Erin Marine Laboratory) and are held until such time as alternative uses can be identified.

The variety of land and property held by the Department makes it unique across Government which, coupled with the responsibility for strategic land acquisition through the 'Landbank' function and delivery of Government run Social Housing across the Isle of Man, illustrates the need for a coordinated approach to maximise efficiencies.

The core Functions are as follows:-

- operational management and maintenance of the Government's social housing portfolio;
- operational management and maintenance of the majority of Government's office portfolio;
- management of non-administration related properties such as Jurby Industrial Estate;
- strategic acquisitions and disposals across Government.

Service Delivery

The functions of the Department identified above are carried out within the Estates and Housing Directorate which provides the specialist support and resource required in the provision of the services mentioned.

Within the Directorate, there are number of specialist teams whose functions are as follows:-

- housing - dealing with all operational housing issues, repairs and maintenance, first time buyers' scheme, home improvement grants and energy efficiency grants;
- office of Architecture - dealing with Building design and drawings, property development, refurbishment schemes, Local Authority planned maintenance and related matters;
- estates - dealing with non-residential repairs and maintenance, office accommodation, industrial units, land banking, car parks and related matters.

The individual sections are responsible for the management of their own property portfolio. Procedures are developed for maintenance and management, including statutory responsibilities.

Estates Function

The nature of the estates portfolio within the Estates and Housing Directorate is varied, as highlighted above. The main functions of the land and buildings in the portfolio are as follows:-

- providing land for the future development of public sector housing;
- providing land for the future development of wider strategic aims;
- providing office space for use by Government – build/purchase/ lease;
- providing car parking in Douglas;
- providing buildings and sites for industrial purposes (Jurby);
- historic land holdings;
- properties for which there is no defined current use;
- land and properties that are redundant or pending re-allocation.

Outsourcing Maintenance

The Directorate manages its property maintenance, using a variety of mechanisms. The Housing team use an in-house direct labour team for responsive and emergency repairs, and external contractors for more specialist work and planned maintenance.

The Estates team have a Service Level Agreement in place with the Department of Transport works unit providing reactive maintenance, and have also recently contracted for the Electrical Maintenance with that Department. In addition, some low level maintenance is carried out by in-house staff in relation to minor repairs and grounds maintenance at the Jurby Industrial Estate.

DEPARTMENT OF TOURISM & LEISURE

Background

The purpose of the Department is to promote the Island, foster tourism development and activity, promote and facilitate leisure, arts, recreation and sporting activities and provide public transport, via buses and heritage railways.

In order to fulfil these aims the Department has acquired or had purpose built, a significant property portfolio, owning in excess of 80 properties located at various sites throughout the Isle of Man. The Department does not have a dedicated Estates Division however; the Service Delivery Directorate currently operates and maintains the majority of the properties and assets owned by the Department, although both of the other directorates, Tourism and Corporate Services, also have a small number of properties under their control.

Up until this present time, property management issues have been the responsibility of the individual manager, who as part of their day to day role, manage and maintain the individual facility, site or property on behalf of the Department. Local delivery of maintenance and the general upkeep of the properties and assets by individual site managers have meant that overall the level of maintenance undertaken has been extremely varied and it is fair to say that, currently, there is no consistent maintenance regime or programme implemented across the Department.

At most sites every effort is made to comply with relevant industry and/or statutory regulations, although no assurance can be given that is the case across the board. The majority of regular and/or preventative maintenance work undertaken by managers is outsourced to local contractors and suppliers - the Departments policy is not to employ staff specifically for general maintenance purposes and we have no direct workforce to call upon to undertake such services. The only exception to this policy is in respect of the Villa Marina & Gaiety Complex and NSC Leisure Centre. Due to the nature of the customer services provided at these facilities, a wide range of specialist equipment is installed that needs to be maintained by staff members who have the necessary skills and ability to undertake the work at all times of day and it is therefore considered prudent to employ them directly.

