



**Isle of Man**  
**Government**

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# AMENDMENTS TO ACCESS AND ELIGIBILITY CRITERIA FOR OLDER PERSONS HOUSING IN THE PUBLIC SECTOR

## CONSULTATION RESPONSE REPORT

NOVEMBER 2015

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## 1. Introduction

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The existing eligibility criteria for access to older persons' housing in the public sector on the Isle of Man were last reviewed in 2002 (**Appendix A**).

At that time the criteria were mainly focused on residency and did not take any account of the financial circumstances of the applicant or objectively prioritise their housing need.

The Housing Review Consultation Response Report September 2012 strongly suggested that access to Older Persons (Sheltered) Housing should be restricted with 72.2% of respondents answering yes to this question.

When asked what criteria should be considered for eligibility to Older Persons housing, 67.3% said it should be subject to a period of residence, 52.7% responded that income and/or savings assets should be applied as a criterion, 60.2% said Housing Need and 39.3% said that property owners should not be eligible.

Extracts from the Housing Review Consultation Response Report September 2012: (p.50 & p.58):

### **Should access to public sector housing be restricted to a period of residence on the IOM?**

- **549 (67.3%)** responded **Yes**,
- 40 (4.9%) responded **No**, and
- 23 (2.8%) did not respond (**n/r**)
- 204 (25.0%) did not answer having said NO to having any restrictions (**n/a**)

### **What other criteria for eligibility should apply?**

- 430 (52.7%) said Income and/or Savings and Assets
- **491 (60.2%)** said Housing Need
- 321 (39.3%) said that Property Owners should not be eligible

The proposal is to introduce a broader initial assessment of eligibility for entry onto the Older Persons (Sheltered) Housing Waiting List (**Appendix B**). Whilst health and welfare needs will attract greatest priority under the proposed criteria the allocation will also be prioritised on the basis of income and assets. The intention is to introduce a points-based system to determine an older person's priority for allocation in line with that used for the general public sector housing stock.

## 2. Background

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At the end of September 2015, the Department of Infrastructure commenced a consultation on the Amendments to Access and Eligibility Criteria for Older Persons Housing in the Public Sector. The intention was to gather public opinion on the proposed amendments and the consultation was open to all those interested.

The consultation was divided into two sections:

**Section A** sought feedback on the proposed amendments to eligibility criteria for acceptance on to a waiting list for older persons public sector housing.

**Section B** sought feedback on the proposed amendments to the criteria for allocation of properties for older persons public sector housing.

The consultation was launched on 30 September 2015 and ran for 6 weeks. The closing date for responses was Wednesday 11 November 2015.

In line with the Isle of Man Government Code of Practice on Consultation, the following bodies were consulted:

- Tynwald Members
- Attorney General
- Chief Executives
- Local Authorities
- Law Society
- Chambers of Commerce
- Council of Voluntary Organisations
- Graih
- Manx Housing Trust
- Housing Matters
- Kirk Michael Housing Association
- Positive Action Group

The consultation was not intended to be a referendum but was a views gathering exercise to allow the Department to take informed decisions based on the information gathered. In any consultation exercise the responses received do not guarantee that proposed changes will be made.

### 3. Responses to Questions

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103 respondents completed the survey in part or in full.

Additional responses were received in the form of letters and emails from 8 individuals and 9 organisations, these are collated after the survey responses (p.70-78).

#### Question 1 - Confidentiality

Of the 103 respondents, 60 (58.2%) wished their responses to remain confidential.

**Table 1: Confidentiality**

Do you wish your response to remain confidential?	Yes	No	Grand Total
Individual	60	29	89
Organisation		14	14
<b>Grand Total</b>	<b>60</b>	<b>43</b>	<b>103</b>

#### Question 2 - Contact Information

The IOM Government code of practice on consultation states that: Evidence provided should only be accepted if the person providing it is willing to be named.

#### Question 3 - Are you completing the survey on behalf of an Organisation or as an individual?

Of the 103 responses, 14 (13.6%) were submitted by Organisations, and 89 (86.4%) were submitted by Individuals.

## Question 4 – What type of Organisation do you represent?

14 (13.6%) of the responses were from individuals. Tables 2 and 3 provide a breakdown of Organisations responding to the survey.

**Table 2: Organisation by Type.**

Organisation Type	Total	
Charity/Third Sector Organisation	2	13.3%
Local Authority (non-Housing Provider)	2	20.0%
Local Authority Public Sector Housing Provider	5	33.3%
Public Sector Sheltered Housing Board	5	33.3%
<b>Grand Total</b>	<b>14</b>	<b>100.0%</b>

**Table 3: Details of Organisations who responded**

Type	Organisation
Charity/Third Sector Organisation	Graih
Charity/Third Sector Organisation	Crossroads Care
Local Authority (non-Housing Provider)	German Parish Commissioners
Local Authority (non-Housing Provider)	Lezayre Parish Commissioners
Local Authority Public Sector Housing Provider	Douglas Borough Council
Local Authority Public Sector Housing Provider	Malew Parish Commissioners
Local Authority Public Sector Housing Provider	Onchan District Commissioners
Local Authority Public Sector Housing Provider	Ramsey Town Commissioners
Local Authority Public Sector Housing Provider	Rushen Parish Commissioners
Public Sector Sheltered Housing Board	Castletown and Malew Elderly Persons Housing Board
Public Sector Sheltered Housing Board	Cooil Roi Housing Authority
Public Sector Sheltered Housing Board	Marashen Crescent Housing Committee
Public Sector Sheltered Housing Board	Peel & Western District Housing Committee
Public Sector Sheltered Housing Board	Ramsey & Northern District Housing Committee

**Question 5 - What category best describes you as an individual.**

89 (86.4%) of the responses were from individuals who were represented in the following categories:

**Table 4: Individual by Category**

Individual Type	Total	
Politician (local)	3	3.4%
Politician (national)	2	2.2%
Homeowner	51	57.3%
Tenant (private sector)	8	9.0%
Tenant (public sector)	14	15.7%
Health or Welfare Professional	4	4.5%
Local Authority Housing Professional	3	3.4%
Other (please specify)	4	4.5%
n/r	3	3.4%
<b>Grand Total</b>	<b>89</b>	<b>100.0%</b>

**Section A – Amendments to Eligibility Criteria for Acceptance on to Waiting List for Older Persons Housing**

**Criteria for eligible applicant(s)**

The definition of an Applicant(s) shall be:-

- i. Single Person with no dependent children, aged 60 years, or
  - ii. 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.

The amendment to the criteria for eligible applicant(s) is to clarify age restrictions, household type (no children) and how joint tenancies will be allocated.

**Questions 6 to 8 (page 8) relate to the provisions as set out in the box above.**

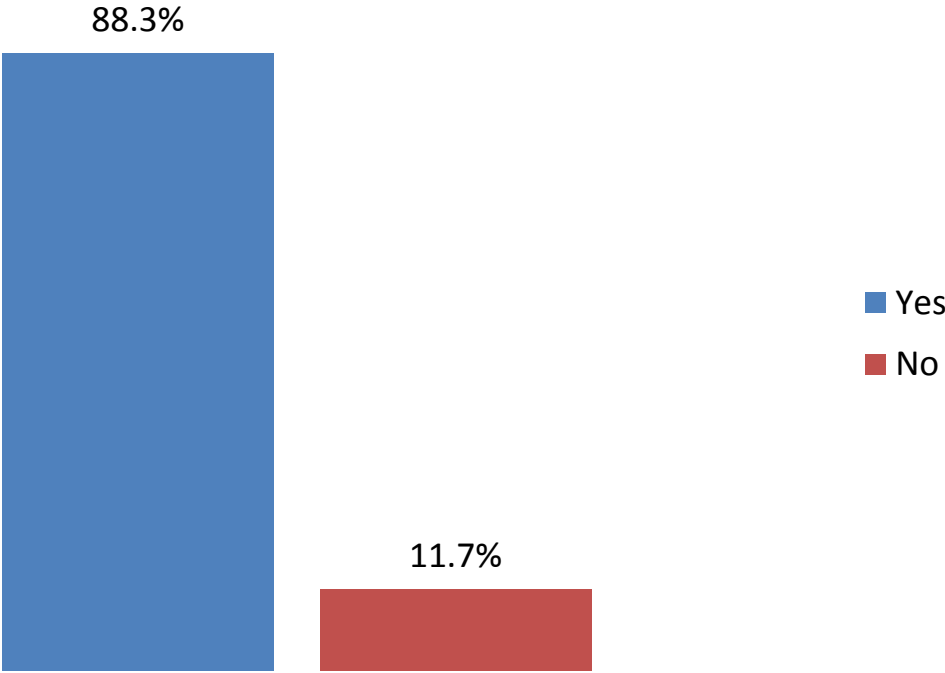
## Question 6 - Is it acceptable for access to Older Persons Housing to be restricted to applicants aged 60 or over?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 6 can be summarised as follows;

- **91** (88.3%) agreed that access should be restricted to those aged 60 or over, **yes**
- **12** (11.7%) said that access should not be restricted to those aged 60 or over, **no**

Of the 103 who answered Question 6, 89 (85.6%) were individuals; 14 (13.4%) were Organisations.

**Figure 1: Is it acceptable for access to be restricted to applicants aged 60 or over?**



A breakdown of responses from Individuals and Organisations are shown in Table 5.



**Table 5: Is it acceptable for access to be restricted to applicants aged 60 or over?**

Category	Yes		No		No Response	Total		
<b>INDIVIDUAL</b>								
Health or Welfare Professional	3	75.0%	1	25.0%		0.0%	4	100.0%
Homeowner	46	90.2%	5	9.8%		0.0%	51	100.0%
Local Authority Housing Professional	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	6	75.0%	2	25.0%		0.0%	8	100.0%
Tenant (public sector)	13	92.9%	1	7.1%		0.0%	14	100.0%
Other (please specify)	4	100.0%		0.0%		0.0%	4	100.0%
n/r		0.0%		0.0%		0.0%		100.0%
<b>Total – Individual</b>	<b>79</b>	<b>88.8%</b>	<b>10</b>	<b>11.2%</b>		<b>0.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	4	80.0%	1	20.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	5	100.0%		0.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>12</b>	<b>85.7%</b>	<b>2</b>	<b>14.3%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>91</b>	<b>88.3%</b>	<b>12</b>	<b>11.7%</b>	<b>0</b>	<b>0.0%</b>	<b>103</b>	<b>100.0%</b>

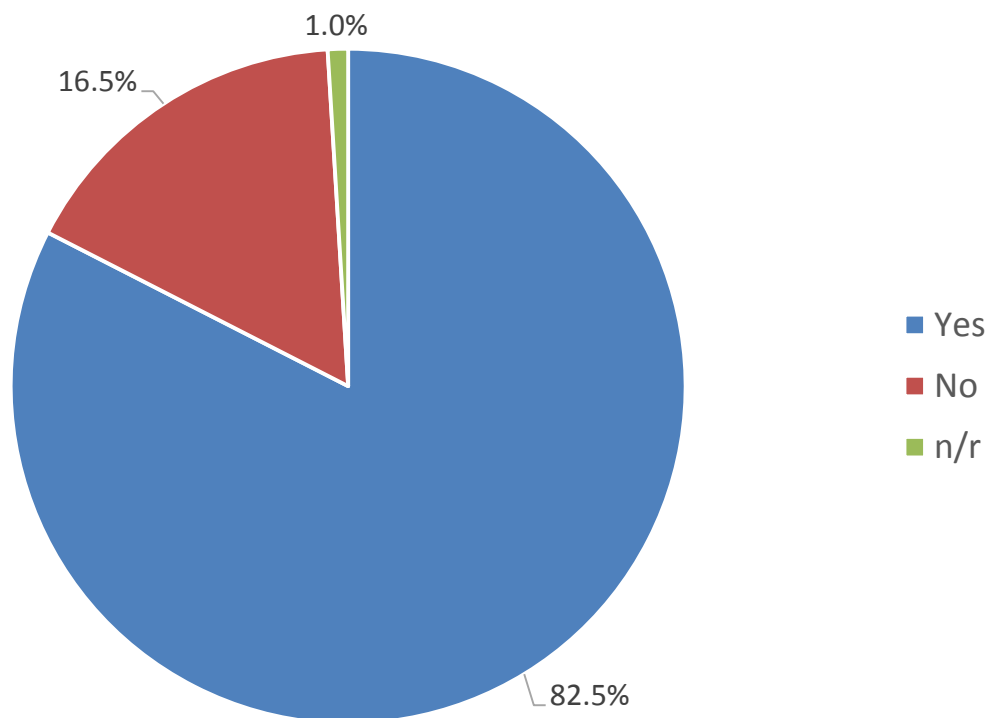
## Question 7 - In the case of couples (where one party is 60 plus) is it acceptable for the other person in the couple to be required to be aged at least 50 years?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 7 can be summarised as follows;

- **85** (82.5%) agreed the other person should be required to be aged 50 plus, **yes**
- **17** (16.5%) said the other person should not be required to be aged 50 plus, **no**
- **1** (1.0%) did not respond to this question (**n/r**).

Of the 102 who answered Question 7, 89 (87.3%) were individuals; 13 (12.7%) were Organisations.

**Figure 2: Is it acceptable for the other person in the couple to be required to be aged at least 50 years?**



A breakdown of responses from Individuals and Organisations are shown in Table 6.

**Table 6: Is it acceptable for the other person in the couple to be required to be aged at least 50 years?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	41	80.4%	10	19.6%		0.0%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	6	75.0%	2	25.0%		0.0%	8	100.0%
Tenant (public sector)	12	85.7%	2	14.3%		0.0%	14	100.0%
Other (please specify)	4	100.0%		0.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>75</b>	<b>84.3%</b>	<b>14</b>	<b>15.7%</b>		<b>0.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)		0.0%	1	50.0%	1	50.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>10</b>	<b>71.4%</b>	<b>3</b>	<b>21.4%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>85</b>	<b>82.5%</b>	<b>17</b>	<b>16.5%</b>	<b>1</b>	<b>1.0%</b>	<b>103</b>	<b>100.0%</b>

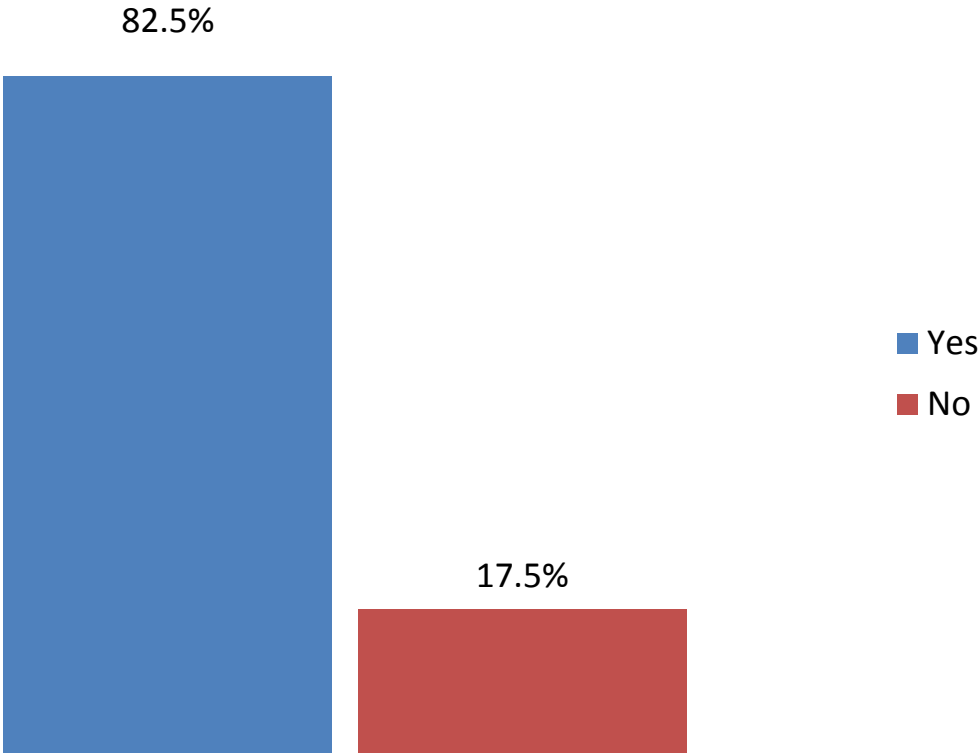
**Question 8 - Is it appropriate that joint tenancies are awarded only where both parties qualify for housing on the Isle of Man?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 8 can be summarised as follows;

- **85** (82.5%) agreed joint tenancies should only be awarded where both parties qualify for housing, **yes**
- **18** (17.5%) said that it is not appropriate to offer joint tenancies only where both parties qualify for housing, **no**

Of the 103 who answered Question 8, 89 (86.4%) were individuals; 14 (13.6%) were Organisations.

**Figure 3: Is it appropriate that joint tenancies are awarded only where both parties qualify for housing?**



A breakdown of responses from Individuals and Organisations are shown in Table 7.

