

GD 2026/0009



Isle of Man
Government

Reiltys Ellan Vannin

Council of Ministers

Response to the Youth Select Committee Report on Young People and Housing

March 2026

To The Hon Laurence David Skelly MLC, President of Tynwald, and the Hon Council and Keys in Tynwald assembled

Foreword by the Chair of the Housing and Communities Board, Hon David Ashford MBE MHK

On behalf of the Council of Ministers and the Housing and Communities Board, I am delighted to welcome the First Report of the Tynwald Youth Select Committee on Young People and Housing and present this Government response. The Committee's work, undertaken by young Islanders aged 15-24 provides valuable insight into the barriers faced by their generation in accessing secure, affordable and suitable housing.

This response reflects careful consideration of the Committee's findings and sets out how they inform both immediate priorities and longer-term policy development. The report has already shaped ongoing reviews of first-time buyer support, affordable housing provision, landlord regulation, housing standards, and the allocation of social housing. It has also reinforced the importance of ensuring that care leavers and vulnerable young adults are supported, and that income thresholds and housing models remain responsive to the needs of younger residents.

These matters are being progressed through legislative work, consultation processes and strategic planning, ensuring alignment with *Our Island Plan 2025–26* and the Housing and Communities Board's Action Plan objectives to increase supply, improve affordability, and strengthen community resilience. By setting clear targets and embedding measurable outcomes, we can ensure that progress is transparent and that adjustments are made where necessary to deliver the best results for our Island's young people.

I extend my thanks to the Youth Select Committee and to all those who contributed evidence to its work. The perspectives shared through oral and written submissions enrich our understanding and will continue to shape our collective efforts to ensure that young people can remain, return and thrive here with the security of a home.

**Hon David Ashford MHK MBE
Chair Housing and Communities Board
Minister for the Cabinet Office**

Response to the Youth Select Committee report on Young People and Housing

Recommendation 1	That Tynwald is of the opinion that there should be a review of the income thresholds for first-time buyers' schemes on the Island, and alternative types of first-time buyers' accommodation should be considered by the Department of Infrastructure.
Commentary	The Department of Infrastructure (DOI) has reviewed both issues raised by the Select Committee. A proposal to increase income thresholds and improve repayment terms is currently being considered by the Department. A public consultation, which closed on 15 January 2026, invited feedback from stakeholders and the wider community to help shape the final proposals. These will inform the drafting of amendment legislation scheduled for implementation by Autumn 2026. Alternative types of "first-time buyer" support were considered and presented to the Housing and Communities Board in July 2024. One of the favoured options, "Rent to Buy", could be suitable for younger people. Rent to Buy is being further explored by the Housing and Communities Board further with a Request for Information Process concluding in January 2026. Decisions on whether to proceed will be made in March 2026.
Response	Accept

Recommendation 2	That Tynwald is of the opinion that the percentage of affordable housing required to be built in new developments should be reviewed. When required, commuted sums should be solely ring fenced for the development of further affordable housing on the Island.
Commentary	Housing Policy 5 relates to the level of affordable housing required in new developments. Along with all other housing policies in the Isle of Man Strategic Plan – it is now under full review. Paper 1 from the preliminary publicity consultation published in August 2025 identifies 'Population and Housing' as a major issue to be addressed in the new draft plan¹. In line with this, the draft plan is expected to include new policy direction on:

¹ https://consult.gov.im/cabinet-office/strategic-plan-preliminary-publicity-2025/supporting_documents/paper-1-finalpdf

	• The percentage of affordable housing required, informed by a review of mechanisms for longer-term retention; • Viability considerations, including whether different treatment is required for greenfield and brownfield sites; and • The threshold of 8 dwellings currently set out in Housing Policy 5. It is recognised that private developers currently find it extremely challenging to meet the existing 25% affordable housing yield required under Housing Policy 5. DOI works closely with developers to achieve this target and is acutely aware of the pressures arising from increased construction costs and labour shortages since before the COVID-19 pandemic. These challenges mirror those experienced across neighbouring jurisdictions and are widely recognised as industry-wide issues. Commuted sums, where agreed, are already ring-fenced solely for the delivery of additional affordable housing on the Island.
Response	Accept

Recommendation 3	That Tynwald is of the opinion that the making and implementation of regulations made under the Landlord Registration (Private Housing) Act should be prioritised by the Department of Infrastructure. The Department should report back to the Court on the progression of these regulations by the end of 2026.
Commentary	The Housing Agency is considering this area of work alongside other priorities. The drafting of the regulations is advanced. Once complete, consultation will need to take place, after which any necessary amendments can be made. The current progress supports the feasibility of meeting the deadline to report back to Tynwald in December 2026 on the making and implementation of the regulations.
Response	Accept

Recommendation 4	That Tynwald is of the opinion that there should be uniform minimum housing standards across social housing on the Island, akin to those for private rental accommodation as laid out in the Landlord Registration (Private Housing) Act 2021.
Commentary	The Landlord Registration (Private Housing) Act 2021 has not yet been brought into force.

	Under the Housing Act 1955, local authorities are responsible for inspecting houses to ensure that they are fit for human habitation. This applies both to rented and owner-occupied properties. This function is undertaken by Government Environmental Health Officers acting on behalf of the local authorities. The Housing (Standards) Regulations 2017 apply more specific standards to flats, apartments and Houses in Multiple Occupation. These current legislative standards apply to social housing. Other examples include gas safety compliance and repair response times. An update on progress will be included as part of the December 2026 report back to Recommendation 3.
Response	Accept

Recommendation 5	That Tynwald is of the opinion that the Department of Infrastructure in collaboration with the Department of Health and Social Care, should ensure that greater quantities of suitable social housing are made available for care leavers and vulnerable young adults who may otherwise be unable to access private rental accommodation.
Commentary	The Department of Infrastructure is undertaking a review of the social housing allocation policy, introducing a dedicated priority for care leavers in recognition of the Government's role as a "Corporate Parent". Elements of the policy are being changed incrementally to ensure that improvements can be introduced as quickly as possible. Priority categories (including this one) will be updated and amended by no later than the end of 2027. In the meantime, young vulnerable people are being assisted via the homelessness prevention pathway. This forms the basis of proposed new legislation, which is currently being consulted upon and closes on 25th February 2026. Homelessness priority categories are outlined in the consultation; however, care leavers and some young people are owed a duty under existing legislation so aren't included. In collaboration with the Department of Health and Social Care (DHSC), efforts are underway to identify existing properties that may be suitable for renovation, ensuring these meet the specific needs of care leavers and other vulnerable young adults. DHSC is actively assessing the level of need among these groups, with the resulting data informing and shaping the development plans for future social housing projects.

	Further details are available in GD 2025/0063: <i>Assuring the Suitability of Independent Accommodation for Children in Care, Care Leavers, and Homeless Young People</i> : Report to Tynwald from Council of Ministers https://www.tynwald.org.im/spfile?file=/business/opqp/sittings/20212026/2025-GD-0063.pdf
Response	Accept

Recommendation 6	That Tynwald is of the opinion that the Department of Infrastructure should, in consultation with Local Authorities, review social housing income thresholds to be more inclusive of single and childless young residents and consider the creation of more suitable housing for this demographic.
Commentary	This work is in progress. The Department of Infrastructure is reviewing options to align income thresholds with indicators such as the living wage, ensuring thresholds remain current and reflect the evolving economic needs of island residents. These options will be presented to the Housing Agency Board for consideration, with consultation planned for the first half of 2026.
Response	Accept