The Senior Management Team of the Department have reviewed the approach adopted towards Estate and Property issues and have addressed the perceived shortfall in the ongoing management of the Departments extensive property portfolio. Two officers working within the central Corporate Services Directorate have formed a Property & Assets team, specifically to take responsibility for property or estate related issues. One of their key objectives is to formulate and implement a new and strategic approach to Property and Asset Management for the Department as a whole.

The preparation of an assets register of all properties and land owned by the Department of Tourism & Leisure is at an advanced stage. The Department has identified the need for suitable asset management software but is awaiting corporate developments before committing to a specific approach.

DEPARTMENT OF TRANSPORT

The Department's Building Works section of Works Division has 9 Civil Servants and 48 Manual Workers, plus 9 Apprentices and 2 Trainees.

Civil Servants

Building Works Manager	1
Building Site Works Manager	1
Electrical Manager	1
Electrical Site Works Manager	1
Electronics Manager	1
Electronics Engineers	3
Health & Safety Co-ordinator	1

The trade mix is as follows.

Joiners	10 + 3 Apprentice & 1 Pre-Apprentice Trainee
Masons	5 + 1 Pre-Apprentice Trainee
Painters	4 + 1 Apprentice
Plumbers	2 + 1 Apprentice
Electricians	16 + 4 Apprentices
Gardeners	5
Labourers	5 (including one Postman)
Electronics Tech	1

About half of the work is spent on building maintenance and the other half on other Department infrastructure. The split varies from trade to trade. The Electricians and Electronics staff is essential to the Departments operations. All of the other staff are involved in other essential infrastructure work and not just building maintenance.

Background

The Department has in excess of two hundred properties ranging from major public buildings such as the Airport and Sea Terminal to small sewage treatment pumping stations. The Department's properties include the new Meat Plant, the Animal Waste Processing Plant, Works Division depots, harbour offices, sewage treatment works and historical buildings such as the Tower of Refuge and registered pillboxes at Jurby Airfield.

Function of the Property

The various properties allow the Department to undertake its statutory functions and are primarily all associated with carrying out these functions and responsibilities. The buildings are used by the Department's Airport Division, Harbours Division, Highways Division, Drainage Division, Design Services Division, Management Services Division and Works Division. As well as accommodation occupied by the Department the Department has a large amount of commercial property primarily at the ports, supporting the operations of these units. The Airport has a wide range of commercial tenants providing the services necessary for a modern Airport, including the catering concessions, office and check-in accommodation, in-flight catering services, aircraft hangarage restoration and maintenance etc.

Specialist Skills required for Maintenance

The diverse nature of the Department's property portfolio requires a wide range of specialist skills, the maintenance skills are also directly associated with the operational use of the buildings and the same resources will carry out both building maintenance and operational maintenance. Specific security requirements apply at the Airport and at Douglas harbour; these requirements restrict who can work within the operational areas. At the Airport pass holders with the appropriate training are allowed to undertake maintenance work airside and they must comply with specific requirements for example with regard to tools entering the area to prevent the risk of weapons being taken onto aircraft.

A large number of the Department's operational units use complicated Supervisory Control and Data Acquisition (SCADA) based control systems requiring specialist knowledge to maintain and operate. These include equipment at the Airport, harbour flap gates, lifting bridges and Linkspans around the harbours. Sewage treatment work equipment at Meary Veg and operational equipment at the new Animal Waste Processing Plant. Staff who undertake the maintenance of properties also undertake maintenance on the general infrastructure such as traffic lights, roads, breakwaters etc.

Priorities for Resources

The Department's maintenance budget is allocated for spending based on the use of the premises, public interface with the premises and overall condition of the premises etc. The Department is developing a preventative maintenance programme for all of its properties aimed at ensuring that they are maintained to the appropriate standard. The Department has to be able to respond to changing needs and in particular within the travel industry. Changes in airlines based at the Airport or routes flown by airlines can result in a need to carry out building maintenance and repair works, e.g. the introduction of scheduled international flights by Flybe resulted in a need to create an international arrivals corridor to provide passenger segregation. This was created without adverse impact on Airport operations and in such a way as to allow both international and domestic passengers to be processed through the arrivals area without conflict.