**Table 7: Is it appropriate that joint tenancies are awarded only where both parties qualify for housing?**

Category	Yes		No		No Response	Total		
<b>INDIVIDUAL</b>								
Health or Welfare Professional	2	50.0%	2	50.0%		0.0%	4	100.0%
Homeowner	43	84.3%	8	15.7%		0.0%	51	100.0%
Local Authority Housing Professional	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	8	100.0%		0.0%		0.0%	8	100.0%
Tenant (public sector)	12	85.7%	2	14.3%		0.0%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
	<b>75</b>	<b>84.3%</b>	<b>14</b>	<b>15.7%</b>	<b>0</b>	<b>0.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation		0.0%	2	100.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	4	80.0%	1	20.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>10</b>	<b>71.4%</b>	<b>4</b>	<b>28.6%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>85</b>	<b>82.5%</b>	<b>18</b>	<b>17.5%</b>	<b>0</b>	<b>0.0%</b>	<b>103</b>	<b>100.0%</b>

**Table 8: Summary of comments received for Questions 6, 7 & 8**

<b>Comments</b>	
6. No - Whilst I support the general age criteria of 60, in my experience age has little to do with health and sheltered housing need, therefore flexibility in age acceptance is also required. 7. Generally yes but again there could be exceptions to the rule	1
6. Restricted to applicants over 50	1
7. We feel that this is not applicable.	1
7. One partner might be disabled and would make it easier for spouse to care for him/her	1
Access should be restricted to applicants aged over the pensionable age - and should rise with any increase in the retirement age. A slightly younger partner should be allowed to live in the property but the size of the property should not be increased	1
Age 60 is too low for this type of housing. The Age should be tied to the state retirement pension age. With couples at least one should be of state retirement age.	1
Although I have indicated Yes in 7. & 8. above the age 60 and 50 should be reviewed with regard to increased longevity.	1
Carers need to be considered as a special case	1
Disabled applicants under 60 should be considered as some complexes will have mobility units which benefit such applicants.	1
However, the option to make a discretionary decision should be available.	1
i have clients from south africa, who have been on island for 5 years very little in come and need housing	1
I think 60 seems v young?	1
I would consider raising the age to 65?	1
In the case of someone who has had to take early retirement on medical grounds, they should also be allowed sheltered housing.	1
Must not compromise on ages. 60 should be just that. Seems mean as the younger partner would normally have been acting as carer but if they are left and not eligible they are homeless.	1
No. 6. 60 should be the normal minimum age, but an exception should be made for slightly younger individuals who have a need for sheltered accommodation. No. 7. Both people should be at least 50 years old, with one at least 60. No. 8. One should be resident	1
Question 8 is difficult to give a straight answer, as it will depend on the circumstances. It should be judged on cases by cases bases.	1
That would be discriminatory, it should apply similar to current work permit legislation.	1
The Commission also felt that consideration be given to providing sheltered accommodation to persons with other health issues (long term) but who are under 60yrs.	1
This could cause hardship in the case of the death of the qualified tenant	1
While broadly agreeing with the eligibility I would like to see greater flexibility, to better serve those exceptions that do need sheltered housing.	1
my husband has mental health issues and cannot work - because i work he does not get assistance with living costs and the burden is switched to me - as a result our mortgage has been put onto interest only repayments - we will never be able to repay the mortgage and were hoping we would be eligible for public sector housing based on his medical condition - he is not 50 - and i am not 60 - our home will be repossessed by this stage. it is unfair to discriminate on age.	1
<b>Grand Total</b>	<b>22</b>

## Criteria for Residential Qualification

To qualify for public sector housing on the Isle of Man applicants must have been ordinarily resident on the Island for a minimum of 10 years

The revised criteria make the following addition to the existing residency qualification to ensure that current Island residents have priority for allocation of housing.

Applicants must be resident on the Island for at least 3 months immediately prior to allocation.

**Questions 9 and 10 relate to the provisions for residency as set out above.**

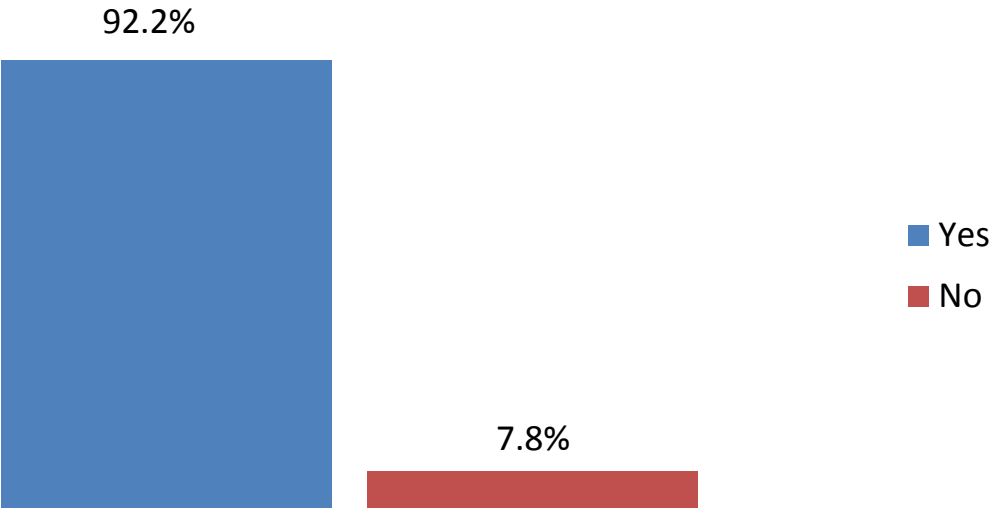
### **Question 9 - Is it appropriate that applicants are resident on the island immediately prior to allocation of a property?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 9 can be summarised as follows;

- **95** (92.2%) agreed applicants should be resident immediately prior to allocation, **yes**
- **8** (7.8%) said there should not be a requirement to be resident immediately prior to allocation, **no**

Of the 103 who answered Question 9, 89 (85.6%) were individuals; 14 (14.4%) were Organisations.

**Figure 4: Is it appropriate that applicants are resident on the island immediately prior to allocation of a property?**



A breakdown of responses from Individuals and Organisations are shown in Table 9.

**Table 9: Is it appropriate that applicants are resident on the island immediately prior to allocation of a property?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	50	98.0%	1	2.0%		0.0%	51	100.0%
Local Authority Housing Professional	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (local)	1	33.3%	2	66.7%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	8	100.0%		0.0%		0.0%	8	100.0%
Tenant (public sector)	13	92.9%	1	7.1%		0.0%	14	100.0%
Other (please specify)	2	50.0%	2	50.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>82</b>	<b>92.1%</b>	<b>7</b>	<b>7.9%</b>		<b>0.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>13</b>	<b>92.9%</b>	<b>1</b>	<b>7.1%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>95</b>	<b>92.2%</b>	<b>8</b>	<b>7.8%</b>	<b>0</b>	<b>0.0%</b>	<b>103</b>	<b>100.0%</b>



### Question 10 - If 'Yes', is a minimum of 3 months appropriate?

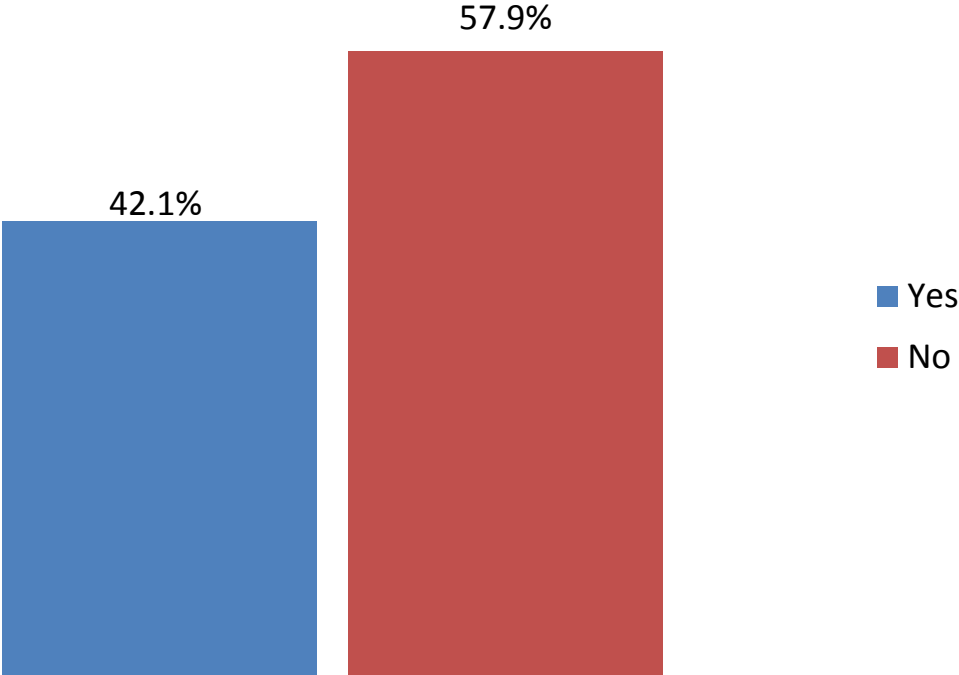
Of the 95 respondents who agreed that it was appropriate for applicants to be resident on the Island immediately prior to allocation;

- 40 (42.1 %) agreed that a minimum of 3 months was appropriate, **yes**
- **55** (57.9%) said that a minimum of 3 months was not appropriate, **no**

Of the 95 who answered Question 10, 82 (86.3%) were individuals; 13 (13.7%) were Organisations.

The majority of comments from respondents (see page 19) suggest that the period of residence immediately prior to allocation should be longer.

**Figure 5: If there should be a requirement for residence prior to allocation, is a minimum of 3 months appropriate?**



A breakdown of responses from Individuals and Organisations are shown in Table 10.

**Table 10: If there should be a requirement for residence prior to allocation, is a minimum of 3 months appropriate?**

<b>Category</b>	<b>Yes</b>		<b>No</b>		<b>Total</b>	
<b>INDIVIDUAL</b>						
Health or Welfare Professional	2	50.0%	2	50.0%	4	100.0%
Homeowner	21	42.0%	29	58.0%	50	100.0%
Local Authority Housing Professional	1	50.0%	1	50.0%	2	100.0%
Politician (local)		0.0%	1	100.0%	1	100.0%
Politician (national)		0.0%	2	100.0%	2	100.0%
Tenant (private sector)	2	25.0%	6	75.0%	8	100.0%
Tenant (public sector)	4	30.8%	9	69.2%	13	100.0%
Other (please specify)	1	50.0%	1	50.0%	2	100.0%
<b>Total – Individual</b>	<b>31</b>	<b>37.8%</b>	<b>51</b>	<b>62.2%</b>	<b>82</b>	<b>100.0%</b>
<b>ORGANISATION</b>						
Charity/Third Sector Organisation	1	50.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%	2	100.0%
Local Authority Public Sector Housing Provider	3	60.0%	2	40.0%	5	100.0%
Public Sector Sheltered Housing Board	4	100.0%		0.0%	4	100.0%
<b>Total – Organisation</b>	<b>9</b>	<b>69.2%</b>	<b>4</b>	<b>30.8%</b>	<b>13</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>40</b>	<b>42.1%</b>	<b>55</b>	<b>57.9%</b>	<b>95</b>	<b>100.0%</b>

**Table 11: Summary of comments received for Questions 9 and 10**

Comments	
1 year	5
A degree of flexibility would be appropriate for special circumstances i.e. returning service men who don't always have a choice of times and places.	1
A person should be a resident on IOM for at least 5 years immediately prior to allocation. A person becomes a Manx worker after 5 years of residency, it would be ridiculous if a person could get allocated sheltered housing after 3 months residency only because 30 years ago he/she used to live on IOM.	1
Again, based in the individual circumstances	1
An elderly person could be living 'across' supported by family but would be able to move straight into sheltered housing (where there is support in the absence of family) Why should they have to rent somewhere on the Island for 3 months in order to qualify - just makes it harder for people who may already be vulnerable (bereaved?)	1
Applicants must be resident for at least 5 years prior to allocation. It is not appropriate to allocate accommodation to those recently retired from other countries. i.e. the IOM should not provide accommodation to those who choose to retire here.	1
Applicants must have been ordinarily resident on the island for a minimum of 10 years	2
Applicants must show a commitment to staying on the island full-time.	1
At least 3yr	1
But I disagree with the 10 year qualification.	1
Do not believe that 3 months is long enough as people who have previously left IOM could just return to the Island for a short time in order to qualify for housing.	1
Due to the limited supply of this type of housing a residency requirement of 15 years would be appropriate and 12 months prior to allocation	1
I actually feel that an applicant should be living at least 6 months on the Island prior to allocation. Three months could be seen to disenfranchise those resident on the Island/Local Authority Area. Many of such applicants fancy retiring back to the Island, having left the Island many years previously.	1
I believe each case has to be looked at on an individual level, for example if a person is moving back to the island because they can no longer live where they are; hip replacement, death of partner etc, but there is no suitable accommodation for a temporary stay; children maybe live in flat with no lift but they will be there primary carer. etc	1
I think it should be longer than 3 months, unless the applicant can prove a strong link by having lived here for a long time previously, or have close family on the IOM.	1
I would agree with this, in my experience applicants who live off Island are generally on the list for security and not in immediate housing need. These are bulking up waiting lists. However, if they were Manx born or had strong local connections and wish to return for family support, discretion should be applied. 10. I would support a minimum limit. However, should a local person working off Island suddenly have serious health issues, there should be flexibility to allow them to return here for family support.	1
If an applicant doesn't know when a property is to be allocated then this could be argued	1
IT SHOULD BE THE SAME AS FOR SOCIAL HOUSING FOR YOUNGER PEOPLE	1
It should be at least 5 years	3
it should be longer	10
It should be longer, as otherwise it would be similar to health tourism.	1
Longer would seem more appropriate but understand this may be difficult for people moving back from Off Island - maybe it should be more needs dependant?	1
People might have been off island for more than three months due to health issues or caring for older relatives etc. In those cases the discrimination would be unfair.	1
Should be longer - 3 years?	1

Should be longer - 6 months minimum but preferably 12 months	1
Should be longer e.g. 12 months +	1
Should be much longer. Too easy for someone to move here with the intention of applying for sheltered accommodation, etc. For years parents with special needs children did the same to access our educational provisions.	1
The Commissioners feel a residency minimum of 12 months would be more appropriate	1
The period of residency should be standardised with Income support and Social Services Act timescales of 5 years. The '3 month rule' above is reasonable, but there should be the ability for the Director of Housing to waive this in 'exceptional circumstances' - this could be determined on a case by case basis.	1
The period should be a lot longer than just 3 months. Such as 5 - 10 years.	1
There may be Manx-born/residentially qualified people need sheltered accommodation living off-island and need, for family reasons, to return to the island. These people should be allowed to apply.	1
There will be cases where the requirement to be resident on Island immediately prior to allocation may cause hardship and not be practicable. If this is imposed there should be a discretion to consider each case upon its merits.	1
To avoid jurisdiction "hopping" I would suggest 2 years for at least one applicant.	1
Unless exceptional circumstances apply and may be demonstrated, in which case provision should be made to use a discretion in this regard.	2
3 months is not long enough. I know lots of public sector housing recipients who have holiday homes in the sun and spend a minimum 6 months abroad.	1
<b>Grand Total</b>	<b>52</b>

## Criteria for Financial Qualification

The definition of Financial Qualification shall be:

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

The maximum income threshold is currently based on the median income for 2014 and is set provisionally at £28,392 plus an additional 10% for a couple.

- ii. 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.

The word "savings" used in general public sector criteria has been replaced with "financial assets" to clarify that all types of investments including property will be considered.

The new criteria for financial qualification also require that the older persons' housing (sheltered) property is an applicant's only home.

Questions 11, 12 and 13 relate to the criteria as set out in the boxes on p.20.

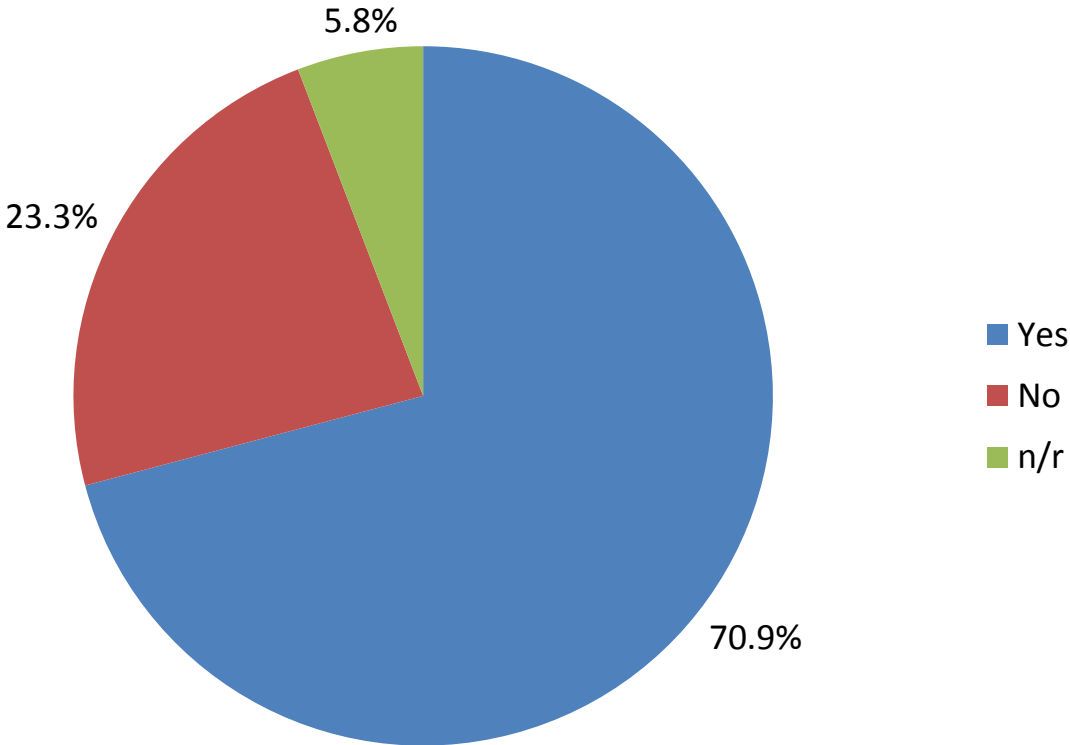
### Question 11 - Is the proposed income ceiling appropriate for eligibility?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 11 can be summarised as follows;

- **73** (70.9%) agreed that the proposed income ceiling is appropriate, **yes**
- 24 (23.3%) said that the proposed income ceiling was not appropriate, **no**
- 6 (5.8%) did not respond to this question (**n/r**).

Of the 97 who answered Question 11, 83 (85.6%) were individuals; 14 (14.4%) were Organisations.

**Figure 6: Is the proposed income ceiling appropriate for eligibility?**



A breakdown of responses from Individuals and Organisations are shown in Table 12.

