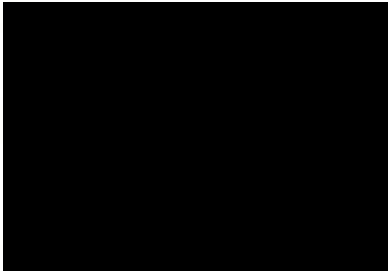


Our ref: FOI/2025/02

19th June 2025



Re: Freedom of Information Request: Memorial Hall use TT Week

We write further to your request dated 9th June 2025 which was received on 9th June 2025 which states:

"Please can Braddan Commissioners confirm the recent arrangements entered into for the letting out of the Union Mills Memorial Hall (the venue opposite the Kaneens Petrol/Filling Station.

It was turned into a commercial venture over TT week. Please can you confirm:

- what was the tender process for the rental of the Hall and was it done with the best interest of ratepayers in mind?*
- what were the financial terms agreed for the renting of the Hall for the period of the TT fortnight?*
- Who specifically rented the Hall? Was that person in any way connected to Braddan Commissioners and if so please provide the Conflict of Interest report done."*

The Memorial Hall is available for commercial hire 52 weeks per year and clients pay for the exclusive use of the facility such as sporting clubs, after school clubs and exercise classes.

In February this year (2025) the Commissioners were approached by both an individual and a local company who wished to hire the entire facility (Hall and lawn) over TT fortnight and their intentions were made clear to the Board. The terms of the Hire were negotiated in March and given that the facility has never been hired out during this period, (mainly because access is poor when the roads are closed) any income was well received.

The company wished to use it for a corporate event for its staff and clients over a race weekend, and the individual wished to rent space on the other days for viewing the races, entertainment and providing refreshments.

It is at the discretion of the hirer what they do with the facility and the Commissioners have no control over that matter.

The same principle applies to any commercial enterprise that hires the Hall.

The Commissioners, after a Requisition Meeting called in 2024, are conscious of the concerns expressed by some of the ratepayers over their financial management, and they find it incumbent on them to examine any opportunities available to them to derive an income for the benefit of the Parish.

There is at least one other Authority that rents out public open space to commercial enterprises over the race periods.

The income derived from the hall hire will be used to defray the costs of other services that are provided throughout the entire Parish.

In terms of value for money for the Authority, historically the TT Marshalls were given a key to the hall so they could use the toilet and kitchen facilities.

However, in approximately 2010, some bikers found it to be a good vantage point and started to avail themselves of the facilities and chairs as the doors had been left open. The Commissioners didn't object to the idea and it was agreed they would leave a charity bucket to collect cash for their chosen TT related charity. The next door property saw it as a commercial opportunity and sold refreshments over the wall for which the Commissioners derived no income.

However, whilst some respected the facility, others did not. Chairs were found broken, the toilets abused, and last year the charity bucket was stolen.

A member of staff had volunteered to monitor the building some of which was done at her own time and expense and some at a cost to the Authority.

Also the kitchen had to be cleaned daily as did the toilets, which are also stocked daily, all at a cost to the ratepayer.

The volunteer advised the Commissioners after the previous TT and Grand Prix periods that they were no longer able to help due to other commitments. No other member of staff have been prepared to assist on the voluntary basis.

Without the property being let out, the facility would have been closed this year due to the costs, so the hire is fortuitous for the Commissioners.

It should be emphasised that this commercial arrangement was negotiated with both parties in March prior to the local elections and the individual who rented the Hall was not a Commissioner at that time. In accordance with legislation the new Commissioners did not commence their duties until 1st May 2025.

On election, all Commissioners are required to declare any financial interests, and the hire of the Hall was listed on the appropriate declaration form. Declarations of Interest for all Commissioners are available on the website.

Your right to request a review

If you are unhappy with this response to your Freedom of Information request, you may ask us to carry out an internal review of the response, by completing a complaint form and submitting it electronically or by delivery/post to the FOI Co-ordinator, The Roundhouse, Strang, Braddan, IM4 4HD. An electronic version of our complaint form can be found by going to our website:

<https://braddan.im/services/freedom-of-information/>

If you would like a paper version of our complaint form to be sent to you by post, please contact us and we will be happy to arrange for this.

Your review request should explain why you are dissatisfied with this response, and should be made as soon as practicable. We will respond as soon as the review has been concluded.

If you are not satisfied with the result of the review, you then have the right to apply for a review of decisions by the Information Commissioner, for a decision on;

1. Whether we have responded to your request for information in accordance with Part 2 of the Freedom of Information Act 2015; or
2. Whether we are justified in refusing to give you the information requested.

In response to an application for review, the Information Commissioner may, at any time, attempt to resolve a matter by negotiation, conciliation, mediation or another form of alternative dispute resolution and will have regard to any outcome of this in making any subsequent decision.

More detailed information on your rights to review is on the Information Commissioner's website at: <https://www.inforights.im/>

Should you have any queries concerning this letter, please do not hesitate to contact me.

Further information about Freedom of Information requests can be found at: www.gov.im/foi.

Yours sincerely



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Data Protection Officer

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