



Isle of Man
Government

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Council of Ministers

Response to the July 2025 Tynwald Motion regarding the Park Road site

January 2026

Background

During the July 2025 sitting of Tynwald, the following Motion was approved:

That Tynwald notes the statement regarding the Park Road Site's acceptability as replacement school site for Scoill Yn Jubilee in the Open Space and Community Proposal 5 in the Tynwald approved written statement in the Area Plan for the East (The Park Road Site (DH039g)), and is of the opinion that the Park Road site should be prioritised for development, and that a plan for development of work on the site, that includes an indicative timeline, should be laid before Tynwald by February 2026 including analysis and relative merits of the acceptability for Scoill Yn Jubilee future siting of all other sites considered by DESC, DoI, Treasury and others.

Park Road Development Review

A review of the Park Road site has been conducted which evaluated demographic need, catchment implications, existing school conditions, planning, delivery options, and the future use of two current school sites.

1. Continued Need for Four Forms of Entry in Central Douglas

Demographic analysis shows that while primary numbers decline elsewhere, the central Douglas area remains stable. Maintaining four forms of entry (Scoill yn Jubilee and Henry Bloom Noble Primary School) is necessary to ensure pupils can attend school within their own communities.



2. Existing Sites Require Significant Investment

Scoil yn Jubilee operates across two ageing sites (Ballaquayle and Murray's Road) both requiring capital investment. Earlier cost forecasts are outdated and underestimated due to lack of Isle of Man specific adjustments and due to the ongoing planned and preventive maintenance issues, and do not include for modernisation or improvement of the service and educational offering in place.

The most up to date Planned Preventative Maintenance (PPM) and Condition reports were conducted in May 2023 and identify significant investment requirements to maintain current assets without providing any improvements.

PPM Cost Estimations	Combined
2023 PPM and Condition report totals	£ 3,475,842.20
BCIS inflation increase (Q2 2023 - Q1 2027)	£ 448,036.06
Estimated minimum investment required	£ 3,923,878.26

3. Park Road's suitability for a new two-form entry primary school

Spatial analysis confirms that when the full site is utilised it can accommodate the required school footprint, with external circulation and play areas cognisant to an urban school environment. Two suitable concept designs already exist.

Category	Area, m²
SEN	246.00
Reception	244.00
Infants - KS1	513.00
Juniors - KS2	896.00
Administration	196.00
Caretaker	172.00
Meals	238.00
Sports & Community	617.00
Total Net Area	3122.00
Circulation & Plant	1193.00
Total Gross Area	4315.00
External Play Areas	3333.00

The above spatial allowances align with current Building Bulletin Guidelines and would facilitate delivery in accordance with DfE Guidelines. These figures would be subject to review and amendment upon final scope and output specification being produced.

4. Housing Potential Rebalanced Across Vacated Sites

Although Park Road is designated predominantly residential, relocating the educational offering to Park Road would release the Ballaquayle and Murray's Road sites for residential redevelopment.

Preliminary research indicates the potential for mixed housing types albeit subject to client engagement with the Project Management Unit (PMU) to confirm the housing mix required along with subsequent detailed design and an application for planning permission being submitted.

The development of housing across the sites would be undertaken by the relevant Government Department with a suitable delivery model yet to be determined.

These initial studies indicate the following housing provision and profile may be attainable –

Site	Number of Units	Mix
Park Road (<i>Theoretic Lost Potential</i>)	31	9 x 2 Bed Houses 6 x 1 Bed Houses 6 x 1 Bed Sheltered 2 x 1 Bed Sheltered (limited mobility) 2 x 2 Bed Sheltered 2 x 2 Bed Sheltered (limited mobility) 4 x 1 Bed Supported Living
Ballaquayle (<i>Affordable Option 1</i>)	15	15 x 2/3 Bed Bungalows and or mix 2/3 Bed Houses
Ballaquayle (<i>Sheltered Option 2</i>)	31	23 x 1 Bed Sheltered apartments 8 x 1 Bed Supported Living
Scoill yn Jubilee	18	2/3 Bed Houses

This mix of residential, sheltered and supported housing has been developed using data held on the September 2025 Affordable Housing list of the East.

Housing Type - Public Sector for Rent	
Property Recruitment	Applicants
1/2 Bed Apartment	196
2 Bed House	190

3 Bed House	26
4 Bed House	5
Sheltered	51
Specialist (wheelchair adapted)	2
First Time Buyer	
1/2 Bed Apartment	90
2 Bed House	28
3 Bed House	19
Supported Living	
1 Bed Apartment	8 (Plus warden allocation)

5. Delivery Recommendation

The PMU recommends delivering the project as a traditional capital scheme under PMU management with support from Treasury, this will be supplemented by an Integrated Consultancy Team (ICT), Integrated Design Team (IDT) and will include a suitable technical advisor in the independent role of educational specialist. A design-and-build delivery route is advised however all options will be reviewed.

6. Conclusion

The review supports the development of a new two-form entry primary school on the Park Road site to meet current and future educational demand in central Douglas.

Redevelopment of the existing sites for housing could offset residential capacity viewed as otherwise being lost at Park Road. It is believed that the Park Road site could deliver a modern, energy-efficient school aligned with community needs, the Island Plan and the Island's net-zero goals.

7. Indicative Timeline for Delivery

This timeline is indicative only and is subject to the project gaining funding and support through the usual Capital Project process.

Description	Start Date	Completion Date
Development of Scope documents for IDT, ICT and Project Council/Legal Team	February 2026	May 2026
Tender of Consultants	April 2026	June 2026
Concept Design	June 2026	November 2026