**Table 12: Is the proposed income ceiling appropriate for eligibility?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	3	75.0%		0.0%	1	25.0%	4	100.0%
Homeowner	33	64.7%	14	27.5%	4	7.8%	51	100.0%
Local Authority Housing Professional	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	1	50.0%	1	50.0%		0.0%	2	100.0%
Tenant (private sector)	5	62.5%	2	25.0%	1	12.5%	8	100.0%
Tenant (public sector)	11	78.6%	3	21.4%		0.0%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>61</b>	<b>68.5%</b>	<b>22</b>	<b>24.7%</b>	<b>6</b>	<b>6.7%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>12</b>	<b>85.7%</b>	<b>2</b>	<b>14.3%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>73</b>	<b>70.9%</b>	<b>24</b>	<b>23.3%</b>	<b>6</b>	<b>5.8%</b>	<b>103</b>	<b>100.0%</b>

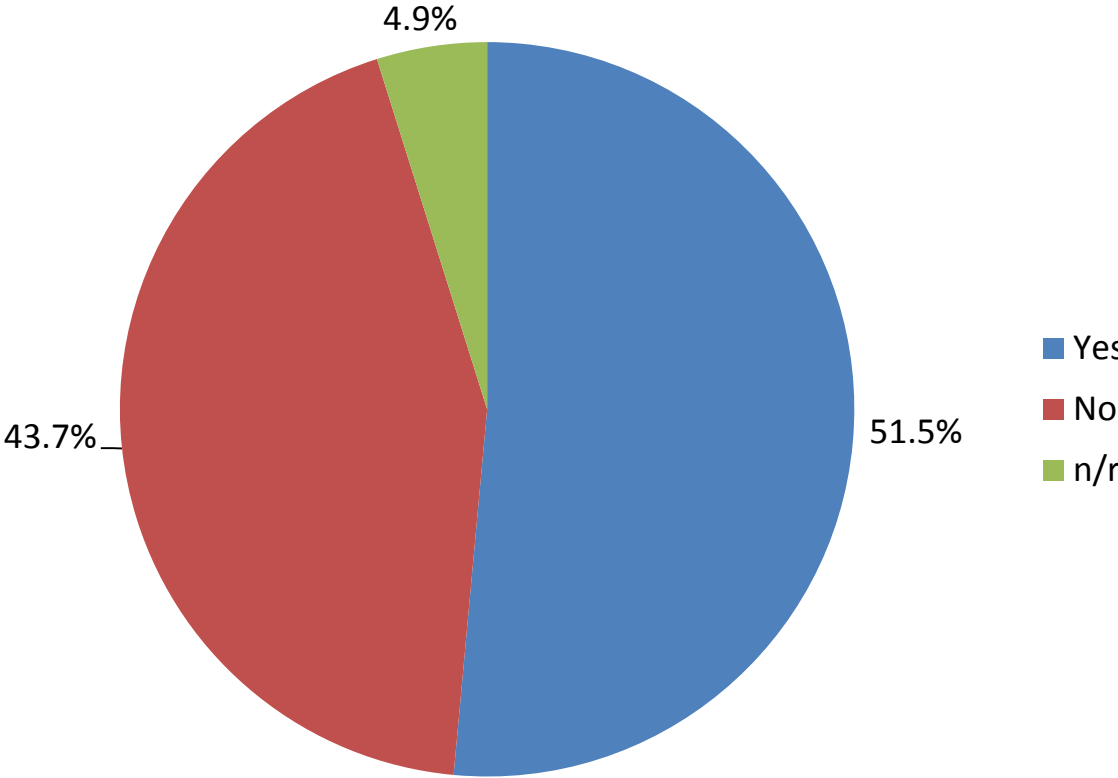
### Question 12 - Is the financial asset / property asset ceiling appropriate for eligibility?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 12 can be summarised as follows;

- **53** (51.5%) agreed the financial asset/property ceiling is appropriate for eligibility, **yes**
- 45 (43.7%) said that the proposed ceiling was not appropriate, **no**
- 5 (4.9%) did not respond to this question (**n/r**).

Of the 98 who answered Question 12, 84 (85.7%) were individuals; 14 (14.3%) were Organisations.

**Figure 7: Is the financial asset / property asset ceiling appropriate for eligibility?**



A breakdown of responses from Individuals and Organisations are shown in Table 13.

**Table 13: Is the financial asset / property asset ceiling appropriate for eligibility?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	3	75.0%	1	25.0%		0.0%	4	100.0%
Homeowner	23	45.1%	25	49.0%	3	5.9%	51	100.0%
Local Authority Housing Professional	1	33.3%	2	66.7%		0.0%	3	100.0%
Politician (local)	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (national)	1	50.0%	1	50.0%		0.0%	2	100.0%
Tenant (private sector)	4	50.0%	2	25.0%	2	25.0%	8	100.0%
Tenant (public sector)	9	64.3%	5	35.7%		0.0%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>46</b>	<b>51.7%</b>	<b>38</b>	<b>42.7%</b>	<b>5</b>	<b>5.6%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	3	60.0%	2	40.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	1	20.0%	4	80.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>7</b>	<b>50.0%</b>	<b>7</b>	<b>50.0%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>53</b>	<b>51.5%</b>	<b>45</b>	<b>43.7%</b>	<b>5</b>	<b>4.9%</b>	<b>103</b>	<b>100.0%</b>



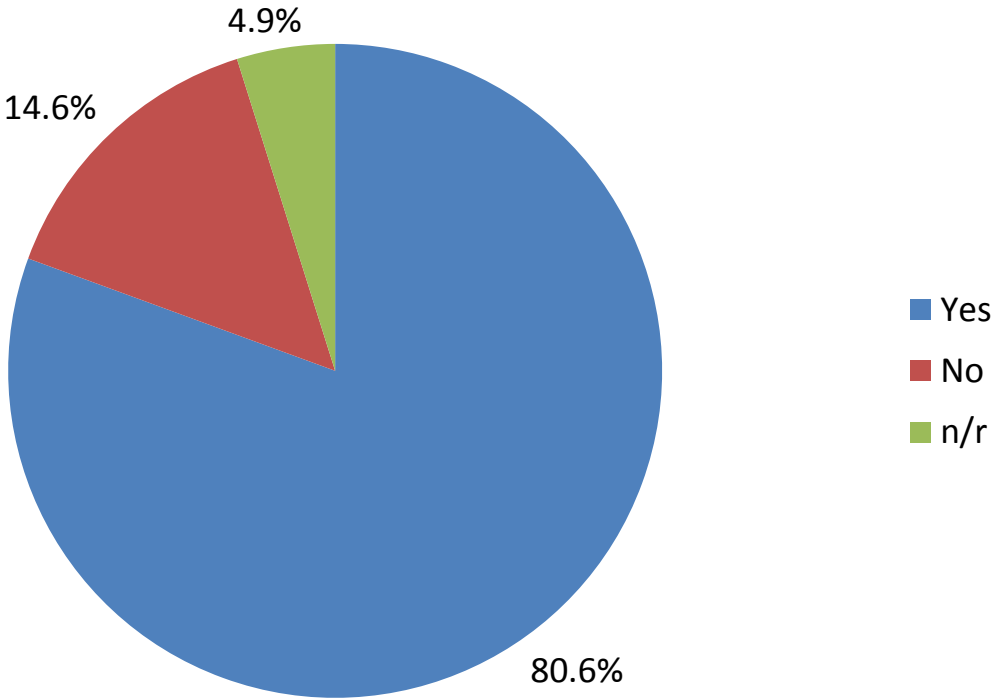
**Question 13 - Is it appropriate that the older persons' housing unit is the person's permanent place of residence and only property holding?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 13 can be summarised as follows;

- **83** (80.6%) agreed the older person's housing unit should be the person's permanent place of residence and only property holding, **yes**
- 15 (14.6%) said that the older person's housing unit should not be required to be the person's permanent pace of residence and only property holding, **no**
- 5 (4.9%) did not respond to this question **(n/r)**.

Of the 98 who answered Question 13, 84 (85.7%) were individuals; 14 (14.3%) were Organisations.

**Figure 8: Is it appropriate that the older persons' housing unit is the person's permanent place of residence and only property holding?**



A breakdown of responses from Individuals and Organisations are shown in Table 14.

**Table 14: Is it appropriate that the older persons' housing unit is the person's permanent place of residence and only property holding?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	37	72.5%	11	21.6%	3	5.9%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	6	75.0%		0.0%	2	25.0%	8	100.0%
Tenant (public sector)	13	92.9%	1	7.1%		0.0%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>71</b>	<b>79.8%</b>	<b>13</b>	<b>14.6%</b>	<b>5</b>	<b>5.6%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	4	80.0%	1	20.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>12</b>	<b>85.7%</b>	<b>2</b>	<b>14.3%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>83</b>	<b>80.6%</b>	<b>15</b>	<b>14.6%</b>	<b>5</b>	<b>4.9%</b>	<b>103</b>	<b>100.0%</b>

**Table 15: Summary of comments received for Questions 11, 12 and 13**

Comments	
1. I receive income support pension weekly vouchers 2. I have no savings, have no property, nothing!!	1
11. Threshold too high for some couples.	1
11. Set too high	1
12 Ceiling should be lower- to represent case of need 13 Discretion should be allowed in special circumstances	1
12. There might be exceptional circumstances whereby might be necessary to be provided with sheltered housing	1
Financial asset/property asset ceiling for eligibility should be higher	1
However a sensible period of time (2-3 years?) should be allowed for a new tenant to sell or dispose of their property, especially given the unpredictable state of the property market	1
I do not believe that someone who owns a property either on or off Island should be eligible for sheltered housing	1
I don't see why property owners should be penalised when people who have lived in subsidised housing all their lives continue to do so.	1
I see no reason to compel the sale of other properties - they may be held to be available on a rental basis to provide income to pay for sheltered accommodation.	1
I think max gross income and property assets max should be less.	1
I think the income should be based on state pension instead of median value.	1
Income seems very low for a couple. Suggest closer to £35/40k	1
It is wrong for a person to take on a house /flat of this type while still owning other residential property. One hears of cases where people are living in such property while letting out their owned house/apartment. Just plain wrong	1
It may take considerable time to sell or divest themselves of real property in order to comply. A period of say 2 years might be more reasonable. Other special and restrictive circumstances may also apply	1
Ownership of property (one principle dwelling but with a value limit say of £300,000?) should not preclude application if that is the main real asset. This should be balanced with paying a fair and meaningful rent.	1
Permanent place of residence, Yes, only property holding could be difficult, one property, i.e. their current home should be allowed.	1
Presumably applications will be accepted from 'home owners' who will be required to sell their home should older persons housing be allocated. People with larger houses and savings may therefore exceed the financial/asset ceiling.	1
priority should always be given to people in need. they should not be excluded from older persons housing until there are other places for them to go.	1
Reasonable length of time allowed for sale of property	1
Safeguards to permit a reasonable period of time for asset disposal required	1
sheltered housing should be available to everyone, not dependent on financial position. It is about welfare EVERYONE deserves equal rights to care, old age comes to everyone not only those in rented accommodation	1
Should be lower	1
The Commissioners felt that a property value of £300,000 was more realistic.	1
The property assets should be set higher, say £300,000 or thereabouts.	1

There is inadequate private sheltered accommodation on the island to warrant financial qualifications	1
Too many people residing in sheltered accommodation still own other property rented out	1
Why should someone who has saved up, worked hard, etc to gain property and assets, maybe even a business, & hence paid more into the system in tax, employment, etc then be penalised and excluded from eligibility over someone who may have taken different choices.	1
Allowance will have to be made for people to have time to sell a property once allocated an older persons' housing unit. A condition of the tenancy should be that any ('bricks and mortar') property must be for sale at a reasonable price. If the Department believes the price being asked is out of line with the market it can ask for this to be reduced. Failure to agree to this within a reasonable time (perhaps 3 months) would result in the tenancy being discontinued. This would hopefully prevent people from holding onto their property by offering it for sale at an inflated price.	1
I believe it should be the applicant's permanent place of residence. However why should applicants who have worked and saved to own their own home, and paid income tax and national insurance, be penalised when it comes to the last years of their life. What incentive is there to be a homeowner and be hardworking?	1
If someone needs sheltered accommodation it is based on their current housing not being suitable for their forthcoming needs, therefore they need the accommodation even if they have other property (e.g. rental property/holiday let). They could pay extra if they have extra means, but I do not think they should be excluded.	1
Yes, but on the draft pointing system, I believe there should be no penalty for having assets that total less than is reasonable to allow for the purchase of an alternative sheltered housing property. Yes – applicants should not gain profit by living in public sheltered housing.	1
Current property prices would suggest that this should be higher and that a person's physical and medical needs should be more important. Keeping someone at home is always going to be cheaper ultimately for the state than hospitalisation and forcing them into a care home is inequitable given that social housing tenants will get that for free (ie with no property to have to sell and no requirement to save during their lifetime).	1
we currently have people in sheltered housing renting out their homes - and one MHK has rental property business. I am also aware that some downsize to sheltered housing so they can pass on assets .Housing in the IOM is expensive so not sure the figures are fair - also if those in council houses have spent their money why should savers and investors be penalised	1
This is fair since a person may have saved all their life to pay a mortgage and should not be penalised because they have been careful with their money and which they may like to pass on to their children. Housing should not be allocated on the basis that someone has no assets because they could have squandered their money all their life and are rewarded with sheltered housing.	1
I don't know what the ceilings for income and assets should be - they should probably reflect the property sales and rental markets. However, any ceiling presumes that there is sheltered accommodation to rent or buy in the area of choice, and this is not always true. There should then be some leeway. Home-owners should have to put their properties on the market when they move into local authority sheltered accommodation.	1
Some residents may rent out property to provide a pension income	1
this should apply to anyone in receipt of public sector housing not just elderly or medical - what is the difference to owning an apartment in Tenerife, Egypt - owning properties which are rented out and an income received like Mr?	1
Income ceilings are far too high. If you earn anywhere near 28,000 you should be renting in the private sector	1
<b>Grand Total</b>	<b>39</b>

## Criteria for Health and Welfare Qualification

The definition of Health and Welfare Qualification shall be:

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

Applicants to older persons' (sheltered) housing are already required to be independent so this criterion clarifies and updates rather than amends the provision.

**Question 14 relates to the provisions as set out in the above box.**

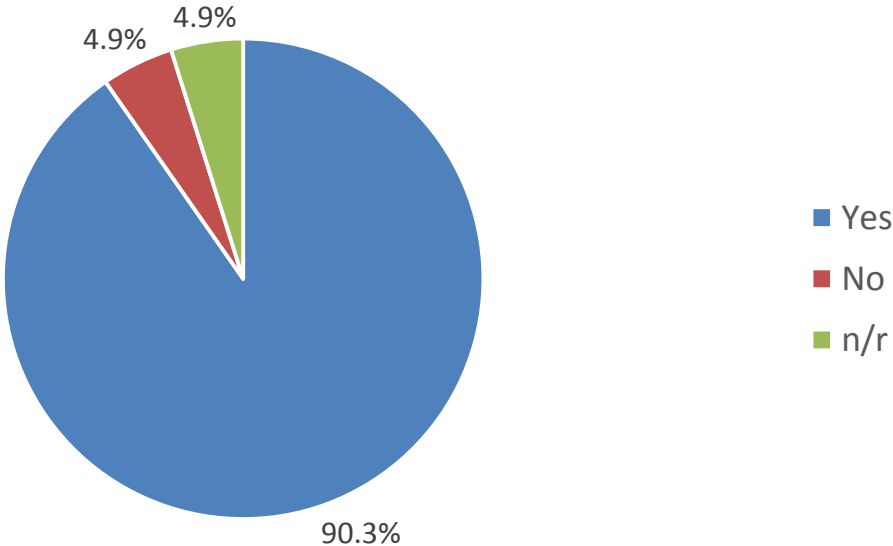
### Question 14 - Is it acceptable that applicants must be able to live independently (with appropriate support where necessary)?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 14 can be summarised as follows;

- **93 (90.3%)** agreed that applicants must be able to live independently, **yes**
- **5 (4.9%)** said that applicants should not have to be able to live independently, **no**
- **5 (4.9%)** did not respond to this question (**n/r**).

Of the 98 who answered Question 13, 84 (85.7%) were individuals; 14 (14.3%) were Organisations.

**Figure 9: Is it acceptable that applicants must be able to live independently (with appropriate support where necessary)?**



A breakdown of responses from Individuals and Organisations are shown in Table 16.

**Table 16: Is it acceptable that applicants must be able to live independently (with appropriate support where necessary)?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	45	88.2%	3	5.9%	3	5.9%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	6	75.0%		0.0%	2	25.0%	8	100.0%
Tenant (public sector)	14	100.0%		0.0%		0.0%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>80</b>	<b>89.9%</b>	<b>4</b>	<b>4.5%</b>	<b>5</b>	<b>5.6%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	5	100.0%		0.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>13</b>	<b>92.9%</b>	<b>1</b>	<b>7.1%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>93</b>	<b>90.3%</b>	<b>5</b>	<b>4.9%</b>	<b>5</b>	<b>4.9%</b>	<b>103</b>	<b>100.0%</b>

**Table 17: Summary of comments received for Question 14**

<b>Comments</b>	
Yes - Current sheltered housing is not geared up to provide 'extra care'.	1
But the level of support should be improved considerably.	1
However the chances of living to 100 years is now increasing so please ensure people don't have to move because of age related illness - they need adaptations building in -and free wifi please	1
If people can live independently then they should be able to either stay in their own home or rent privately	1
Not quite sure how "with appropriate support" is qualified - will we be creating an "alternative" to nursing home living?	1
Not sure what is meant by appropriate support?	1
sheltered housing must not be used as an alternative to nursing home care	1
Otherwise their needs would be more complex than offered by sheltered housing.	1
These properties are not and should not be nursing homes. Once someone is unable to live independently other accommodation would be more appropriate	1
Caution must be given as to what the definition of appropriate support could be. Previous discussions with regard to IRONs should be considered as an assessment tool, and this guideline should also be agreed with Health Services. There is a danger of the Older Person's Accommodation being used as a nursing facility, which is demonstrated with some existing tenants.	1
With a proviso that once a resident becomes unable to look after his/herself, they cannot be simply evicted. They would have to have a suitable permanent place to go to. Also, in the case of a couple, if one goes into a home, the other must be able to stay in the home.	1
I think it is acceptable that applicants must be able to live independently. However, I think an independent view on the level of support that is appropriate should be available via the Social work service when housing providers and tenants cannot agree. Also allowance will need to be made for situations where care is not available at least on a short term basis.	1
this is an area that needs further discussion. what happens to the person when they can no longer live without help. what if the help is not needed permanently. These are issues that have occurred and social care teams and other agencies are not able to put care in place when it is needed. There are also people who do not have family who can care for them. What happens to these people?	1
This is of vital importance given our aging population and the fact that people are (fortunately) living longer and wishing to remain in their own home environment for as long as possible. Although not part of this survey it is also equally important that the appropriate level of care and support is available.	1
The Commissioners felt that an appropriate assessment tool, such as the 'single shared assessment - indicator of relevant need' as used in Scotland, should be used to define a threshold beyond which local authority accommodation was inappropriate. There have to be clear limits that preclude the properties becoming nursing homes by default.	1
What does this mean in practice? A person who is totally independent would not be given priority for sheltered accommodation. At what point does the "appropriate support" a person has indicate that their needs are too great for sheltered accommodation, i.e. that they need residential care? Perhaps this should be assessed by a social worker? Should there be 'extra-care' sheltered accommodation, as well? Should the role of the warden be re-defined?	1
<b>Grand Total</b>	<b>16</b>

## Section B - Criteria for Allocation of Properties and Pointing System

The Criteria for Allocation awards points in order to prioritise housing need and is based on current practice for allocation of general public housing. There is currently no objective method of prioritisation for allocation for sheltered housing.