Structure of the Department and where Properties fits with staff numbers

The Department's Properties Division consists of 19.42 FTE staff. This figure includes the Animal Waste Section and the Facilities Management Section for the Sea Terminal building which provides cleaning and basic caretaking services, excluding these staff the Division is administered by four full time equivalent staff. Design skills are provided by the Department's Design Services Division and work is undertaken by the Department's Works Division, in both cases these operate under the terms of the Department's client/contractor relationship. Under this relationship the contractor (Works Division) charges the client (Properties Division) the true cost of the work allowing the Department to appropriately manage its property portfolio and to allow true comparison on a cost basis with the private sector.

The Department's Works Division is split into a number of sections – Engineering Works, Building Works, Support Services, Transport and Plant and Quarries. Property maintenance is primarily undertaken by the Building Works Section of the Works Division. Whilst Building Works were formed primarily to deal with building maintenance they undertake maintenance work on a much wider remit including specialist electronic maintenance for operational areas of the Department such as

harbour control, CCTV cameras throughout the Island, items of equipment such as the Linkspan, Douglas and Peel flap gates, anything controlled by SCADA, computer equipment. The Building Works Section also undertakes the maintenance of bridges, walls, landscaping areas etc.

Maintenance that could be outsourced and Maintenance that could not be outsourced with an explanation as to why

All general building maintenance work could in theory be outsourced providing contractors with the appropriate skills and competences were available as required; alternatively, all general building maintenance work and specialist maintenance work can be undertaken in house providing sufficient resources exist. The Department tries to balance the use of the private sector with its own in house work force with the private sector used to support maintenance work as appropriate.

All of the specialist equipment and operations undertaken by the Department cannot be maintained by the private sector as the private sector does not have the expertise in these areas. There is also a marked reluctance by private sector contractors to undertake the maintenance work in unpleasant working areas such as sewage treatment plants, animal waste disposal units etc.

For contractors to be able to work within restricted Security Zones at the Airport and the Sea Terminal, they have to comply with certain requirements. At the Airport these requirements are particularly onerous and contractors can only work in these areas when they have undertaken appropriate security training which must be renewed on a regular basis. Whilst contractors could obtain these qualifications for specific works such as the recent extension to the Airport Departure Pier, this is not an appropriate way forward when emergency works have to be undertaken, it is therefore important that the Department has the trained resources available to undertake repair work within security classified areas. In addition to the obvious security implications operational maintenance areas at for example ports, sewage treatment works and at the Animal Waste Processing Plants have specific health and safety requirements that need to be complied with and as such contractors have to undergo appropriate induction training. For the new Animal Waste Processing Plant all of the Department's Electrical and Electronics Engineers have undergone specific on site briefing to ensure safe familiarisation with the sites.

Restrictions as to when Maintenance can be carried out

Maintenance on port infrastructure and operational plants can only be carried out in general when they are not operating to ensure appropriate health and safety. In the case of the Airport other than very minor maintenance work, much work is undertaken out of hours to avoid conflict with operations. The same principles apply at the Animal Waste Processing Plants that work can only be undertaken when the plants are not operational and therefore the operational requirements of the plant take priority meaning maintenance work is undertaken out of hours and at weekends.

General servicing work such as boiler maintenance, lights and painting are undertaken where possible during normal working hours.

Compliance with Regulations

Maintenance works are undertaken in compliance with many different regulations including internal Government Regulations such as the Financial Regulations,

Approved codes of Practice, Planning Regulations, Building Regulations, Construction Design Management Regulations, Health and Safety Management Regulations, Best Practice documentation specifically covering asbestos works.

