

Date received:	19 <sup>th</sup> September 2023
Date responded:	6 <sup>th</sup> October 2023
Subject:	Average Life Expectancy of Social House, Income Received and Maintenance Spend

Question:

"Hello I am requesting any internal calculations and figures that exist concerning the amount of income that that is collected in rent and the amount of money spent in maintenance over the life of social housing properties.

If this is not a calculation currently done could I instead have the average life expectancy of your social housing stock, the amount you receive in rent and the amount you spend on maintenance of those properties."

Response:

The majority of Council owned public sector housing properties were build pre 1980s and therefore the data required to calculate the lifetime cost of maintenance does not exist.

We have broken down the second part of this request:

- 1) Average Life Expectancy – There is no fixed life expectancy of our properties. The life expectancy of our social houses varies and increases depending on the types of property, when it was built (materials, construction method etc.) and the level of maintenance that is carried out on each property e.g. external refurbishments, roof replacements, heating upgrades.
- 2) The rent received for the 2022/2023 financial year was £13,483,122.68.
- 3) There is an allowance allocation for housing maintenance, set by the Isle of Man Government, of 30% of the rental income (totalling £481k). This amount of allocation has varied over time and has only recently been increased (financial year 2023/24) from the previous 26.1%.