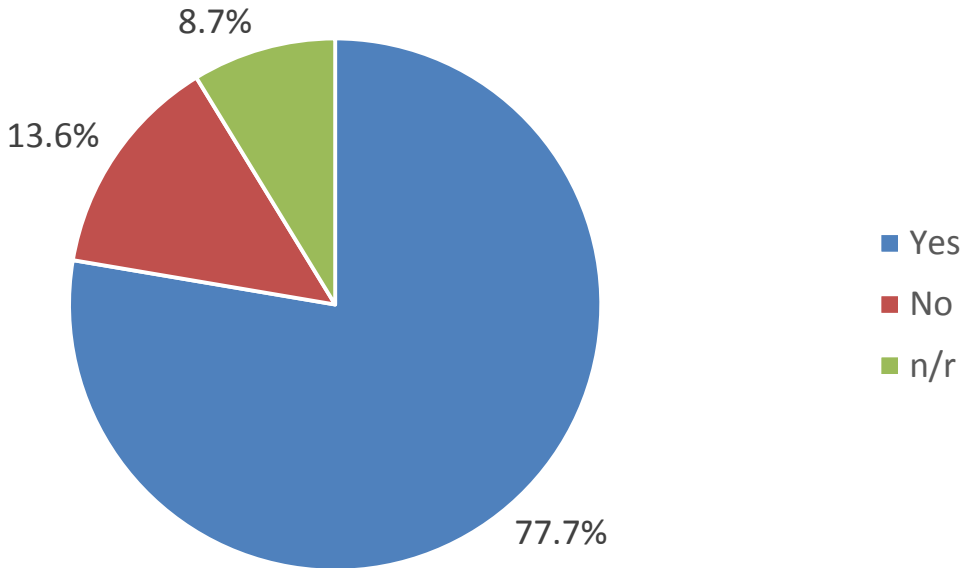
### Question 15 - Is it acceptable to have a needs based pointing framework to ensure fair access to older persons' housing, as currently used in general housing?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 15 can be summarised as follows;

- **80 (77.7%)** agreed it is acceptable to have a needs based pointing framework, **yes**
- 14 (13.6%) said that it was not acceptable to have a needs based pointing framework, **no**
- 9 (8.7%) did not respond to this question (**n/r**).

Of the 94 who answered Question 15, 80 (85.1%) were individuals; 14 (14.9%) were Organisations.

**Figure 10: Is it acceptable to have a needs based pointing framework to ensure fair access to older persons' housing as currently used in general housing?**



A breakdown of responses from Individuals and Organisations are shown in Table 18.



**Table 18: Is it acceptable to have a needs based pointing framework to ensure fair access to older persons' housing as currently used in general housing?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	37	72.5%	8	15.7%	6	11.8%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	1	50.0%	1	50.0%		0.0%	2	100.0%
Tenant (private sector)	3	37.5%	2	25.0%	3	37.5%	8	100.0%
Tenant (public sector)	14	100.0%		0.0%		0.0%	14	100.0%
Other (please specify)	4	100.0%		0.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>69</b>	<b>77.5%</b>	<b>11</b>	<b>12.4%</b>	<b>9</b>	<b>10.1%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>11</b>	<b>78.6%</b>	<b>3</b>	<b>21.4%</b>	<b>0</b>	<b>0.0%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>80</b>	<b>77.7%</b>	<b>14</b>	<b>13.6%</b>	<b>9</b>	<b>8.7%</b>	<b>103</b>	<b>100.0%</b>

**Table 19: Summary of comments received for Question 15**

<b>Comments</b>	
15. Yes - some form of pointing system would provide a logical means of assessment.	1
A points system could preclude an emergency housing situation. All applicants needs should be considered when accommodation becomes available	1
acceptable but probably not necessary	1
Applicants need to be over 60 and independent. I think this is enough.	1
Everyone judged under the same rules	1
However a points system often takes no note of nationality of the person, and rightly or wrongly I feel priority should be given to Manx residents.	1
I assume that some disabilities e.g. restricted mobility would not necessarily bar an applicant who may well have family, friends etc. who would assist the applicant.	1
I don't think you have any choice, given that there will be more requests than availability.	1
I would need to see the needs based pointing framework before giving an opinion	1
It is acceptable but not necessary. In rural communities our elderly tend to be well-known to board members.	1
It is unfair to use the points system as some elderly people own a house which is their only asset and they may be in difficulty managing and maintaining the property but because they are a house owner they will not be given sufficient points to qualify	1
Makes system more transparent	1
needs based on health/ capabilities not on persons finances	1
Not sure to be honest - especially where asset value is concerned as I believe that someone who wants to live in sheltered housing should not have their own property either on or off Island	1
Provides extra impartial back up for beleaguered officials.	1
There should always be a fair system. each person should be interviewed and the flat being allocated taken into consideration; if it's a top floor and no lift there is no point considering someone with a walking aid even if they are top of the list.	1
This will hopefully achieve an objective and fair system which will identify those who are in true need of sheltered accommodation.	1
needs must be taken into account and waiting lists regularly reviewed.	1
Will prevent those with substantial income/assets being subsidised by ratepayers/taxpayer!	1
With considerable safeguards against abuse of the system. It is imperative that the public BELIEVE this to be a fair and equitable system, not the case currently with either social or sheltered housing allocations.	1
Yes but... the criteria must be fair to all.	1
I am not sure that the same framework that is used for public housing should be adopted as this would mean that only people who qualify for public housing will qualify for sheltered /elderly housing. People who reside in public sector housing automatically get retirement housing as authorities want to release their larger properties. People who own homes need sheltered/elderly housing too! thus releasing private sector housing onto the market.	1
The Committee are not totally against a pointing framework, but feel there is also a need to apply a sensible discretion in order to respond to exceptional and needy cases which do not 'fit' the standard model. However they respond as set out below to the further points	1
It should be based on need, excluding people due to owning property or having savings is wrong and sends out the wrong message. It is also discriminatory which is not how and why sheltered housing was set up for the elderly. This is not just a continuation of social housing, this is providing properties for those with physical needs, mobility issues etc etc.	1
<b>Grand Total</b>	<b>24</b>

There are twelve criteria for prioritising Allocation as follows:

Criterion 1	Points
Time on List	1 point per each 3 month period to a maximum of 20 points

Points for time on the housing waiting list caps the time on list points currently used in general housing to 5 years i.e. 20 points, on the basis that the Waiting List should be addressing current housing need.

Questions 16 and 17 relate to the provisions as set out in the box above.

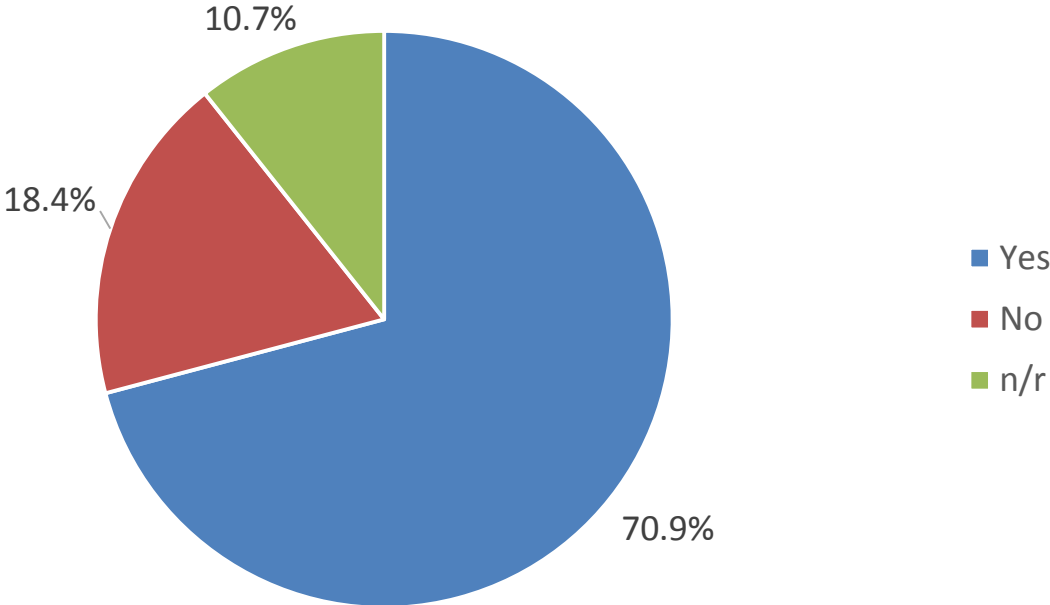
**Question 16 - Should points be awarded for time on list?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 16 can be summarised as follows;

- 73 (70.9%) agreed points should be awarded for time on list, **yes**
- 19 (18.4%) said that points should not be awarded for time on list, **no**
- 11 (10.7%) did not respond to this question (**n/r**).

Of the 92 who answered Question 16, 80 (87%) were individuals; 12 (13%) were Organisations.

**Figure 11: Should points be awarded for time on list?**



A breakdown of responses from Individuals and Organisations are shown in Table 20.

**Table 20: Should points be awarded for time on list?**

<b>Category</b>	<b>Yes</b>		<b>No</b>		<b>No Response</b>		<b>Total</b>	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	3	75.0%	1	25.0%		0.0%	4	100.0%
Homeowner	36	70.6%	10	19.6%	5	9.8%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	1	33.3%	1	33.3%	1	33.3%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	4	50.0%	2	25.0%	2	25.0%	8	100.0%
Tenant (public sector)	12	85.7%	1	7.1%	1	7.1%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>64</b>	<b>71.9%</b>	<b>16</b>	<b>18.0%</b>	<b>9</b>	<b>10.1%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority Public Sector Housing Provider	3	60.0%	2	40.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>9</b>	<b>64.3%</b>	<b>3</b>	<b>21.4%</b>	<b>2</b>	<b>14.3%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>73</b>	<b>70.9%</b>	<b>19</b>	<b>18.4%</b>	<b>11</b>	<b>10.7%</b>	<b>103</b>	<b>100.0%</b>

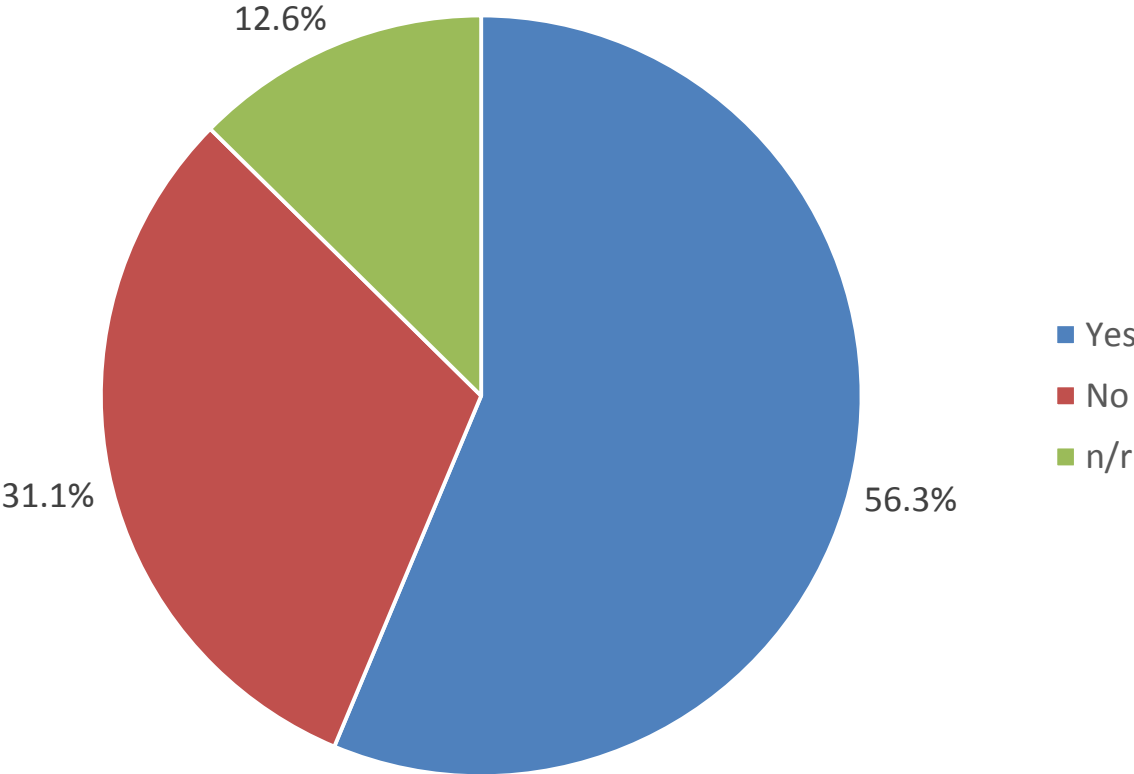
**Question 17 - Is it appropriate for points to be capped at 20 (i.e. 5 years) for time on list?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 17 can be summarised as follows;

- **58** (56.3%) agreed points should be capped at 20 for time on list, **yes**
- 32 (31.1%) said that points should not be capped at 20 for time on list, **no**
- 13 (12.6%) did not respond to this question (**n/r**).

Of the 90 who answered Question 17, 77 (85.5%) were individuals; 13 (14.5%) were Organisations.

**Figure 12: Should points awarded for time on list be capped at 20?**



A breakdown of responses from Individuals and Organisations are shown in Table 21.

**Table 21: Should points awarded for time on list be capped at 20?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	2	50.0%	1	25.0%	1	25.0%	4	100.0%
Homeowner	27	52.9%	18	35.3%	6	11.8%	51	100.0%
Local Authority Housing Professional	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (local)	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (national)	1	50.0%	1	50.0%		0.0%	2	100.0%
Tenant (private sector)	2	25.0%	3	37.5%	3	37.5%	8	100.0%
Tenant (public sector)	10	71.4%	2	14.3%	2	14.3%	14	100.0%
Other (please specify)	2	50.0%	2	50.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>48</b>	<b>53.9%</b>	<b>29</b>	<b>32.6%</b>	<b>12</b>	<b>13.5%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation		0.0%	1	50.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	4	80.0%	1	20.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	5	100.0%		0.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>10</b>	<b>71.4%</b>	<b>3</b>	<b>21.4%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>58</b>	<b>56.3%</b>	<b>32</b>	<b>31.1%</b>	<b>13</b>	<b>12.6%</b>	<b>103</b>	<b>100.0%</b>

**Table 22: Summary of comments received for Questions 16 and 17**

<b>Comments</b>	
16. Points could be deducted for refusal of property offered.	1
17. No - applicants could end up waiting longer than that if there is a shortage of available units with the growing aging population.	1
5 years is too long. 2 years would be better	1
But only if the waiting list never becomes longer than 5 years. If it does, the time spent on the list should be taken into account with those who have waited longest having priority.	1
I feel where there is a genuine need to house a widow single woman, who has lived and worked on IOM since 1994 (21 years!!) this counts more than points!!	1
I have answered no to these questions because I don't believe that time on the list is a good measure of need although I understand that it may be being used as a proxy.	1
If the housing issues are addressed fairly then I would have thought an older person wouldn't be waiting more than 2 years as it could become very stressful for them in many ways if they had to wait any longer than that..	1
If time becomes a major criteria people will just put their names on the list earlier even if there is no real need at the time of applying.	1
No need to cap it if sufficient places available. No one should be on the list for 5 years without having a place available.	1
Not necessary/appropriate	1
you could be in need of sheltered housing long before you are eligible and accepted onto a waiting list - this does not seem a very fair criteria	1
Of course not. The longer waiting for SUITABLE accommodation should be factored in and not limited to a 5 year period.	1
Should be based solely on need at the time	1
Should only be age and health reasons	1
There may be reasons for not accepting an offer of accommodation in the first instance (e.g. a family member offering a granny flat) but this may not be a long term solution and points should continue to accrue and further offers made.	1
This depends on how soon one is able to ask to be put on a waiting list. In theory, 5 years should be enough, but if in reality people are on the list for longer than this, then they should still accumulate points after this time.	1
This might discourage people from applying many years in advance of them needing sheltered accommodation, "just in case".	1
This would depend on what age they were when they first applied, i.e. a 55 year old applying would be eligible at 60 and may then have preference over a more vulnerable older person	1
Time on a list will only increase the need surely, ie the applicant needs will become more urgent, more serious and five years will probably be too long anyway and the applicant will be dead. Problem solved.	1
Time on list is secondary to health or social need.	1
Time on the list should have no bearing on allocation of sheltered housing. It should be based purely on need.	1
Why capped for either social or sheltered accommodation criteria, time on list should only apply whilst the applicant is living on the IOM.	1
Its a poor thing if someone is on a list for more than 5 years. Capping it will mean that this is not reviewed, it will just mean that many people will have lots of points without considering how long they have been on the list.	1
I don't believe that the weighting is fair - the greatest weighting should be the need both medical and financial of the person. You could have a greater need than someone who has been on the list for a period of time. This means that one has to ensure that you get on to the list well ahead of time or else you will struggle when you really need help.	1

Time on list has no relevance to the actual need for housing. It is all about individual circumstances and only because a person waits 10 years for housing doesn't mean he needs it more than a financially more vulnerable person with no family support for example.	1
<b>Grand Total</b>	<b>25</b>

Criterion 2	Points
<b>Years of Residency on Island</b>	1 point for every year in excess of 10 years <b>to a maximum of 10 points</b>

This criterion is the same as is currently used in general public sector housing so brings older persons' housing into alignment with existing criteria.