DEPARTMENT OF HEALTH AND SOCIAL SECURITY

The Departments Estates Division has a Director, 6 Civil Servants, 8 Estates Officers, 56 Manual Workers, plus 3 Therapeutic Workers a Technical Assistant and 3 Apprentices

Director 1

Estates Officers

Hospital Engineer 1
Capital Projects Manager 1
Building Engineer 1
EBME/Electrical Engineering 1
Mechanical Engineering 1
Office Manager/Fleet/Contracts 1
Fire 1
Grounds & Gardens 1

Civil Servants

Secretary 2
AA (0.5) 1
AO 3.25

Trades

Maintenance Co-ordinators 7 + 1 Therapeutic worker
EBME Technicians 3 + 1 Technical Assistant
Electricians 6 + 3 vacancies + 1 Apprentice
Plumbers 7 + 1 vacancy + 2 Apprentices
Painters & Decorators 5
Maintenance Assistants 12 + 1 vacancy
Joiners 5
Grounds Staff 11+ 2 Therapeutic workers

The Department also provide placements for students excluded from school at the request of the Department of Education.

Background

The Department provide services from 139 properties and there are currently four under construction. The size of the Estate has grown substantially over the last ten years as new service developments come on line and older style properties are replaced to comply with the current standards and specifications for health and social care properties.

The Properties and their Functions

There are three divisions within the Department, with their own property portfolio with occasional properties used by all the Divisions:

- Health Services Division
The main property is Nobles Hospital, which accounts for over 50% of the Estates annual budget. Other properties include Community Health Centres, Medical Centres, Clinics and Day Centres.
- Social Services Division
Properties provide accommodation for elderly persons, elderly persons with mental illness who need long term care, people recovering from acute mental illness, troubled children (secure and non secure), respite care for adults with physical disabilities and respite care for children with physical and/or mental disabilities. In addition there are a number of day centres for the elderly and others.
- Social Security Division
A number of buildings from where benefit payments are made.

Specialised Skills Required for Maintenance

The design, operation and maintenance of healthcare buildings are governed by two documents which are the Health Building Notes and Health Technical Memoranda (HTM). These documents are issued by the UK National Health Service and are adopted in the Isle of Man as best practice. The documents are constantly reviewed and updated to reflect the changing standards and the advances in medical technology and the changes in the way health care is provided.

Specialist skills used in healthcare buildings include:

- maintenance of sterilisers, endoscope washers, desktop sterilisers which comes under HTM 2030 and HTM 2020;
- maintenance of Medical Gases and Oxygens (Vacuum Insulated Evaporator Plant) which comes under HTM 02.01 parts A&B;
- maintenance of the laminar air flow and other ventilation systems to operating theatres, intensive care units, Special Care Baby Units and specialised ventilation for healthcare premises which comes under HTM 03.01 parts A&B.
- DHSS also maintain/manage the maintenance of pharmacy, pathology laboratory and radiology departments together with other critical ventilation systems;
- maintenance of Electro Bio Medical Equipment which comes under a range of guidelines and manufacturer's instructions;
- maintenance of Pressure Vessels.

Routine maintenance such as legionella testing, fire alarm testing, checking of thermostatic valves are also carried out. The Department undertakes routine inspection and maintenance of low voltage electrical distribution systems, and are currently working towards the operational maintenance of electrical services supply and distribution in accordance with HTM 06.01.

Routine maintenance/management of:–

- lifts;
- automatic sliding, revolving and tilt balance doors and shutters;
- building access, security and CCTV systems;
- industrial laundry equipment;
- nurse call and alarm systems;
- TREND Building Management System;
- FACTS Facilities Management System.

The work is carried out under the management and supervision of Estate Officers and is done by a mixture of in house staff and/or contractors.

In Social Care properties the maintenance requirements are not as onerous as those in Health Care buildings. The minimum requirements are to comply with all statutory obligations that apply to installations such as the electrical, mechanical, gas and environmental associated equipment.

