

(A) Draft Criteria for Acceptance onto Waiting Lists for Older Persons Housing

Approved by the Council of Ministers (date)

Approved by Tynwald (date)

Eligible Applicant(s)

Definition of applicant shall be:

(1) Single Person with no dependent children, aged 60 years or over, or

(2) Couple with no dependent children with at least one person aged 60 years and over. Where one person is younger than 60 they must be at least 50 years of age

Couples granted a tenancy shall be joint tenants only if both are residentially qualified

In certain circumstances tenancies with adult children or unrelated companions are permitted where the age of the child or companion is at least 50.

Residential Qualification

(1) Applicant(s) must have been ordinarily resident on the Island for a minimum of ten years

(2) Applicant(s) must be resident on the Island for at least 3 months immediately prior to allocation

Financial Qualification

(1) Maximum gross income of applicant(s) must not exceed the median income (currently £28,392) plus 10% for couples

(2) Financial and/or property assets must not exceed the median House price (currently £245,000) or such other amount as determined by the Department from time to time

Once allocated a public sector property the applicant must not own or continue to own residential property in any jurisdiction

Health and Welfare Qualification

(1) The applicant must be capable of independent living (with an appropriate and continuing package of support where necessary)

Appeals Procedure

Any applicant having an application for acceptance on to a waiting list rejected **or**

Any applicant dissatisfied by reason of non-allocation of a property by virtue of non-allocation of points, may

(1) Seek a review of that decision by submitting request in writing to the appropriate housing authority, and

(2) If the decision is upheld by that housing authority, seek an appeal against that decision in writing to the Department's Housing Division, whose decision shall be final.

(B) Draft Criteria for Allocation of Properties: Pointing System

| Criteria | Points | |
|---|---|-----------------|
| 1. Time on List | 1 point per each 3 month period to a maximum of 20 points | |
| 2. Years of Residency on Island | 1 point for every year in excess of ten years to maximum of 10 points | |
| 3. Local connection with housing authority area | Living in the area > 5 years | 5 points |
| | Living in the area > 1 year | 4 points |
| | No residence – family/welfare connections | 3 points |
| | No connections | 0 points |
| 4. Public Sector tenant | Releasing a general public sector property suitable for a family | 10 points |
| 5. Gross Income (including combined income of joint applicants and benefits) | £25,001 & above | 0 points |
| | £22,501 - £25,000 | 3 points |
| | £20,001 - £22,500 | 6 points |
| | £17,501 - £20,000 | 9 points |
| | £15,001 - £17,500 | 12 points |
| | £15,000 and under | 15 points |
| 6. Financial/property assets | £25,000 to £34,999 | -3 points |
| | £35,000 to £49,999 | -6 points |
| | £50,000 or over | -10 points |
| 7. Adequacy of present accommodation | Property condition/overcrowding (certified/awarded by EHO) | Up to 20 points |
| | Low priority | 5 points |
| | Medium priority | 10 points |
| | High priority | 20 points |
| | Health/welfare issues (validated by report from health/welfare professional & multidisciplinary assessment by health/welfare panel) | Up to 30 points |
| | Low priority | 5 or 10 points |
| | Medium priority | 15 or 20 points |
| High priority | 25 or 30 points | |

ANNEX A

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|---|---|------------|
| 8. Supported Housing | | 20 points |
| 9. Notice to Quit (excluding rent arrears) | Formal legal notice NTQ - Landlord/Advocate | 5 points |
| | Court Order | 10 points |
| 10. Unjustified refusal by applicant where an offer of a property considered suitable for the applicant was refused without a valid reason | Discretionary deduction (per refusal) After two refusals of suitable properties the applicant will be removed from the HWL | -10 points |
| 11. Accumulated rent arrears | Discretionary deduction | -10 points |
| 12. Appeals Procedure | <p>Any applicant having an application for acceptance on to a waiting list rejected</p> <p>or</p> <p>Any applicant dissatisfied by reason of non-allocation of a property by virtue of non-allocation of points, may</p> <p>(1) Seek a review of that decision by submitting request in writing to the appropriate housing authority, and</p> <p>(2) If the decision is upheld by that housing authority, seek an appeal against that decision in writing to the Department's Housing Division, whose decision shall be final.</p> <p>(3) In the case of houses owned by the Department, the review or appeal shall be to a Minister or Member of the Legislature outside the Department as appointed by the Council of Ministers.</p> | |