**Question 18 relates to the provisions as set out in the box above.**

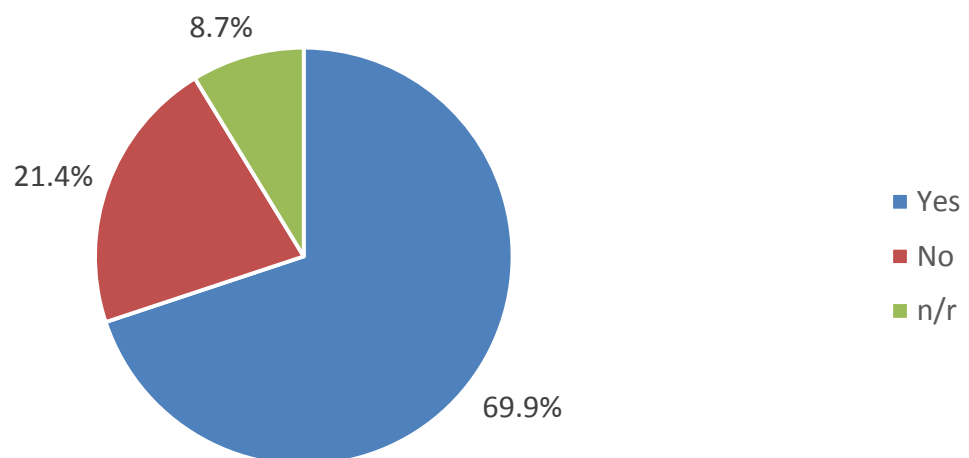
### **Question 18 - Is the alignment of pointing for years of residency with that of general public sector housing acceptable?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 18 can be summarised as follows;

- **72 (69.9%)** agreed that pointing for years of residency should be aligned with general housing, **yes**
- **22 (21.4%)** said pointing for years of residency should not be aligned with general housing, **no**
- **9 (8.7%)** did not respond to this question **(n/r)**.

Of the 94 who answered Question 18, 81 (86.2%) were individuals; 13 (13.8%) were Organisations.

**Figure 13: Is the alignment of pointing for years of residency with that of general public sector housing acceptable?**





A breakdown of responses from Individuals and Organisations are shown in Table 23.

**Table 23: Is the alignment of pointing for years of residency with that of general public sector housing acceptable?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	3	75.0%	1	25.0%		0.0%	4	100.0%
Homeowner	32	62.7%	14	27.5%	5	9.8%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	5	62.5%	1	12.5%	2	25.0%	8	100.0%
Tenant (public sector)	12	85.7%	1	7.1%	1	7.1%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>63</b>	<b>70.8%</b>	<b>18</b>	<b>20.2%</b>	<b>8</b>	<b>9.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	3	60.0%	2	40.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>9</b>	<b>64.3%</b>	<b>4</b>	<b>28.6%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>72</b>	<b>69.9%</b>	<b>22</b>	<b>21.4%</b>	<b>9</b>	<b>8.7%</b>	<b>103</b>	<b>100.0%</b>

**Table 24: Summary of comments received for Question 18**

<b>Comments</b>	
10 years is a sufficient entry qualification. Further accruing points is inappropriate. There is also a need for flexibility to offer housing in extremes to people who do not residentially qualify - possibly at an unsubsidised rate.	1
Yes this will give priority to Manx applicants	1
i don't think extra points should be awarded for non-Manx people	1
If a pointing system is to be adopted but should not prejudice against health needs	1
Long-term residency should be rewarded with a bonus for over 25, another for over 50, etc.	1
Need should not be dictated by length of time on the island. Need should be dictated by severity of need.	1
No elderly person should have to wait 10 years for housing	1
Once on the list it priority should be given to needs and not additional points for being IOM resident for over 10 years.	1
Please see earlier comments this criteria should tie in with Social security eligibility and Social services Act eligibility.	1
Should be 20 years and 20 points	1
Should be more.	1
This effectively means that residency qualification is 20 years maximum. Qualification for older persons housing should be more than 20 years. Perhaps 30 years.	1
This operates well in general housing and will ensure a balanced approach which has already proved to be acceptable.	1
To stop elderly people moving here (to the Island) just for better housing conditions	1
Maybe a separate points system for length of time on the list should be considered?	1
Again this has no relevance to the actual need for the property - a resident on IOM for 11 years may be in a damp bedsit on Broadway and should be prioritized over a resident on IOM for 20 years who has better living conditions, thus he can wait a bit longer.	1
I'm not sure how to prove residency? I've been here since 1989 but for a number of those years I had to work off-island and come home for weekends etc, so would that mean I wouldn't be classed as resident? It could lead to needless hoop-jumping and extra stress for applicants.	1
Again this is not a measure of need but a proxy measure of size of contribution made by the individual. If that is the intention then it should be stated clearly. In other words the longer you live here then the more deserving of public sector housing you are.	1
Not exactly - I don't believe that a person should have to have been here 10 years to qualify in the first place. Some elderly people move to the Island to be close to family support and may not be able to qualify - others may be returning, having lived away for a period of time (if that is the case, previous time spent on the Island should be a cumulative part of the qualifying period).	1
<b>Grand Total</b>	<b>19</b>

Criterion 3	Points
<b>Local connection with housing authority area</b>	• Living in area more than 5 years 5 points
	• Living in area more than 1 year 4 points
	• No residence – family/welfare connections 3 points
	• No connections 0 points

This criterion considers an applicant’s connections to the area so that people who already live there have some degree of priority.

**Question 19 relates to the provisions as set out in the box above.**

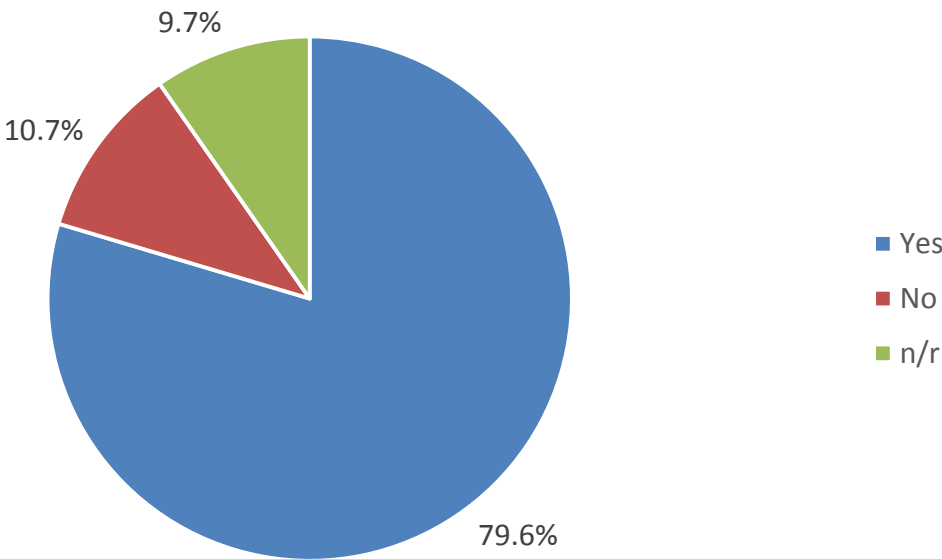
**Question 19 - Do you agree that residents with connections to the local area should be given some priority for allocation?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 19 can be summarised as follows;

- **82 (79.6%)** agreed that residents with local connections should be given priority, **yes**
- 11 (10.7%) said that residents with local connections should not be given priority, **no**
- 10 (9.7%) did not respond to this question **(n/r)**.

Of the 93 who answered Question 19, 80 (86%) were individuals; 13 (14%) were Organisations.

**Figure 14: Do you agree that residents with connections to the local area should be given some priority for allocation?**



A breakdown of responses from Individuals and Organisations are shown in Table 25.

**Table 25: Do you agree that residents with connections to the local area should be given some priority for allocation?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	3	75.0%	1	25.0%		0.0%	4	100.0%
Homeowner	40	78.4%	5	9.8%	6	11.8%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	3	37.5%	3	37.5%	2	25.0%	8	100.0%
Tenant (public sector)	12	85.7%	1	7.1%	1	7.1%	14	100.0%
Other (please specify)	4	100.0%		0.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>70</b>	<b>78.7%</b>	<b>10</b>	<b>11.2%</b>	<b>9</b>	<b>10.1%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>12</b>	<b>85.7%</b>	<b>1</b>	<b>7.1%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>82</b>	<b>79.6%</b>	<b>11</b>	<b>10.7%</b>	<b>10</b>	<b>9.7%</b>	<b>103</b>	<b>100.0%</b>

**Table 26: Summary of comments received for Question 19**

<b>Comments</b>	
19. Yes this will safeguard communities by giving priority to local residents.	1
As sheltered housing is only available in certain areas on the Island, it would unfairly penalise those living in rural or areas or towns where there is none.	1
At present some Local Areas have slightly different criteria to others. So for a person living in Douglas would be penalised from applying in Onchan if LOCAL areas were gaining more points!	1
Bur please remember not all areas will have an option of sheltered housing i.e. Foxdale	1
Given links with family/friends and support networks.	1
but this should not be used to exclude older/medical people wanting to change to a different area to live	1
I would suggest that close proximity to family, especially daughters and sons, would greatly add to the general welfare of the applicant.	1
IOM is a small island and anyone can travel the 30min needed to see their relatives. This has no relevance to the actual need for housing.	1
It depends on what criteria you use for connections to the local area	1
Lead tenant only	1
Local being the Island as a whole not individual areas.	1
Most definitely	1
Not necessarily as some people have worked all their lives in one part of the Island but may wish to relocate to another part in retirement.	1
Only because people will prefer to stay in the location where they currently live. However, I do not think this should mean people are not allocated places out of their local area. The points system seems sensible though.	1
Reduce 4 points for 1 year + to say 3 and family connections to 2	1
Sheltered housing is based on area, such as the West, living within the area catchment should be classified as the area within criterion 3.	1
Some priority but not overriding - another's individual needs i.e. family support in that area is important	1
The answer is really "yes but" i.e. this is a fair basis assuming equity of availability across the island. I don't believe that this is the case but may be incorrect.	1
This should not prejudice against housing an applicant from another area which would benefit a close family member living in the local area	1
10 yrs on island is sufficient	1
definitely	1
I don't believe that living in the area should be a criteria - this means that if you have been living in Ramsey and desperately need help you won't be able to live in sheltered housing elsewhere on the Island - it should really be an Island wide decision, not taking into consideration where you are now living or have been living in the past x years	1
Have been a private tenant since the 1980s and, whilst I have wanted to stay in one area, lack of affordable rental properties has meant I've spent a few years in Peel, a decade in Port Erin, more in Peel and then a move down North, simply through circumstance. This should not affect eligibility. The only exception to this should be close family in the area, which I think does merit points.	1
<b>Grand Total</b>	<b>23</b>

Criterion 4	Points
Public Sector Tenant	Releasing a general public sector property suitable for a family 10 points

This criterion awards points to an existing public sector tenant who would be freeing up a large public sector home for a family in need.

**Question 20 relates to the provisions as set out in the box above.**

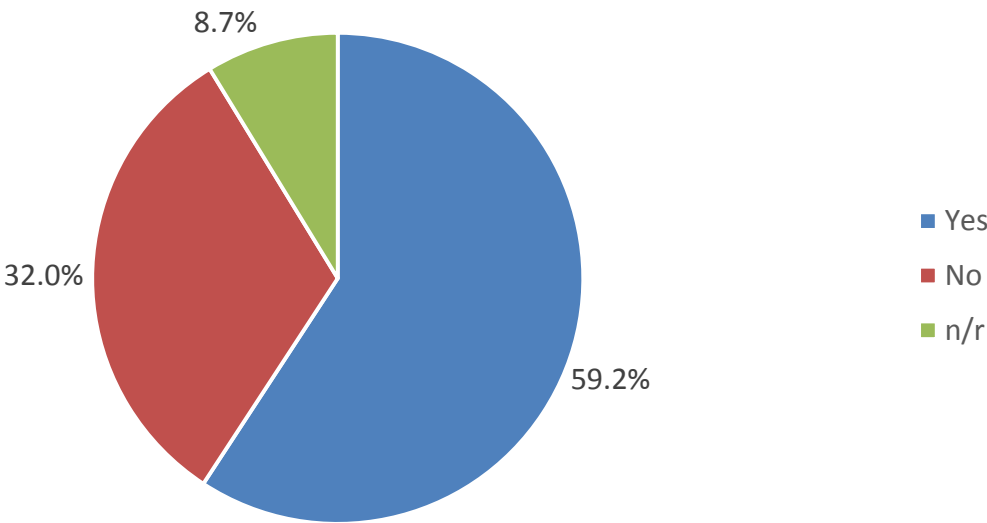
**Question 20 - Is it appropriate to award points to an existing public sector tenant who would be freeing up their public sector home for a family in need?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 20 can be summarised as follows;

- **61** (59.2%) agreed it was appropriate to award points for freeing up a public sector home, **yes**
- 33 (32.0%) said it was not appropriate to award points for freeing up a public sector home, **no**
- 9 (8.7%) did not respond to this question (**n/r**).

Of the 94 who answered Question 20, 81 (86.2%) were individuals; 13 (13.8%) were Organisations.

**Figure 15: Is it appropriate to award points to an existing public sector tenant who would be freeing up their public sector home for a family in need?**



A breakdown of responses from Individuals and Organisations are shown in Table 27.

**Table 27: Is it appropriate to award points to an existing public sector tenant who would be freeing up their public sector home for a family in need?**

<b>Category</b>	<b>Yes</b>		<b>No</b>		<b>No Response</b>		<b>Total</b>	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	2	50.0%	2	50.0%		0.0%	4	100.0%
Homeowner	29	56.9%	17	33.3%	5	9.8%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	1	50.0%	1	50.0%		0.0%	2	100.0%
Tenant (private sector)	1	12.5%	4	50.0%	3	37.5%	8	100.0%
Tenant (public sector)	10	71.4%	4	28.6%		0.0%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>52</b>	<b>58.4%</b>	<b>29</b>	<b>32.6%</b>	<b>8</b>	<b>9.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	3	60.0%	2	40.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>9</b>	<b>64.3%</b>	<b>4</b>	<b>28.6%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>61</b>	<b>59.2%</b>	<b>33</b>	<b>32.0%</b>	<b>9</b>	<b>8.7%</b>	<b>103</b>	<b>100.0%</b>

**Table 28: Summary of comments received for Question 20**

Comments	
Yes - ensures priority to public sector tenants who are more financially vulnerable	1
Absolutely not. Why should the Government's wish to release public housing give one elderly person greater access to this benefit than another?	1
Applies just as much to private tenants, sorry.	1
Appropriate - but weighting too high - maybe 5 points would be appropriate	1
As this would possibly give the tenant unfair advantage over someone who is not a tenant.	1
Freeing up larger but single occupancy property should be a priority	1
Health needs must be the overriding factor for allocations	1
I agree with this, however if a 10 point weighting is sufficient will need to be seen over time.	1
I don't think there should be a bonus for moving out of a large property you no longer qualify for ie no family at home - it should not be a right to remain in a large public sector house just because you have lived there a long time -	1
I think that it also may be appropriate to offer practical or financial assistance as an incentive to move from a family home to sheltered accommodation (or older persons' bungalow) in the same area e.g. help with moving, or a rent-free period.	1
I think the points should be deferred if a public sector house is being freed up (if the points are close) as this is helping another sector of public housing. Public sector housing should always take a priority.	1
It should not be a 'right' to move from public sector housing to sheltered accommodation. All applicants should be assessed individually	1
It was felt that this is not necessary and too heavily weighted in favour of public sector tenants, such that it could result in a biased mix of tenants, rather than a true cross section of society.	1
Members considered that this could be seen as a 'fast track' system biased in favour of Local Authority tenants. This could, in turn, lead to a limited range of tenant mix and create an artificial cross-section of community.	1
no - why should that get priority from a homeowner - if it goes ahead no more than 5 points should be allocated as it is positive discrimination	1
no this is not fair on people who may have a greater need but be in private rented or private owned property	1
Perhaps financial assistance with the move could be offered to those on lower income.	1
Points seem very high however.	1
Should go to the applicant in most need	1
Sounds like a bribe	1
Tenants already living in subsidised houses should NOT be given priority	1
The criterion makes sense on the face of it but it awards lower points to people who may have been renting privately or even own their own modest homes but whose needs are greater than the current general tenant.	1
There are already elderly person's bungalows in the public sector housing stock	1
Why be rewarded for using up social provision for years when someone else might have looked after their own needs without recourse to the state until circumstances change?	1
This has no relevance to person's need for housing.	1
This gives a two tier system where those in social housing get additional points, discriminatory! What about releasing property back into the market? Both sales and rentals markets can benefit, which boosts the economy!	1



Private sector owners/tenants would also release property onto the market. More affordable property in the market place would reduce the reliance on public sector housing. People who have benefited from lower cost public sector housing during their working lives should not have priority over people who have purchased a property and paid mortgages, and maintained property during their working lives.	1
Absolutely, I know of numerous single people who current live in 3 bedroom commissioner, this is not right especially when families exist who are need of social housing. I support any incentive to encourage the release of a public sector property suitable for a family( I feel that in fact this should be mandatory if public sector tenants no longer require a larger property)	1
While it is true that this is an issue, this should be dealt with separately and not in connection with the allocation of sheltered housing. By using this as extra points it penalises those who have been careful with their money and had a mortgage and rewards those who may have had a good life in a council house where they spent all their money and not saved for their old age. This may be a bit harsh but we know this situation exists, why should they just move on to sheltered housing while those who have been sensible have to wait longer. This is just an excuse not to tackle the situation as it stands now.	1
The definition of 'for a family' should not be included. Those applicants without families are further disenfranchised if this is not done. There should be a distinction between release of a property in the local authority district and elsewhere - possibly 10 points for in the LA district and 5 points elsewhere.	1
<b>Grand Total</b>	<b>30</b>

Criterion 5	Points
<b>Gross income</b> (including combined income of joint applicants and benefits)	<ul style="list-style-type: none"> <li>• £25,001 &amp; above 0 points</li> <li>• £22,501 - £25,000 3 points</li> <li>• £20,001 - £22,500 6 points</li> <li>• £17,501 - £20,000 9 points</li> <li>• £15,001 - £17,500 12 points</li> <li>• £15,000 and under 15 points</li> </ul>

Gross income is banded to ensure those with a lower income receive priority over applicants with a higher income. This is similar to general housing.