MANAGEMENT OF GOVERNMENT'S PROPERTY

SERVICE PROVIDER QUESTIONNAIRE - SUMMARY OF RESPONSES

1. Please provide a general description of your business	
Company A	Wholly locally owned and based private practice providing quantity surveying and construction cost consultancy services to both Private and Public Sector clients.
Company B	Multi disciplinary construction consultancy having the broadest range of expertise and experience, comprised of fully qualified Land, Building and Quantity Surveyors, Architects, Engineers, Project Managers and Clerks of Works.
Company C	We are an IoM based consulting engineer who provide design services on capital projects and revenue projects. We also oversee and tender M&E maintenance for several Government Departments.
Company D	Building services engineers. Facilities planned maintenance. Mechanical & Electrical Contractors. General contractors.

2. Please describe the nature of the service that you have provided to the Government with regard to its properties and please indicate to which Department and in what capacity. <i>It would be useful if a detailed scope of the services provided could be listed or attached.</i>	
Company A	Construction cost consultancy services in connection with 'one off' capital projects for all Government Departments, Statutory Boards and Local Authorities.
Company B	As Project Managers and Clerks of Works we have successfully delivered major Capital schemes on behalf of the Government Departments. Detailed property condition surveys have been undertaken leading to our investment in the development of our bespoke Asset Management Programme providing a full record of clients' property portfolio, their condition, with planned maintenance schedules and accurate budget forecasts.
Company C	Design of heating, ventilation, air conditioning, water and drainage, lighting, emergency lighting, fire alarms, power, security alarms, etc. for capital and revenue projects. We also provide specifications for maintenance works on properties and organise tenders for same. We will oversee and check contractors invoices for works carried out

	where required.
Company D	We provide planned maintenance solutions and reactive call out duties to a number of Government Departments and provide mechanical installation works to one Department.

3. The services that you have provided for Departments are (please tick as appropriate) –			
	Continuous involvement in daily operations	Contracted for particular revenue work when necessary	One off Capital projects
Company A			✓
Company B		✓	✓
Company C		✓	✓
Company D		✓	✓

4. Are all services provided in house or do you contract out any of the business which you undertake for Government?	
Company A	All services are provided in house
Company B	Having the Island's widest range of professional credentials enables us to undertake most appointments totally in house. On occasions we are obliged to engage specialist support from practices with whom we have established excellent relationships.
Company C	All in house
Company D	All services provided in house except for specialist works i.e. licensed asbestos, environmental contamination etc.

5. What is your general view about how Government manages its properties?	
Company A	Being involved exclusively with 'one off' capital projects we have no experience of how Government manages its properties.
Company B	Not all Departments have internal technical expertise to implement facilities management in a structured and

	proactive manner; property management appears varied. Property portfolio information does, however, seem inconsistent with planned and preventative maintenance information more ad hoc than planned and costed.
Company C	Patchy at best – some Departments manage properties well, others don't. Generally however there seems to be very little revenue for maintenance. We have not been asked to survey <u>any</u> Government building for possible energy savings even though we are a low carbon consultant.
Company D	This varies across Departments where it is noted that there are inconsistent approaches to the value of planned preventative maintenance. There seems to be little thought placed on life cycle costing of both equipment and building fabric. All government departments take a positive approach to their legal responsibilities as building operators. This is not always seen in the private sector.

6. What was your overall experience when dealing with the Government?												
	Quality of Information				Access to site				Help and assistance provided			
	Excellent	Good	Average	Poor	Excellent	Good	Average	Poor	Excellent	Good	Average	Poor
Company A		✓				✓				✓		
Company B			✓				✓			✓		
Company C			✓					✓			✓	
Company D		✓				✓				✓		

7. What specific areas do you think could be improved by Government with regard to the management of its property? <i>Please provide a detailed explanation.</i>	
Company A	As stated in question 5 above, not having any experience of how Government manages its properties means that we cannot comment on improvements.
Company B	Improved collation, storage and retrieval of detailed property information is vital. This will facilitate a structured approach to maintenance with identified and monitored targets having budgets and timescales set and adhered to, taking cognisance of market conditions pertaining, industry resources and a pan-government awareness of public sector expenditure and objectives. Practical application of all collated data to develop planned, prioritised and

