

Date received:	19 <sup>th</sup> June 2024
Date responded:	11 <sup>th</sup> July 2024
Subject:	Public Sector Housing – Income Thresholds

Question:

- “1. If a public sector home renter earns too much income how is their rent calculated.**
- 2. How many homes are rented by people who earn over the threshold.**
- 3. How many people have been evicted/ told to leave because they earn too much income.**
- 4. What is the average length of time given to renters in the above situation given to leave the home.”**

Response:

1. Tenants who are on a Fixed Term Tenancy (generally five-year tenancies) are financially assessed at the end of every term. Their financial situation is assessed against the Isle of Man Government’s Department of Infrastructure ‘Guidelines on the Implementation and Management of Fixed Term Tenancies in Public Sector General Housing’ document in which the Council must adhere too. Please find attached the calculation/thresholds extracted from the guidance document.
2. As shown in the attached extracted tables, the rent a tenant is charged differs depending on the number of family members and their level of income/savings. There are currently 79 tenants who are paying above basic rent due to their income/savings. The maximum threshold for tenant’s income/savings is £67,000 and there are currently four tenants whose income exceeds this threshold and will be expected to leave the property at the end of their existing tenancy.
3. In the last twelve months, there have been no evictions, and four tenants have been given twelve months’ notice to vacate the property due to exceeding the maximum income threshold. Those four tenants are on a twelve-month fixed term tenancy being charged 100% rent (double the basic rent). If there is no change to their financial situation after the twelve months they will be expected to vacate the property at the end of the twelve-month term.
4. Douglas City Council issue a twelve-month tenancy on 100% rent for tenants that exceed the threshold, this allows the tenants to find alternative accommodation. A further tenancy will not be granted after this point and the tenant will be expected to vacate the property.