**Questions 21 and 22 relate to the provisions as set out in the box above.**

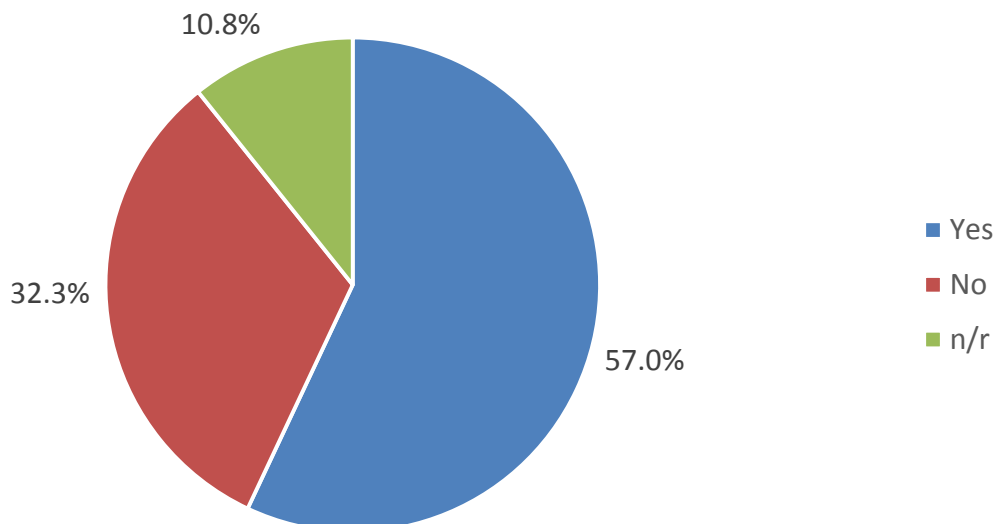
### Question 21 - Is it appropriate that those on lower income get priority?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 21 can be summarised as follows;

- **67 (65.0%)** agreed it is appropriate those on lower income get priority, **yes**
- 27 (26.2%) said it was not appropriate that those on lower income get priority, **no**
- 9 (8.7%) did not respond to this question (**n/r**).

Of the 94 who answered Question 20, 81 (86.2%) were individuals; 13 (13.8%) were Organisations.

**Figure 16: Is it appropriate that those on lower income get priority?**



A breakdown of responses from Individuals and Organisations are shown in Table 29.

**Table 29: Is it appropriate that those on lower income get priority?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	1	25.0%	2	50.0%	1	25.0%	4	100.0%
Homeowner	28	54.9%	18	35.3%	5	9.8%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	1	50.0%	1	50.0%		0.0%	2	100.0%
Tenant (private sector)	5	62.5%	1	12.5%	2	25.0%	8	100.0%
Tenant (public sector)	13	92.9%	1	7.1%		0.0%	14	100.0%
Other (please specify)	2	50.0%	2	50.0%		0.0%	4	100.0%
<b>Total – Individual</b>	<b>56</b>	<b>62.9%</b>	<b>25</b>	<b>28.1%</b>	<b>8</b>	<b>9.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>11</b>	<b>78.6%</b>	<b>2</b>	<b>14.3%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>67</b>	<b>65.0%</b>	<b>27</b>	<b>26.2%</b>	<b>9</b>	<b>8.7%</b>	<b>103</b>	<b>100.0%</b>

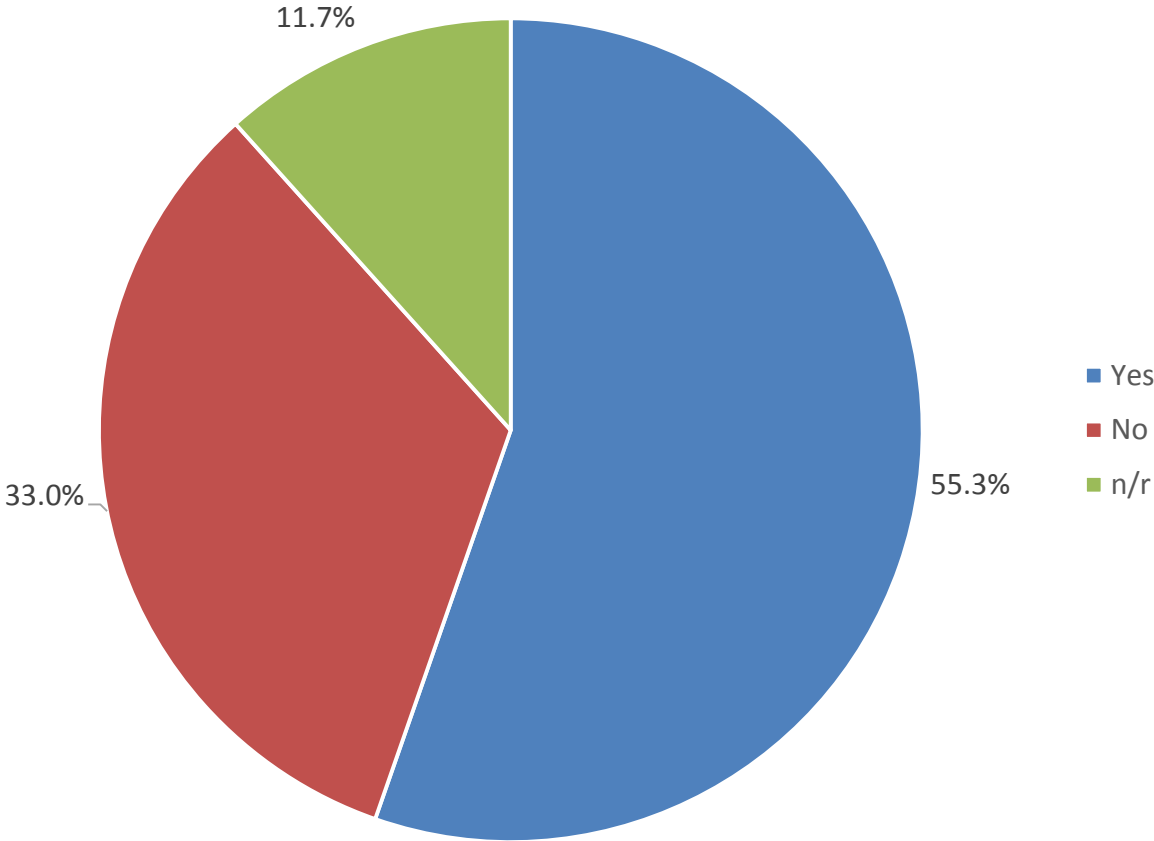
## Question 22 - Are the income thresholds acceptable?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 22 can be summarised as follows;

- **57** (55.3%) agreed the income thresholds are acceptable, **yes**
- **34** (33.0%) said that the income thresholds were not acceptable, **no**
- **12** (11.7%) did not respond to this question (**n/r**).

Of the 91 who answered Question 22, 78 (85.7%) were individuals; 13 (14.3%) were Organisations.

**Figure 17: Are the income thresholds acceptable?**



A breakdown of responses from Individuals and Organisations are shown in Table 30.

**Table 30: Are the income thresholds acceptable?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	20	39.2%	24	47.1%	7	13.7%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (national)		0.0%	2	100.0%		0.0%	2	100.0%
Tenant (private sector)	3	37.5%	2	25.0%	3	37.5%	8	100.0%
Tenant (public sector)	12	85.7%	2	14.3%		0.0%	14	100.0%
Other (please specify)	2	50.0%	1	25.0%	1	25.0%	4	100.0%
<b>Total – Individual</b>	<b>46</b>	<b>51.7%</b>	<b>32</b>	<b>36.0%</b>	<b>11</b>	<b>12.4%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	5	100.0%		0.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	4	80.0%	1	20.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>11</b>	<b>78.6%</b>	<b>2</b>	<b>14.3%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>57</b>	<b>55.3%</b>	<b>34</b>	<b>33.0%</b>	<b>12</b>	<b>11.7%</b>	<b>103</b>	<b>100.0%</b>

**Table 31: Summary of comments received for Questions 21 and 22**

Comments	
21. Depending on individual cases - should be based on need not income. 22. Depends on need	1
As there will already be a 'means test' based on Savings etc, there is no reason why people on lower income (who may already be eligible for Public Sector housing) should take priority over people with a greater need because of age.	1
a general government civil servant AO grade is excluded using the above criteria	1
At present the thresholds are acceptable but should be linked to MRPI or similar so they do not 'drift'.	1
Given that there are income and asset ceilings for being accepted on the list in the first place, a person's income should not then be taken into account - the need for sheltered accommodation should be the main factor.	1
However it is also suggested that the criteria might also reflect the approach taken in qualification for residential and /or nursing care i.e. purposely divesting themselves of assets to take their income/assets below a level.	1
I would like a review of the thresholds, in order to reflect the current salary levels on the Isle of Man. Up to £35,000 would be helpful	1
In this case income should not determine need.	1
It is the welfare of the applicant that is more important than income.	1
Level of income does not have any bounds for health needs	1
Once again, there is no incentive to work hard to contribute oneself towards one's later years.	1
No one earning over a lower cap of say !8,000 should be eligible	1
Sheltered housing should be available to everyone who has residency qualification regardless of their income, we are talking of elderly people and everyone should have the same chance of housing	1
Should be based on need not income	1
Should go to applicant in most need	1
Should the income thresholds not distinguish between a single applicant and couples? Will a single applicant with an income of £20,000 receive the same points as a couple on an income of £20,000? If so this is not fair.	1
This should be subject to review based on the numbers applying in the different brackets. Lower income residents have fewer opportunities to help themselves therefore they should be supported first and foremost.	1
This works against people who have saved or made an attempt to have a suitable standard of living	1
These should be based on current pension rates. Not sure what these are, sorry. Also, I know quite a few "retired" persons on full pension who are still able to do supply teaching and other types of work to supplement their income on a casual basis, so how would this be factored in?	1

Sheltered housing should be available to anyone who needs it. The availability of private sheltered housing requires a significantly higher income to fund than that detailed above. It should also take into account asset value. just because someone has a low income does not mean that they are not significantly wealthy.	1
Those on a lower income may already be in public sector housing so it would be fair to make the assumption that if the previous question was addressed, then they would be automatically be in line for older persons' housing anyway. Some older residents may become widowed or something and left with a low income and poor housing.	1
The £25001 cut off for points should be higher. The majority of people seem to agree that persons who have worked and contributed through tax and national insurance and therefore contributed to the Island's prosperity should not be penalised against a person who has not meaningfully contributed or lived off social welfare. This points system positively rewards those that have already enjoyed years of benefits.	1
They do nothing to encourage people to stop relying on social housing and look after themselves. Someone with money saved or a property or a good pension from working hard without any handouts may develop arthritis for instance and welcome sheltered housing to facilitate managing to stay at home. They don't stand a chance with these suggestions.	1
But lower income should not attract more points. Many people have paid into a pension and been careful with their money, they should not be penalised for having been sensible. The point of this housing is that often it is on one level and there is a warden who pops in. Are you saying that those with a modest income cannot have this (they will be on the list longer) when they have paid NI and tax all their lives, while someone who has spent their money or languished on the dole can have more points?	1
<b>Grand Total</b>	<b>24</b>

<b>Criterion 6</b>	<b>Points</b>
<b>Financial / Property Assets</b>	<ul style="list-style-type: none"> <li>• £25,000 to £34,999 -3 points</li> <li>• £35,000 to £49,999 -6 points</li> <li>• £50,000 or over -10 points</li> </ul>

As referred to in Section A, Financial Qualification is proposed as a criterion for Access and Eligibility (currently set at a limit of £245,000).

In the above criterion, assets are banded to ensure those with least ability to support themselves financially receive priority over applicants with most assets.

**Question 23 (page 56) relates to the provisions as set out in the box above.**

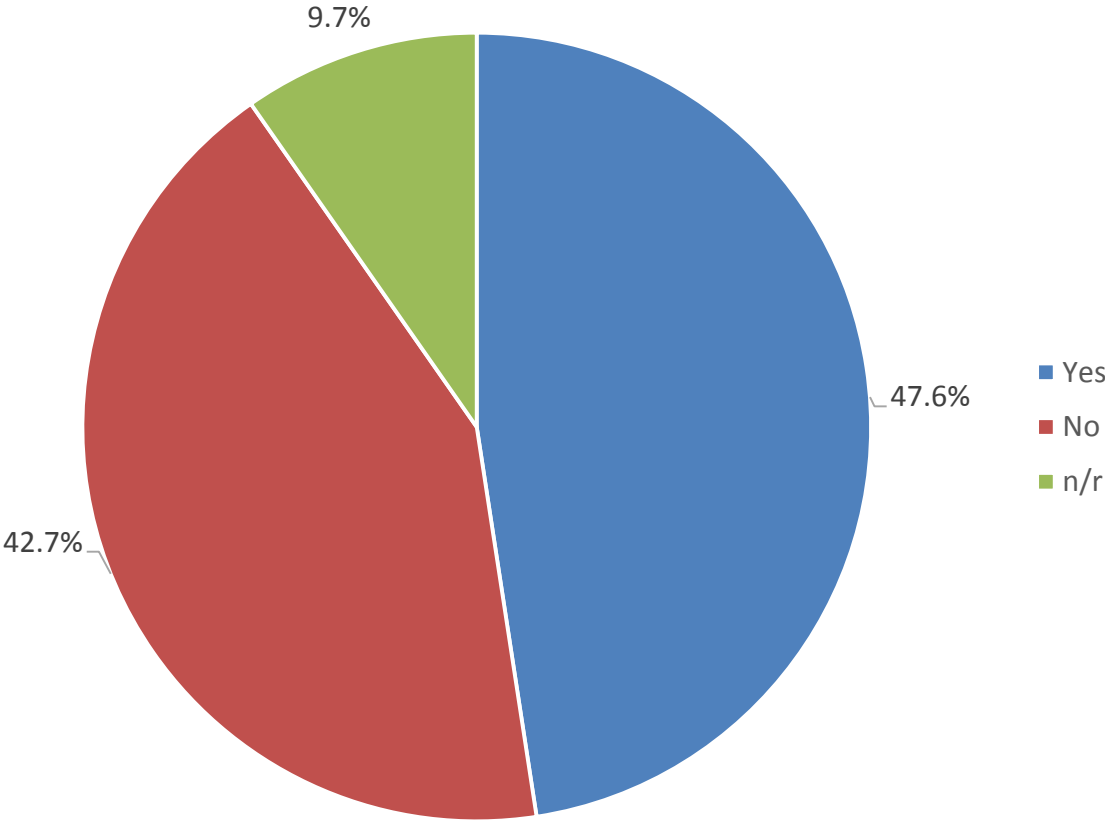
**Question 23 - Is it appropriate to band assets to ensure those with least financial means receive priority over applicants with most assets?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 23 can be summarised as follows;

- **49 (47.6%)** agreed it was appropriate to band financial assets, **yes**
- **44 (42.7%)** said that the it was not appropriate to band financial assets, **no**
- **10 (9.7%)** did not respond to this question **(n/r)**.

Of the 93 who answered Question 23, 80 (86.0%) were individuals; 13 (14.0%) were Organisations.

**Figure 18: Is it appropriate to prioritise those with least financial assets?**



A breakdown of responses from Individuals and Organisations are shown in Table 32.



**Table 32: Is it appropriate to prioritise those with least financial assets?**

<b>Category</b>	<b>Yes</b>		<b>No</b>		<b>No Response</b>		<b>Total</b>	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	2	50.0%	2	50.0%		0.0%	4	100.0%
Homeowner	16	31.4%	29	56.9%	6	11.8%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)		0.0%	2	100.0%		0.0%	2	100.0%
Tenant (private sector)	3	37.5%	3	37.5%	2	25.0%	8	100.0%
Tenant (public sector)	12	85.7%	2	14.3%		0.0%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
	<b>42</b>	<b>47.2%</b>	<b>39</b>	<b>43.8%</b>	<b>8</b>	<b>9.0%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%	1	50.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	3	60.0%	1	20.0%	1	20.0%	5	100.0%
Public Sector Sheltered Housing Board	2	40.0%	3	60.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>7</b>	<b>50.0%</b>	<b>5</b>	<b>35.7%</b>	<b>2</b>	<b>14.3%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>49</b>	<b>47.6%</b>	<b>44</b>	<b>42.7%</b>	<b>10</b>	<b>9.7%</b>	<b>103</b>	<b>100.0%</b>

**Table 33: Summary of comments received for Question 23**

<b>Comments</b>	
23. I would support the consideration of assets, it would be reasonable to assume that if an applicant sells a home and is left with enough assets to purchase a private sheltered property, they should be excluded from public housing.	1
23. Set too high	1
250k is probably too low - suggest 300k Perhaps financial qualification is only relevant on admission	1
Again, what incentive is there to work hard/save for one's retirement?	1
although I feel the limit is a little on the low side, and should be £300,000 with allowance for cpi inflationary increases.	1
the person may own a house which needs extensive maintenance and is more of a burden than an asset	1
As previous the amounts need to be significantly higher than detailed above.	1
Big leap between 50,00 and 245,000	1
Depends on need	1
Discriminates against people who have tried to make provision for retirement	1
Docking points seems negative	1
Far too low - it should be at least double	1
Finance issues have no bearing on health needs which should be the overriding factor for allocations	1
For savings only	1
I do not believe that people who have saved for their old age should be penalised whereas people who may have spent any surplus funds throughout their working lives are given an advantage.	1
I don't think anyone who owns a property should be on a housing list full stop.	1
I think you need to take into account the needs of people who have their own property but who become needful of sheltered accommodation due to medical reasons, whilst still being able to live an independent life.	1
If you have considerable assets these should be used to fund private accommodation	1
ill health comes to everyone in older age, everyone deserves the same help	1
In addition I think a tiered rent based on assets should be in place, up to the full market rent of the property for those with more significant assets.	1
In my opinion this is discriminating against people who have worked to buy their homes and keep them well maintained. As we get older it is difficult to do and pay for maintenance.	1
It is felt that a value of at least £300,000 would be fair.	1
Members considered that the point weighting is appropriate, but that the limit of assets should be nearer £300,000. Many people's only main asset is their home and upon its sale, they may immediately be excluded from the system.	1
Needs wider scale, there is a big leap from £50,000 to £245,000	1
See previous comment. Applicants with any assets will have made financial contributions to government, perhaps for a lifetime. To penalise such people is unfair and will only serve to encourage disbursement.	1
Should be based on needs not Capital	1
The levels proposed do not appear to be fair to those whom have managed to look after themselves for the biggest proportion of their lives only to be penalised for doing so later in life when others have not made any effort.	1

This seems too severe. Taking the package as a whole, I think many in the middle ground may find themselves unable to get on the new 'property ladder'.	1
Too steeply banded at lower levels. We suggest 5 levels, each £50,000 apart, each accumulating an additional 2 points over the level below.	1
What property these days are going to be worth any of the above price brackets?	1
What provision is there for the over 70s living in their own home - asset rich but cash poor, so unable to pay for refurbishment/major repairs. They may not want to repurchase a smaller property, but may prefer to live in secure, warden controlled rented property - something not available on the island as far as I know. There are many in this position who either do not have family or have no family living on island.	1
I think you need to look at an individual's needs (ie if they need older persons housing) you already have a criteria that the older persons property needs to be the only home so individuals will need to sell any property they have, this money will enable them to pay rent	1
AGAIN - NO!!!! Totally inappropriate, generating a two tier system where those in social housing will get accommodated first with an approximate 20 extra points than a home owner, taking into account the 10 points for freeing up a social house for a family. Total discrimination!	1
<b>Grand Total</b>	<b>33</b>

Criterion 7	Points
<b>Adequacy of present accommodation</b>	<ul style="list-style-type: none"> <li>Property condition / overcrowding (certified / awarded by Environmental Health Officer) Up to 20 points</li> </ul>
	<ul style="list-style-type: none"> <li>Low priority 5 points</li> <li>Medium priority 10 points</li> <li>High priority 20 points</li> </ul>
	<ul style="list-style-type: none"> <li>Health / welfare issues (validated by Report from health/welfare professional &amp; multidisciplinary assessment by health/Welfare panel) Up to 30 points</li> </ul>
	<ul style="list-style-type: none"> <li>Low priority 5 or 10 points</li> <li>Medium priority 15 or 20 points</li> <li>High priority 25 or 30 points</li> </ul>

Where there is an identified health or wellbeing issue related to housing need, applications will include an assessment of the adequacy of current accommodation undertaken by a panel of health and welfare professionals. This is current practice for allocation of general stock.