	costed schedules of repair and refurbishment, attaining best value for money by engaging appropriate approved contactors and consultants under framework agreements thereby making best use of the private sector to supplement and support the Government's internal resources at competitive and finite cost.
Company C	They need to manage their buildings in use better. I am convinced a huge amount of money is wasted by a lack of attention to controls and energy use generally.
Company D	Improved thought towards life cycle costing of both equipment and building fabric would benefit the value and efficiency of the Government assets. Future planned capital replacement projects could be procured earlier than is currently followed providing future work opportunities for local businesses earlier. A less autocratic approach by Government's HSWI should be adopted to improve the co-ordinated approach towards promoting an active safety culture. The sharing of information and experiences rather than the dictatorial approach currently adopted by some within that department would be welcomed.

8. Do you have any examples of what you would consider to be poor property Management practise? <i>Please provide a detailed explanation.</i>	
Company A	As stated in question 5 above, not having any experience of how Government manages its properties means that we cannot comment
Company B	Failure to schedule and/or implement essential maintenance is poor management and can have costly and far-reaching consequences. This may result from inadequate financial provision, lack of training/awareness or focus being elsewhere. A simple regime of regularly clearing gutters, rainwater pipes and drains, costing as little as £50-£100 can prevent water ingress and damp problems which necessitate expensive and disruptive repairs.
Company C	There is not enough time to manage maintenance of properties and control energy use adequately. Maintenance should be outsourced and energy managed by works.
Company D	Where defects to assets maintained under a planned maintenance programme have been notified to the property manager only for that person to give the repair work to another contractor. Sometimes the planned maintenance provider is not even asked to price the work. The planned maintenance provider to that building has H&S responsibility to its staff, the staff of the occupier and the general public and as such, if works of that nature are awarded elsewhere than the planned maintenance provider should be made aware of this so that the appropriate steps can be taken to reduce confusion.

	There are still examples where government departments use contractors that are not on the DTI's list of approved contractors.
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9. Do you have any examples of what you would consider to be good property Management practise? <i>Please provide a detailed explanation.</i>	
Company A	As stated in question 5 above, not having any experience of how Government manages its properties means that we cannot comment
Company B	Comprehensive knowledge and awareness of the property portfolio is essential. A file should exist for each property containing drawings, systems manuals and planned preventative maintenance schedules and budget projections.
Company C	One of the Island's Housing Associations has a maintenance contract in place for one of their Developments which is overseen by ourselves. Any problems are dealt with instantly and planned maintenance is carried out.
Company D	It is pleasing to see the pro-active approach adopted by government towards energy efficiency. We see this as good property management in reducing utility costs and promoting a greener environment and benefiting the Manx taxpayer.

10. What do you think you could offer to improve the way that Government currently manages its property?	
Company A	As stated in question 5 above, not having any experience of how Government manages its properties means that we cannot comment.
Company B	Our unique combination of professional expertise, practical know-how and local knowledge allied to first hand familiarity with insular capabilities within a delivery focused ethos. We are the only Manx practice having the all round capability to accurately survey buildings of all types, compile specific records, produce detailed drawings, estimates of cost and compile a readily usable database to facilitate compliance with statutory, legislative and regulatory requirements; repair; refurbishment; improvement; effective logistical/ergonomic space utilisation and further planning of redevelopment or disposal of redundant property. Thereby we provide cost-effective support to Department Officers and those charged with responsibility for Government property and facilities management. This, combined with a 40 year track record of satisfactory delivery, readiness to operate constructively and

	effectively with clients, contractors and other consultants and our targeted staff training enabling Departments to understand, have familiarity with, and productively utilise their property database and related budgets, plus our management ability in scheduling and packaging elements of work to be readily undertaken by local contractors is the 'value added' in our service, ensuring maximum Manx Fiscal Benefit from all public expenditure.
Company C	A root and branch review of all Government Departments to standardise maintenance and energy management and some input on programming of upgrades.
Company D	It is often perceived that a contractor seeking to improve their relationship with upper level department heads is purely financially driven. An improved partnering relationship between contractor and department would facilitate a better understanding of potential future building requirements and promote design and build opportunities resulting in significant project cost savings. A corporate approach to procurement of services should always be adopted to ensure accountability. Contractors with trade affiliations, appropriate expertise, insurances and quality management procedures should solely be used.

