

Rental Setting 2025-26
Summary of Responses from Housing Providers

Table 1 – Short Summary of LA Recommendations

Housing Provider	Stock	Recommendation	
		Rent Increase	Allowances
Onchan	506	0%	No comment about allowances
Peel	357	0%	No increase but rapid access to reserves if needed
Cooil Roi	35	2%	No comment about allowances
Port Erin	214	CPI	Admin – ↑7.5%; Maintenance – ↑35%
Rushen	4	Inflation	Content with current allowances
Ramsey	543	2.5–3%	Rent to follow inflation; maintenance ↑32% due to increase in materials
Ramsey & Northern	126	2.5–3%	Rent to follow inflation; maintenance ↑32% due to increase in materials
Braddan	181	3-5%	No comment about allowances
Peel & Western	111	4%	Maintenance ↑35%; Community ↑10%
Port St Mary	122	4.5%	No comment about allowances
Southern Sheltered	178	5%	Review admin allowance
Castletown	230	5%	No comment about allowances
DCC	2378	7%	Admin – ↑7%, Maintenance – ↑35%; Community ↑10.4%

Current allowances

Administration Allowance	6%	Increased for 22/23 period from 5.5% to 6%
Maintenance Allowance	30%	Increased for 23/24 period from 26.1%
Community Allowance	8.4%	Increased for 2018/19 period from 8.3%

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Table 2 – Local Authority Responses in full

Housing Provider	Full Response	Recommendation
Braddan	Our Board considered this issue at their Board meeting on 1 st August 2024, they resolved to suggest the rent increase be in the region of 3% to 5%.	3 – 5%
Castletown	My Board resolved last night that they believe that a 5% increase would be appropriate.	5% rent increase
DCC	See letter from DCC (updated 27/09/24 with Executive Committee's increased recommendation)	4.2% rent increase Admin – 7% Maintenance – 35% Community – 10.4%
Onchan	At the Ordinary Meeting of the Authority held on 12 th August 2024 the Board resolved that the Authority propose a zero rent increase for social housing for 2025/26.	0% rent increase
Peel	The Lead Member Committee for Property and Asset Management considered the Department's 2025-26 Rent/Fees and Periodic Rent Setting Consultation letter. After a review of the ongoing impact on the social housing rent arrears, escalating food costs, escalating energy costs and increase material/labour costs for the construction industry they agreed to recommend the following: • A one year freeze in rents. • A freezing of the existing administration and maintenance fee rates subject to allowing local authorities rapid access to their 2024/25 reserves should this be required to meet increased construction costs. Thank you for considering this response.	0% rent increase No increase to allowances

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Port Erin	The Board of Port Erin Commissioners considered the annual public sector housing rental setting for 2025-26 and has resolved to submit the following views. • Rent should be increased by CPI • Administration allowance should be increased from 6% to 7.5% • Maintenance allowance should be increased from 30% to 35% The Board is of the opinion that with the pressures on wages and administrative costs such as software, an increased admin allowance is required and with an aging housing stock and increased material and labour costs, an increased maintenance allowance is required to keep providing the current standard of public sector housing.	CPI rent increase Admin – 7.5% Maintenance – 35%
Port St Mary	Port St Mary Commissioners recommends a 4.5% increase.	4.5% rent increase
Ramsey	The suggested rent increase is to follow inflation. 2.5-3%. Maintenance is proposed to increase from 30% to 32.5% which would put the budgeted figure in line with actual spends due to materials increase etc.	Inflationary rent increase Maintenance – 32%
Rushen	My Board agreed to support an increase in rents in line with inflation and was content with the current allowances.	Inflationary rent increase
Cooil Roi	The board would like to propose 2% increase. The reasons given were that if it went higher it was going to have an impact on people who could not claim benefits or put them into the bracket of being able to claim, this in turn would have an impact of Social benefit claims.	2% rent increase
Peel & Western	Peel and Western District Housing Committee agreed at their meeting on Tuesday 20 th August 2024 that they would like to see rents increase by 4% for the next financial (2025-2026). They would further like the maintenance allowance to increase to 35% and the Community allowance to increase to 10% of rental income.	4% rent increase Maintenance 35% Community 10%

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Ramsey & Northern	The suggested rent increase is to follow inflation. 2.5-3%. Maintenance is proposed to increase from 30% to 32.5% which would put the budgeted figure in line with actual spends due to materials increase etc.	Inflationary rent increase Maintenance – 32%
Southern Sheltered	Southern Sheltered Housing Joint Board recommends 5% increase with a review on the Administration Allowance	5% rent increase Review admin allowance

Additional information

Inflation (CPI) in 2024:

January	February	March	April	May	June	July	August	September
4.4	3.5	3.2	2.2	2.7	3.0	2.0	2.1%	

Inflation (CPI) in 2023:

January	February	March	April	May	June	July	August	September	October	November	December
8.0	9.0	9.1	8.5	7.6	6.9	5.8	5.4	5.7	5.7	5.7	5.7

Interest rate changes Feb 2022 to present

2022								2023				2024	
3 rd Feb	17 th Mar	5 th May	16 th Jun	4 th Aug	22 nd Sep	3 rd Nov	15 th Dec	2 nd Feb	23 rd Mar	11 th May	22 nd Jun	3 rd Aug	1 st Aug
0.5	0.75	1.0	1.25	1.75	2.25	3.0	3.5	4.0	4.25	4.5	5.0	5.25	5.0