The weighting (or number) of points available in these categories will mean that those in greatest health or welfare need, who are living in the most inadequate accommodation for their needs, will receive most priority for housing.

Question 24 relates to the provisions as set out in the box on the previous page

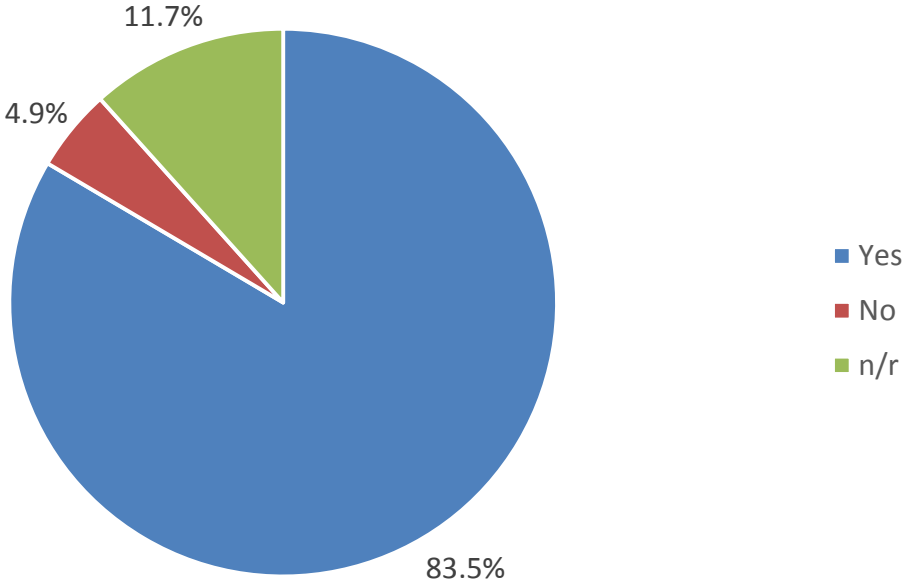
### Question 24 - Do you agree applicants with health and welfare needs should have greatest priority?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 24 can be summarised as follows;

- **86** (83.5%) agreed applicants health & welfare needs should have greatest priority, **yes**
- 5 (4.9%) said that health & welfare needs should not have greatest priority, **no**
- 12 (11.7%) did not respond to this question (**n/r**).

Of the 91 who answered Question 24, 80 (87.9%) were individuals; 11 (12.1%) were Organisations.

**Figure 19: Do you agree applicants with health and welfare needs should have greatest priority?**



A breakdown of responses from Individuals and Organisations are shown in Table 34.

**Table 34: Do you agree applicants with health and welfare needs should have greatest priority?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	39	76.5%	5	9.8%	7	13.7%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	3	100.0%		0.0%		0.0%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	6	75.0%		0.0%	2	25.0%	8	100.0%
Tenant (public sector)	14	100.0%		0.0%		0.0%	14	100.0%
Other (please specify)	4	100.0%		0.0%		0.0%	4	100.0%
	<b>75</b>	<b>84.3%</b>	<b>5</b>	<b>5.6%</b>	<b>9</b>	<b>10.1%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority Public Sector Housing Provider	4	80.0%		0.0%	1	20.0%	5	100.0%
Public Sector Sheltered Housing Board	5	100.0%		0.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>11</b>	<b>78.6%</b>	<b>0</b>	<b>0.0%</b>	<b>3</b>	<b>21.4%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>86</b>	<b>83.5%</b>	<b>5</b>	<b>4.9%</b>	<b>12</b>	<b>11.7%</b>	<b>103</b>	<b>100.0%</b>

**Table 35: Summary of comments received for Question 24**

<b>Comments</b>	
Yes, very often it is the unsuitability of a current home that prompts a resident to apply for sheltered housing.	1
all applicants should be judged individually	1
As long as they [ the panel] take into consideration the type of property the tenant lives in.	1
BUT, you will need to ensure that overcrowding is not encouraged by these points being allocated.	1
health and welfare are most important	1
Health requirements highest priority	1
Many over 60s may have health and welfare needs especially if they are applying for sheltered housing	1
Provided the assessment is fair and the details accessible to all.	1
Surely a person with health issues will need or will need very soon, medical/nursing needs. Things which cannot be given in Sheltered Accommodation.	1
The Commission felt strongly that need should be the focus of assessing an applicant's qualification to be housed.	1
The Committee feel that this criterion should have the most significant weight - focus must be on need.	1
These are the overriding criteria and hold the most relevance.	1
This could mean that some people never get housing and this is unfair	1
This is the most important factor in allocation	1
This may increase demand on Health and Welfare professionals.	1
Though what happens if there is a couple and one requires it based on their need but the other is fine? and what happens to the partner when the person who needs it dies?	1
If there are issues about the adequacy of the present accommodation but there are no concerns regarding health or welfare issues that cannot be resolved by being rehoused, consideration should also be given to allocating ordinary older person's accommodation instead of sheltered.	1
<b>Grand Total</b>	<b>17</b>

Criteria 8, 9, and 10, (and criteria 11 and 12 (see page 67) simply bring the older persons' (sheltered) housing criteria in line with current practice for general public sector housing.

<b>Criterion 8</b>	<b>Points</b>
<b>Supported Housing</b>	20 points

<b>Criterion 9</b>	<b>Points</b>
<b>Notice to Quit</b> (excluding rent arrears)	Formal legal notice NTQ <ul style="list-style-type: none"> <li>• Landlord / Advocate 5 points</li> <li>• Court order 10 points</li> </ul>

<b>Criterion 10</b>	<b>Points</b>
<b>Unjustified refusal</b> by applicant where an offer of a property considered suitable for the applicant was refused without a valid reason	Discretionary deduction (per refusal) -10 points <b>After two refusals of suitable properties, the applicant will be removed from the Housing Waiting List</b>

However, the second part of Criterion 10 (highlighted on previous page) is an addition to the existing criteria; where applicants refuse two offers of accommodation suitable for their needs they will be removed from the Housing Waiting List. This is so the Waiting List reflects true housing need. Applicants who are removed will be free to reapply at a later date when they are ready to accept an offer of allocation.

**Question 25 relates to the additional provision (highlighted) set out in Criterion 10 on the previous page.**

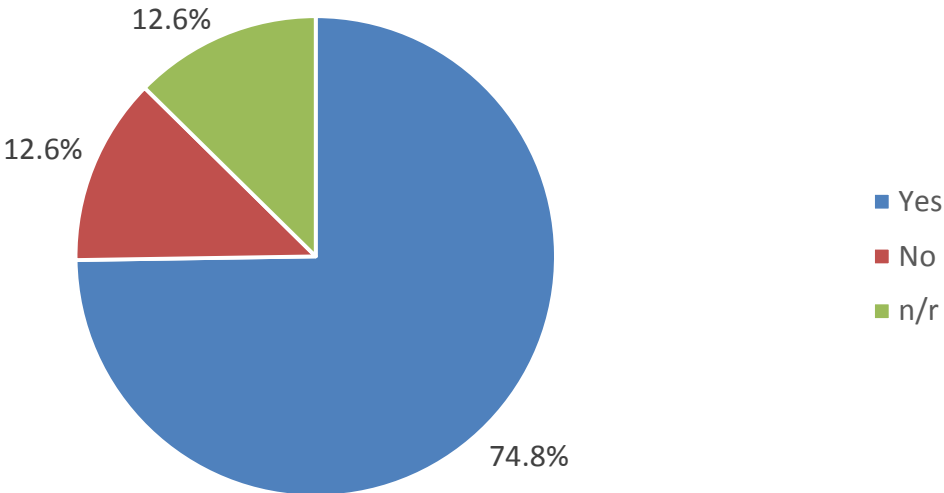
**Question 25 - Is it acceptable to remove an applicant from the Housing Waiting List after 2 unjustified refusals to the offer of suitable accommodation?**

Of the total 103 respondents who completed the survey in full or in part, responses to Question 25 can be summarised as follows;

- **77 (74.8%)** agreed it is acceptable to be removed after 2 unjustified refusals, **yes**
- 13 (12.6%) said it was not acceptable to be removed after 2 unjustified refusals, **no**
- 13 (12.6%) did not respond to this question (**n/r**).

Of the 90 who answered Question 25, 78 (86.7%) were individuals; 12 (13.3%) were Organisations.

**Figure 20: Is it acceptable to remove an applicant from the Housing Waiting List after 2 unjustified refusals to the offer of suitable accommodation?**



A breakdown of responses from Individuals and Organisations are shown in Table 36.

**Table 36: Is it acceptable to remove an applicant from the Housing Waiting List after 2 unjustified refusals to the offer of suitable accommodation?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	36	70.6%	8	15.7%	7	13.7%	51	100.0%
Local Authority Housing Professional	3	100.0%		0.0%		0.0%	3	100.0%
Politician (local)	2	66.7%		0.0%	1	33.3%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	5	62.5%		0.0%	3	37.5%	8	100.0%
Tenant (public sector)	12	85.7%	2	14.3%		0.0%	14	100.0%
Other (please specify)	2	50.0%	2	50.0%		0.0%	4	100.0%
	<b>66</b>	<b>74.2%</b>	<b>12</b>	<b>13.5%</b>	<b>11</b>	<b>12.4%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	3	60.0%	1	20.0%	1	20.0%	5	100.0%
Public Sector Sheltered Housing Board	5	100.0%		0.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>11</b>	<b>78.6%</b>	<b>1</b>	<b>7.1%</b>	<b>2</b>	<b>14.3%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>77</b>	<b>74.8%</b>	<b>13</b>	<b>12.6%</b>	<b>13</b>	<b>12.6%</b>	<b>103</b>	<b>100.0%</b>



**Table 37: Summary of comments received for Question 25**

Comments	
But it is important that elderly are offered accommodation in their area, Not in some other part of the Island.	1
Circumstances may dictate a refusal. It would be unfair to penalise an applicant in such instances	1
Circumstances, health, situations can change and if a person can remain in their own home surely this is of benefit to the 'system'.	1
Depends on your definition of "unjustified". Is there an appeals procedure at all?	1
I would like to see some examples of valid reasons for refusal. Two refusals does not seem enough.	1
I would place them back at the bottom of the list rather than remove them altogether.	1
If they cannot substantiate 'good reason'	1
In the case of supported housing - it will depend upon the level of existing and future support needed to ensure the Applicant's requirements may be met within the framework of Sheltered Housing.	1
maybe one refusal but not two.	1
Older people may not be ready for the accommodation, but wish to remain on the list for when their needs and circumstances change in later years, which can happen quickly, such as Health or bereavement.	1
Only if their accommodation needs have been met	1
perhaps move them down the list but do not remove	1
Should be a little more	1
the exception should be those with mental health issues as it isn't always straight forward to communicate/understanding of situations without support	1
The requirements of EPH are more specific than general stock. Therefore it would be easy to accumulate 2 justifiable refusals. Suggest that removal from list occurs after 4 refusals.	1
There should be a minimum waiting period to be served before a fresh application can be considered. This can be overridden by allocating authorities where circumstances dictate.	1
This would also focus the applicant's mind on the appropriate time to apply to go on the waiting list, rather than go on the list as insurance for the future - as happens currently - but this distorts the picture.	1
Unless a reasonable explanation given for non-acceptance	1
unless there are very valid reasons for rejecting a property	1
With an appeal process.	1
Should be removed after one unjustified refusal of offer.	1
Points could be deducted for refusal of property offered.	1
The most frustrating element in housing allocation is having people 'on the list' who are eligible but who have no intention of uptake of a property and/or no real current housing need. People ideally should only come on the list when they need housing (or perhaps within a couple of years of it) planning for their future.	1
25. Yes, as in public housing if an applicant repeatedly refuses offers of accommodation this shows they are not in real need for housing. Some sheltered housing applicants currently make specific requests for certain properties that they are prepared to wait for i.e. a new flat at Marashen Crescent.	1
I would need to see the criteria for what constitutes an unjustified refusal as I am aware that there is a variance in property, for example some properties are bed sits whereas others are one bedroomed flats, and there is difference between the two. I would be happy to have my grandchildren visit me if I had a flat but not if I had a bedsit as I feel it is less private. I would not like a bedsit but would be very happy with a flat. Would the criteria take consideration of the difference in terms of social impact etc?	1
Although there needs to be some sort of mediation about the interpretations of "unjustified" and "suitable", with some understanding and recognition of the fears and concerns of the elderly, even if they appear to be	1

unreasonable.. Not easily "black and white".	
The decision to move into sheltered accommodation from a place that has been your home for many years is a big one, and some older people may waver - what they want and what they need may not be same. Also, "unjustified refusals" is subjective. Also, if you are wanting to encourage local authority tenants to move, taking them off the list would be counter-productive.	1
<b>Grand Total</b>	<b>27</b>

<b>Criterion 11</b>	<b>Points</b>
<b>Accumulated Rent Arrears</b>	Discretionary deduction -10 points

<b>Criterion 12</b>	
<b>Appeals Procedure</b>	<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> <ol style="list-style-type: none"> <li>1) Seek a review of that decision by submitting request in writing to the appropriate housing authority, and</li> <li>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.</li> <li>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.</li> </ol>

Criteria 8, 9, 10, 11 and 12 all align the criteria for older persons' (sheltered) housing with those that already exist within general housing.

Question 26 relates to the provisions set out in the boxes on the previous page.

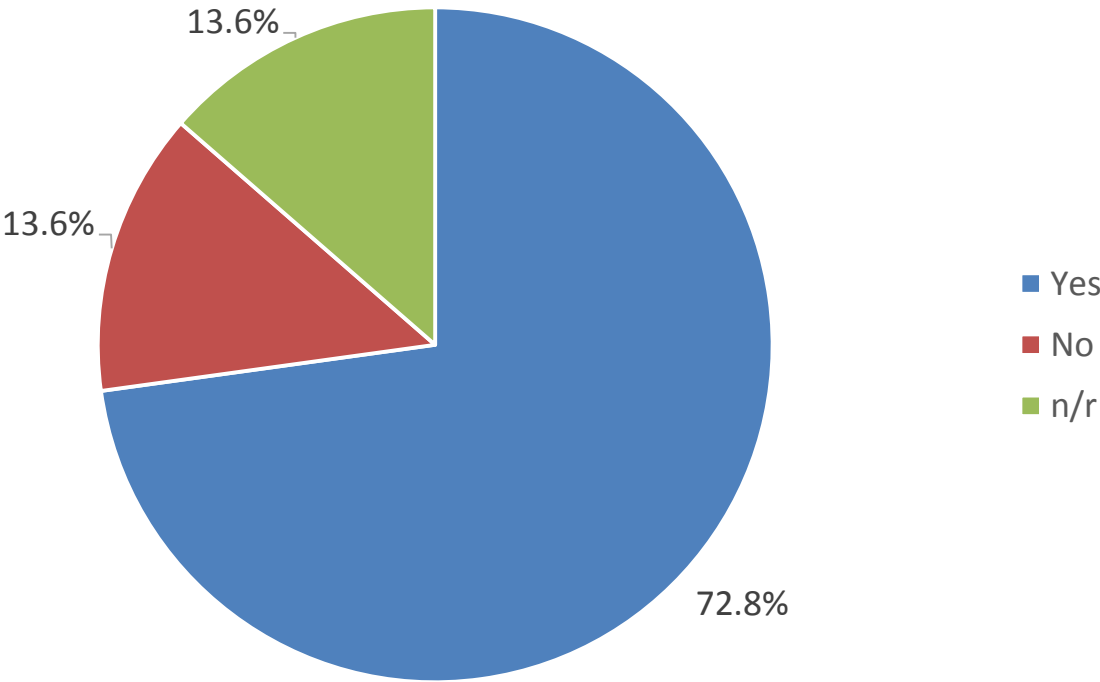
### Question 26 - Is it appropriate to align these provisions with those of general housing?

Of the total 103 respondents who completed the survey in full or in part, responses to Question 26 can be summarised as follows;

- **75** (72.8%) agreed it is appropriate to align these provisions with general housing, **yes**
- 14 (13.6%) said it was not acceptable to align these provisions with general housing, **no**
- 14 (13.6%) did not respond to this question (**n/r**).

Of the 80 who answered Question 26, 67 (83.7%) were individuals; 13 (16.3 %) were Organisations.

**Figure 21: Is it appropriate to align these provisions with those of general housing?**



A breakdown of responses from Individuals and Organisations are shown in Table 38.