11. How are you paid for your services i.e. agreed sum, time charged or contract? In your previous experience with the Government have you been paid in a timely manner for your services.	
Company A	Mainly agreed sum and some time charged generally we have been paid in a timely manner.
Company B	We are normally engaged on a fixed price fee basis for an identified and agreed scope of work. Definition of the scope of work is essential, not merely in the context of our appointment, but for the overall success of a project. The Client Brief will inform the entire concept and design process. On occasions we assist with compilation of the Brief and are paid on an hourly, time-charged rate under an appointment such as the NEC 3 – Professional Service Contract, this is usually converted to a lump-sum fee when the service required is adequately defined, thereby providing our client with full budgetary control. In response to the question about timely payment – in the main Government is an excellent client, usually paying promptly. To continue to provide the level of service and secure the employment of staff at current rates, which are considerably less than paid to other professions, prompt payment of fees is vital.
Company C	I am paid an agreed sum or time charge depending on the project. I am sometimes paid timely and sometimes not. Timely payment has definitely slipped this last year and we have had to threaten legal action on some occasions. This is totally unacceptable in these difficult times.

Company D	A variety of payment methods are adopted however not all jobs can be priced. We prefer to, where possible, provide a quotation ahead of the works so as to avoid confusion and/or disputes at the end. Generally payment process and speed of payment has improved over the last three years.
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Room for improvement

Strategic asset management in local government

National report June 2009



The Audit Commission is an independent watchdog, driving economy, efficiency and effectiveness in local public services to deliver better outcomes for everyone.

Our work across local government, health, housing, community safety and fire and rescue services means that we have a unique perspective. We promote value for money for taxpayers, auditing the £200 billion spent by 11,000 local public bodies.

As a force for improvement, we work in partnership to assess local public services and make practical recommendations for promoting a better quality of life for local people.

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We described good property management in 2000, but councils have made only modest progress

- Well-planned use of property can help join up local services and improve public access.
- But capital is not free; councils that use assets efficiently can realise capital receipts and efficiency savings.
- Some councils are on top of their property portfolios, but only one in 14 councils is an exemplary manager of its assets.
- Nine out of ten councils believe that they have improved how they manage their assets, but auditors are more sceptical.
- In 2007/08, against a tighter standard, while 65 improved, the performance of 46 councils deteriorated.

Council property is big business

- England's councils own property worth £250 billion, around two-thirds of which is accounted for by council housing and schools. This book value has nearly doubled in the last decade and its market value is probably higher.
- Councils made net capital investment in property of over £10 billion in 2007/08.
- In 2000, councils invested about £200 million in acquiring or refurbishing offices. This rose to nearly £800 million in 2007/08.
- A third of councils say that their property holdings have reduced in size, but have increased in either quality or value.

Councils made net investment in property of over £10 billion in 2007/08.



Councils have used the proceeds of rationalisation to invest in recent years

- Councils collectively across the UK realised an annual average of £4 billion from property sales between 2000/01 and 2007/08.
- A fifth of English councils spent less on capital investment in their own offices between 2000/01 and 2007/08 than they received in sales, generating £0.9 billion surplus.
- The other four-fifths of councils spent over £2 billion more on capital investment in offices than they realised in sales.
- If all councils had chosen and been able to prioritise disposal receipts over investment in the estate, they could have spent £3 billion less capital since 2000, and £150 million less revenue since 2003.
- A third of councils do not share offices or facilities with other local public bodies.

Central government has neither set clear expectations nor offered incentives to use assets more frugally

- Government aspirations have not encouraged councils to review their holdings of property.
- Councils have less incentive to put their property to best use than other parts of the public or the private sector.
- Central government missed chances to encourage asset rationalisation, such as when new unitary authorities were created.
- The extent or impact of transferring council property to local communities has yet to meet government aspirations.

