

Date received:	17 <sup>th</sup> November 2024
Date responded:	13 <sup>th</sup> December 2024
Subject:	Five-year fixed-term tenancies

Question:

**"I would like to know what the legality and what authority and, on whose say, so has introduced the 5 year fixed term contracts though local authorities rent increases & has it actually been done through the legal process or on an individuals say so only?**

**When are all Tenants likely to be on these 5 year contracts?**

**And has this gone through or been discussed through Tynwald or the house of keys?"**

Response:

The five-year fixed term tenancies were first introduced by the former Department of Social Care. Currently, the standard tenancy agreement used by all social housing authorities across the Island is a five-year fixed term agreement provided by the Department of Infrastructure. As such, the Council is unable to respond to parts 1 and 3 of the request and recommends contacting the Department of Infrastructure, which oversees the policy. The link to contact the DOI is: -

<https://www.gov.im/about-the-government/freedom-of-information/make-a-freedom-of-information-request/>

At present, there is no set date for transitioning all tenants to fixed-term tenancies. Tenants are moved to fixed-term tenancies when there is a change in their circumstances, such as relocating to a different property or adding another individual to the tenancy agreement.

All new tenants are issued fixed-term tenancies. On average, 120 properties are allocated annually, which represents 5% of the Council's total housing stock. A proportion of individuals leaving social housing are likely to have been on older-term tenancies. Consequently, this will contribute to an increase in the overall number of tenants on fixed-term tenancies.

Over time, this gradual process will result in the majority of tenants being on fixed-term tenancies. However, it is anticipated that this transition will take several years to fully implement.