



ONCHAN DISTRICT COMMISSIONERS

SOCIAL HOUSING STRATEGY 2026 to 2031

Date: August 2026
Review: August 2027



Contents:

1.	Introduction.....	3
2.	Strategic Vision	3
3.	Strategic Objectives	3
4.	Housing Need Assessment.....	4
5.	Development Opportunities	4
6.	Risks and Challenges.....	5
7.	Delivery Framework.....	5
8.	Monitoring and Review.....	5

Please be aware that a hard copy of this document may not be the latest available version, which is available in the Authority's document management system, and which supersedes all previous versions.

Effective from:	Replaces:	Originator:	Page X of Y
August 2026	New Document	Chief Executive/Clerk	1 of 5
Board Ratification:			

History or Most Recent Changes – MUST BE COMPLETED		
Version:	Date:	Change:
1	19/08/26	New Document

1. INTRODUCTION

Onchan District Commissioners is committed to providing high-quality, affordable and accessible housing to meet the needs of the community.

The Authority currently manages 505 social housing properties and recognises the increasing demand for affordable accommodation, particularly for one and two-bedroom homes, accessible dwellings and accommodation suitable for an ageing population.

This Housing Strategy establishes the Authority's priorities and objectives for the next five years and provides a framework for future housing investment, development and asset management.

2. STRATEGIC VISION

“To provide safe, affordable and sustainable homes that meet the changing needs of the Onchan community.”

3. STRATEGIC OBJECTIVES

1. Increase the supply of affordable social housing – the Authority will identify opportunities to increase housing provision through:
 - New build developments.
 - Redevelopment of existing assets.
 - Acquisition of suitable land.
 - Conversion of existing properties where appropriate.
2. Deliver flexible, inclusive and accessible homes – the Authority will prioritise:
 - Lifetime homes principles.
 - Adaptable housing design.
 - Ground-floor and lift-access accommodation.
 - Homes suitable for an ageing population.
3. Make best use of existing housing stock – the Authority will:
 - Encourage and support downsizing.
 - Reduce under-occupation where appropriate.
 - Improve void turnaround times.
 - Invest in property modernisation.
4. Support independent living for older and vulnerable residents – the Authority will work with partner agencies to support:
 - Older residents.
 - Residents with disabilities.
 - Individuals requiring supported accommodation.
5. Strengthen partnerships with housing and support agencies – the Authority will continue to work with:
 - The Department of Infrastructure.

- The Department of Health and Social Care.
- Registered providers.
- Community organisations.
- Support agencies.

6. Ensure long-term sustainability of the Authority's housing assets.

4. HOUSING NEED ASSESSMENT

Population

The 2021 Census recorded an Onchan population of 9,039 residents.

Existing Housing Stock

The Authority currently owns and manages 505 social housing properties.

No net increase in stock occurred during the reporting period. However, two new one-bedroom apartments are currently under construction and are expected to be completed in October 2026.

Housing Demand

There are currently 148 applicants on the housing waiting list.

Demand is concentrated within:

- One-bedroom accommodation.
- Two-bedroom accommodation.
- Accessible housing suitable for older residents and persons with mobility challenges.

Of the 148 applicants, 133 require one or two-bedroom housing.

Waiting Times

Current average waiting times are:

- General housing: 2 years 3 months.
- Sheltered housing: 1 year 6 months.

These figures indicate continuing pressure on housing supply.

5. DEVELOPMENT OPPORTUNITIES

The Authority has identified potential development and redevelopment opportunities within the District.

Current priority sites include:

- Site of the former Gas Works, Second Avenue – in the ownership of the Isle of Man Government.
- The vacant site adjacent to Triumph Actuation Systems, Second Avenue – in the ownership of the Isle of Man Government.

- Meadow View Complex, Second Avenue – in the ownership of the Ballacurn Trust.
- 4 First Avenue – in private ownership.
- Ballachrink Farm, Birch Hill – in private ownership.
- Site of the former Howstrake Hotel, Rembrandt Hotel, Molly's Kitchen, and Follies Cabaret, Harbour Road – in private ownership.
- Site of the former Haydn Minay car garage, Church Road – in private ownership.

The Authority will review these sites annually, as well as any newly identified sites.

6. RISKS AND CHALLENGES

The principal risks to delivery include:

- Limited availability of suitable development land.
- Dependence on privately owned sites.
- Infrastructure constraints including drainage, highways and parking.
- Funding and borrowing limitations.
- Construction cost inflation.
- Delays in planning or regulatory approvals.
- Increased demand arising from demographic and policy changes.

The Authority will review these risks annually.

7. DELIVERY FRAMEWORK

Implementation of the Strategy will be supported by:

- Annual housing strategy reviews.
- Asset management programmes.
- Development feasibility studies.
- Financial planning and capital investment programmes.
- Partnership agreements.

8. MONITORING AND REVIEW

Progress will be monitored annually by the Board Members.

Performance indicators will include:

- Housing waiting list numbers.
- Average waiting times.
- Number of new homes delivered.
- Number of homes refurbished.
- Occupancy levels.

An annual report will be presented to the Authority and the Strategy will be reviewed and updated as necessary to reflect housing need, legislative changes and financial circumstances.