Few councils are well placed to deal with tougher times

- Only half of councils are assessed by auditors as having sufficient information about their estate. Only one in five directors of finance says their council has all the information it needs to manage the estate properly.
- Property valuations in councils' accounts cannot support strategic decisions, and few councils have anything better.
- Many councils lack the capacity to manage property well.
- Comprehensive Area Assessment (CAA) will set higher standards for strategic asset management.

The recession offers opportunities as well as challenges

- The recession will limit the scope for asset disposals; a quarter of councils expect receipts to fall by over 80 per cent.
- Funds for investment in property assets are likely to be scarce.
- But the recession is an opportunity for councils to prepare plans for using the property they own more efficiently and effectively.
- It may also present opportunities to acquire assets for the future.

The recession may present opportunities for councils to acquire assets for the future.



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What councils should do:

- improve their knowledge of their estates and their partners' estates by:
 - collecting data on size, use, occupancy, condition, running costs and having an eye to the open market value (at realistic alternative uses);
 - ensuring that asset management plans include quantification of the potential costs and benefits of proposals;
 - sharing this information with other local bodies providing public services; and
 - publishing maps or details of the properties held by the public sector in local areas, and inviting proposals for alternative use of them.
- identify areas for improvement and other councils to learn from by:
 - collecting data to populate the corporate value-for-money indicators developed by the Audit Commission, National Audit Office, Wales Audit Office, Audit Scotland and the Northern Ireland Audit Office and participating in their benchmarking services; and
 - participating in other benchmarking networks, such as those offered by CIPFA Property.
- review property holdings and reduce them where possible by:
 - identifying and disposing of surplus or under-utilised property;
 - reconfiguring services and administration so that they occupy less space; and
 - considering tenure other than ownership – such as lease, rent or lease-back – where that gives demonstrably better value.
- motivate service managers who occupy property to use it economically, for example, by:
 - implementing capital charging arrangements that make them accountable for the cost of the capital they use; and
 - allowing them to keep a proportion of any sales proceeds.

- develop the capacity needed to bring about change by:
 - recruiting appropriately skilled staff on permanent or temporary contracts;
 - considering how to improve motivation for service managers who occupy property to use it economically;
 - commissioning reviews from property professionals in the private sector; and
 - making the best use of the support available from 4Ps and the Beacon councils as well as from the private sector.
- collaborate with local partners by:
 - raising the profile of property on the local strategic partnership (LSP) agenda;
 - sharing the existing estate with partners where beneficial; and
 - sharing property data among partners.
- seek opportunities presented by the recession such as:
 - acquiring property at reduced prices to satisfy future need; and
 - employing high calibre staff newly in the employment market.

What central government should do:

- clarify what it expects councils to do with their property during recession and public spending constraint, following the publication of the Carter report for the Operational Efficiency Programme [Ref. 28]; specifically how councils should balance the apparently conflicting priorities to:
 - maximise receipts from disposal of assets; or
 - enhance the estate to deliver better services.
- raise the profile of asset management, for example by:
 - making capital and revenue targets more specific; and
 - referring to asset management, for example, where local area agreements (LAAs) are reviewed or renegotiated.
- make councils accountable for the cost of the capital they have tied up in property, giving them incentives to make better use of the money.

-
- review the rules governing what can be capitalised and how capital receipts can be used, to allow councils more flexibility. This would still be in line with the overall government objective of using capital receipts for investment purposes, and could, for example, enable councils to:
 - fund option appraisals to assess the potential for rationalisation, asset sharing or spend-to-save projects; and
 - support the revenue costs of capital projects designed to improve public services or support regeneration or economic development.

What the Audit Commission will do:

- publish detailed case studies of excellent asset management;
- support councillors in scrutinising how councils are managing assets;
- assess councils' stewardship of property through Use of Resources assessments;
- continue to develop benchmarking services with other audit agencies; and
- publish guidance and good practice examples on the Improvement Network website.