**Table 38: Is it appropriate to align these provisions with those of general housing?**

Category	Yes		No		No Response		Total	
<b>INDIVIDUAL</b>								
Health or Welfare Professional	4	100.0%		0.0%		0.0%	4	100.0%
Homeowner	34	66.7%	9	17.6%	8	15.7%	51	100.0%
Local Authority Housing Professional	2	66.7%	1	33.3%		0.0%	3	100.0%
Politician (local)	2	66.7%		0.0%	1	33.3%	3	100.0%
Politician (national)	2	100.0%		0.0%		0.0%	2	100.0%
Tenant (private sector)	5	62.5%		0.0%	3	37.5%	8	100.0%
Tenant (public sector)	11	78.6%	2	14.3%	1	7.1%	14	100.0%
Other (please specify)	3	75.0%	1	25.0%		0.0%	4	100.0%
	<b>63</b>	<b>70.8%</b>	<b>13</b>	<b>14.6%</b>	<b>13</b>	<b>14.6%</b>	<b>89</b>	<b>100.0%</b>
<b>ORGANISATION</b>								
Charity/Third Sector Organisation	1	50.0%		0.0%	1	50.0%	2	100.0%
Local Authority (non-Housing Provider)	2	100.0%		0.0%		0.0%	2	100.0%
Local Authority Public Sector Housing Provider	4	80.0%	1	20.0%		0.0%	5	100.0%
Public Sector Sheltered Housing Board	5	100.0%		0.0%		0.0%	5	100.0%
<b>Total – Organisation</b>	<b>12</b>	<b>85.7%</b>	<b>1</b>	<b>7.1%</b>	<b>1</b>	<b>7.1%</b>	<b>14</b>	<b>100.0%</b>
<b>GRAND TOTAL</b>	<b>75</b>	<b>72.8%</b>	<b>14</b>	<b>13.6%</b>	<b>14</b>	<b>13.6%</b>	<b>103</b>	<b>100.0%</b>

**Table 39: Summary of comments received for Question 26**

<b>Comments</b>	
A person seeking Sheltered Housing may not be able/capable of living in general housing, even though they are able to live independently.	1
Bereavement, disability etc means need for sheltered housing can come suddenly and unexpectedly. Allowances for that should be included.	1
Each case should be looked at on an individual level; why did they not pay?	1
I would still favour a system of means testing so that those who could afford to pay a realistic rent could do so (plus an extra for 'extra care' when that situation arises).	1
It is important to gain as true a picture as possible of the 'needs' of the Applicants to avoid abuse of the system by those who may have other options to address their housing needs.	1
mental health issues may have contributed to arrears and the ability to manage income	1
Older people may not be ready for the accommodation, but wish to remain on the list for when their needs and circumstances change in later years, which can happen quickly, such as Health or bereavement.	1
Older persons may need additional time	1
There is clear difference to the needs of those requiring housing and those requiring sheltered housing. These are two distinct groups of applicants and should be treated differently.	1
There should be an appeals process, but to an independent body appointed for the purpose. It is inappropriate for a civil servant to have the power to overturn the decision of an elected body	1
seems fair	1
Yes, anyone with outstanding rent arrears should not even be considered for sheltered accommodation	1
Mixed views, if the Department are to be the regulator then the appeal process would seem appropriate. If the Department are to be a housing authority and makes the decision. Then there should be an ombudsman who would be an independent body who can make an independent assessment, should the decisions be challenged.	1
26. Yes, if the criteria's are adopted, there should be mechanisms in place for an applicant to appeal against a decision and also allow for flexibility for those with exceptional circumstances. Additional Comments: Whilst I support the introduction of acceptance criteria's, there needs to be alternative housing options available for those who do not qualify for financial reasons. Would it be reasonable to expect an applicant in their 90's to wait to sell their home before being able to purchase a private sheltered property? Current property market is slow; an older person could wait years before they get the support they need, leaving them vulnerable. Will there be enough private sheltered housing complexes to cope with future demand? There are currently no private sheltered housing complexes in the South of the Island. This would potentially force an older person to move away from their family support unit.	1
I am not aware of the criteria for general housing but I feel that general housing criteria needs revision. I see some young families on a low income struggling in poor quality private accommodation or living in crowded accommodation whilst many on a wage of £65,000 plus (including government employees) live in 3 bed government housing they do not need. They should pay a means tested rent or get a mortgage.	1
<b>Grand Total</b>	<b>15</b>

#### 4. Written Responses

A number of written responses were received in addition to the survey responses as follows;

<b>Respondent</b>	<b>Category</b>	<b>Comments</b>
<b>S Sharpe</b>	Not known	<p>I have no comment to make concerning older persons' public sector housing, but I would like to make a comment about the serious lack of <u>private</u> sector housing for the elderly who can stay in their own home, but who might wish to avail themselves of the emotional and practical support of a full time properly trained warden.</p> <p>The current private sector 'over 50's' developments mainly seem to be not much more than groups of bungalows or blocks of flats with stair lifts. They seem to be built in areas where the residents have to drive to all facilities which is neither socially desirable, as this emphasises isolation, nor practically desirable as eyesight deteriorates with age. At one development that I visit regularly, the only concession to sheltered living is a 'handyman'. Residents have to make their own arrangements for personal alarms etc. and there is no communal lounge or recreation area.</p> <p>There does not seem to be anything equivalent to the retirement villages/complexes that exist in the U.K. In view of the predicted demographic changes in the percentage of older people on island, I am surprised that developers have not seen the commercial opportunity for such developments. I wonder if future planning policies and the granting of applications might take this gap in the housing market in mind.</p>
<b>S Morgan</b>	Not known	<p>It is common knowledge in the south of the IoM – Marashen Crescent, etc - that the Sheltered Housing situation certainly appears to be being abused by some people. There are people living in these Taxpayer funded facilities who are either very wealthy retired, working full-time or in some cases own their own private firms / companies. Many of these people, I would suggest, also have not inconsiderable personal savings in the bank no doubt. Also, there is a practice which has been going on for some time now where people are renting out their own properties and moving into sheltered housing. How is this allowed to happen?</p> <p>It also seems common knowledge that some of these people own several properties, including</p>

		<p>commercial. The aforementioned is a flagrant abuse of the basic principles of what the sheltered housing scheme is actually for; it should be restricted to sheltered housing for our most vulnerable, usually elderly, people who do not have the means or wherewithal to be able to afford private homes of their own and not as some very handy means of living on the Taxpayers' expense while enjoying a large income from their rented out properties or from their business interests.</p> <p>The whole situation requires a "root and branch" thorough sort-out...a survey needs to be started to establish who of these people should really not be living in sheltered housing in the first instance, by virtue of a comprehensive, honest Means Test and either the people concerned subject to an appropriate rental payment increase revision commensurate with their personal wealth and / or circumstances - ie renting out their own properties to move into them, and their employment / own business situation ascertained and reviewed, or force them to vacate these properties to enable the actual people who need them the most can move into properties that should have actually been allocated to them in the first place.</p> <p>This is a very serious issue, and has been of concern to many residents of the south for many years now, including for some elderly persons who would wish to remain living in the south of the Island for family or other personal reasons. Something has got to be done about it as soon as possible to free-up these properties for those folks who genuinely need them.</p>
<b>R Quirk</b>	Not known	<p>If there is to be a fair system of eligibility, then it is totally unfair to put a restriction on applicants, simply because they decided to buy a house, rather than rely on the public sector to provide them with a house. It must be remembered that many people rent a house as a lifestyle choice, to avoid paying for a heavy mortgage, and also avoid the hassle and worry of a lifetime of maintenance, ie repairs, blocked drains, boiler problems, window and kitchen replacements etc. There may be a case for higher rents if the applicant has more than a certain amount of money or more than a certain amount of regular income. There is also a case to be made for applicants to be only single people (widows, widowers and single), except couples who both have serious health issues, or both very frail.</p>
<b>L Sullivan</b>	Health and Welfare Professional	<p>Why is the term 'sheltered housing' being scrapped? I feel it adequately describes the extra element these clients require as older people can also be within the main housing stock. I feel health and wellbeing should be put before income and assets. Articles on the benefits of sheltered</p>

		<p>accommodation as opposed to general housing on Google confirm this.</p> <p>Eligibility Criteria – I don't think couples should both have to be residentially qualified, just one, especially if the other isn't because you are at risk of splitting people up. To be a resident immediately prior to allocation does not make sense either as that could include an ex client of mine who left the island to try living with her daughter in the UK but it fell through and she came back.</p> <p>Can't own a property – If this goes ahead I think it should have a timescale in case the person/s do not settle for whatever reason and wish to go back home. If you can have assets of nearly £245,000+ what if they have a house worth this or less?</p> <p>Time on the list points – I do not agree with this as people could be put on it a long time before they need it just for those points, or up to a 5 year limit, or 1 point for every year over 10 years to a maximum of 10 points. Also, priority of need at any given time is more important. Not many people have any objection to that.</p> <p>Connection to local area points – I do not agree with this. I have a client flourishing in sheltered accommodation who has no links to the area and was allocated according to need. She just wanted facilities nearby to continue her life in the same way as before which it has.</p> <p>Public sector tenant points – I can see the reasoning behind this but it could be deemed to be discriminative as it is not a person's fault needing sheltered housing that they haven't come from general stock. I would take it into consideration though with a final decision, just not pointed.</p> <p>Lower income priority – I disagree with this as discriminative as above.</p> <p>Notice to quit points – Again I disagree re: discriminative. Need is need.</p> <p>Adequacy of present accommodation – Yes I agree with this being taken into consideration as part of the allocation process, but not pointed.</p>
<b>J McLaughlan</b>	Not known	<p>Firstly, I consider that the Govt Housing Department in Douglas should take over all applications for allocation to sheltered housing flats. There should be stricter investigation into the applicants medical needs, an example being if an applicant applies for a flat stating that the stairs in their accommodation are becoming a struggle then I feel they should be informed to sell their property and purchase accommodation more suitable to their needs e.g. bungalow. No one should be able to work</p>



	<p>from sheltered accommodation, in the past there have been several people in employment while residing in sheltered flats and I feel that is they are capable of working then they should not qualify for consideration.</p> <p>There should be some sort of scrutiny into the finances of people who have sold their property, all too often people have sold their property and then transferred the cash from the sale of the property to family members, then they are applying for care services and declaring that they have no money which is taking money out the Government coffers.</p> <p>Stricter control of residents who become unable to look after themselves in sheltered housing and get to the stage that they should go into residential or nursing care all too often when family are asked to consider that their parent is in need of a more qualified care they go on the defensive and this is mainly due to the cost of residential care which is between £800 and £1000 per week.</p> <p>Government are also to blame for this situation as they introduced the 'Live at Home' scheme which in theory looked fantastic but in reality does not work for everyone but families tend to state the live at home scheme which in reality was just a government exercise in saving money.</p> <p>Another problem is residents who have sold their property going on holiday 3 to 4 times a year while the majority of residents who survive on the breadline can't afford to go anywhere, this causes animosity. In reality I feel that the best way forward is to look at the big picture and ask ourselves what happens if someone applies for commissioners housing.</p> <p>If you have a certain amount of money in the bank then you do not qualify. If you have not lived on the island for 10 years then you do not qualify. We should be looking at the elderly in commissioners housing who are getting to that stage in their lives where they need that little bit of extra care and someone there when they need help.</p> <p>The majority of people who have their own property can and should sell their house and find something more suitable to their needs and unless their condition deteriorates then a flat is freed up for someone who really needs it.</p> <p>An extra rental charge could also be implemented for people who have sold their property but whether this would stand up in a court of law I'm not sure, but I feel it is something to look into.</p>
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		<p>On the whole there is a shortage of sheltered housing on the island and that is the main problem as it does leave it open to abuse as elderly people become desperate for extra help, perhaps changing all the regulations to favour elderly people in commissioners housing is the way forward then that way the right people are being considered.</p>
<b>E Ogden</b>	Homeowner	<p>I feel that this is an unfair type of means testing and discrimination against people who have worked and saved hard to own their homes. After all, age is age no matter who you are and for the rural older population it becomes more problematic.</p>
<b>D &amp; C Horton</b>	Homeowner	<p>We bought our own property, at times it has been hard; we have done without holidays and new cars. We have also had the cost of maintaining our property, when tenants in local authority housing had repairs and upgrades done, insurance and rates are included and paying a much lower rent than in the private sector.</p> <p>We live in the neighbourhood of a sheltered housing complex, and if recent planning applications go ahead, we will face the next five years surrounded by building and demolition noise, so it was upsetting to learn that if the proposed changes to access and eligibility criteria go ahead, then after putting up with all this upheaval we will not be eligible to put our names down on the waiting list, or be so far down the points system that we would never gain enough points to move up the scale. The point system will be heavily weighed against any applicants who own their own property, (which would have to be sold as a condition of acceptance), and this would mean we would be over the saving threshold. Also any additional savings will be taken into account. These savings won't last forever with the cost of maintaining the upkeep of our property, especially now we are both retired.</p> <p>Looking at the proposed criteria, it is weighed very heavily in favour of tenants of public sector housing, as they could possibly be releasing a 3 or 4 bed home, and encouraged to move to sheltered housing. There is no incentive to budget and live within your means and try and save, as people know they will be looked after, either having Nursing Home costs paid or rent subsidized, but a homeowner is expected to pay full charges to subsidise those who don't pay true costs. There are many people living in local authority houses who could have afforded to have bought their own property over the years, as their financial position improved, and maybe it is</p>

		<p>time to address this problem which would release property for those in real need.</p> <p>The initial report states that reducing the age of eligibility down, would free up larger public sector properties if a couple or single person are now living in the family home, but surely this will increase the demand on the waiting lists of 'sheltered accommodation' .</p> <p>Where are people in our position supposed to go, if as we get older our health fails that we can no longer maintain the upkeep of a garden or house, there is no provision in Peel for private sheltered housing and why should we have to leave the area where we were born and breed because we scrimped and saved.</p> <p>Hopefully as time goes on, we may not need to consider downsizing, but it has been an extra reassurance to us and our family that if we had to, we had the option that we could possibly move to sheltered accommodation, and if these proposals go ahead that option has been taken away from us.</p>
<b>Confidential</b>	Homeowner	<p>I have completed the online questionnaire. Since doing so have had concerns as to how, what is proposed, will apply to those of us of a certain age who can no longer look after a house and garden and require simpler, smaller accommodation so that independence can be maintained for as long as possible.</p> <p>The questionnaire appears to focus on a points system principally related to 'housing quality', income and savings. There is scant reference to the elderly, their well-being, social need or benefit to both the personal and wider society. In particular the advantages to the health services.</p> <p>I do believe there must be a clear distinction between those who merit housing support on an income and housing need basis and those older people who need support to meet changing personal circumstances.</p>
<b>Arbory Commissioners</b>	Local Authority (non-housing provider)	<p>Arbory Parish Commissioners regret that they cannot support these proposals, because, in their opinion, they fail to properly acknowledge, assess or meet the additional requirements of those who need sheltered public sector housing. They can see that the proposers of these changes see administrative convenience and a perception of greater objectivity in a rigid points based</p>

		<p>system. However, the Commissioners do not believe that the very different and very real and complex health, social and physical needs of the elderly can be successfully and fairly turned into numbers. They consider that a greater degree of flexibility and discretion than would be afforded by a rigid points system is required, and they urge the DOI not to proceed with these changes.</p> <p>There is currently no private sheltered housing available in the South and unless and until there is, then the financial criteria as set out would deprive people of fairly modest means from access to the comfort and security of sheltered accommodation close to their own communities. Assessment of income and assets should not be used to deny access, but could be used for determining an appropriate level of rent.</p> <p>The Commissioners are not aware that the present system has given rise to any serious problems. The old adage of "If it ain't broke, don't fix it" seems to apply. They would suggest that these proposals have undertones of change for changes sake and greater uniformity for its own sake.</p> <p>My Commissioners trust that this is a consultation exercise in the true sense and that their views will be given careful consideration.</p>
<p><b>Peel Town Commissioners</b></p>	<p>Local Authority Public Sector Housing Provider</p>	<p>Peel Town Commissioners considered the Department of Infrastructure's consultation on Access and Eligibility Criteria for Older Person's Housing in the Public Sector at their Board meeting on 3 November 2015. The Commissioners would like to see the following issues reviewed:</p> <p>The requirement for a person to be a minimum of 60 for acceptance on the waiting list is too prescriptive and does not permit flexibility to look at other important criteria including allowing larger public sector housing to be reallocated to younger families and health/ welfare considerations of applicants. A pointing system for the age of the applicant could be used which would identify those persons most in need irrespective of whether or not they are in their late 50s or early 60s.</p> <p>The financial limits for couples does not seem high enough and the rationale behind the 10% addition to a single persons income is not explained.</p> <p>The point banding for gross income is not consistent. Somebody earning £22,500 receives 6 points more than someone earning £25,001 rather than the 3 point difference elsewhere on the scale for</p>

		<p>this £2,500 difference in income.</p> <p>The rationale for the £245,000 financial/property asset limit is not explained and if this will be frozen or linked to another financial market indicator in the future.</p> <p>A high number of points are proposed for low priority health/welfare issues (5 to 10) and property condition (5) respectively. No rationale is provided for giving points to low priority cases and overall this is difficult to justify against points awarded for other criterion.</p>
<b>Adult Services</b>	Department of Health and Social Care	<p>There are an increasing number of instances where people accessing benefits, social care, social housing and health care have to meet differing residential qualification criteria.</p> <p>In this instance an applicant for sheltered housing must have been ordinarily resident for a period of 10 years and be resident on the island for 3 months immediately prior to application. For access to social care the person would need to have been resident for 5 years immediately prior to application for social care support. In terms of benefits (Income Support) then IOM worker status applies examples of which are; having been born on the island; having lived here for at least 5 consecutive years immediately prior to making their claim for IS; having lived in the island for a continuous period of 10 years at any time; or being married to, or a civil partner of an IOM worker.</p> <p>Conceivably we could have instances where a person is eligible for sheltered housing, Income support but not social care services</p> <p>Financial qualification should be balanced against identification of need e.g. someone might have a property but can't maintain it due to infirmity or disability and this should be taken into account.</p> <p>The proposed criteria states "Once allocated a public sector property the applicant must not own or continue to own their own property in any jurisdiction" – What happens if people cannot sell prior to allocation? And who will be willing to sell before they are certain they have a property to move to? Equally the ability to sell a property in the present market may be a protracted process.</p> <p>Getting additional points for years over residency requirement – Sheltered Housing is different to General needs housing and 10 years is already a long time. Bearing in mind its housing for over 60's, giving points for residency over 10 years may be a little punitive.</p>

		Health and Welfare – Who will determine what “an appropriate and continuing package of support” is? Is there a requirement for a social care representative to be part of that assessment?
<b>Ballaugh Parish Commissioners</b>	Local Authority (non-housing provider)	Ballaugh Parish Commissioners have a representative on the Ramsey and Northern District Elderly Persons Housing Committee, that Committee will be responding to the consultation on behalf of them.
<b>Andreas Parish Commissioners</b>	Local Authority (non-housing provider)	Andreas Parish Commissioners consider that the only way forward would be to carry out a form of means testing.
<b>Jurby Parish Commissioners</b>	Local Authority (non-housing provider)	Jurby Parish Commissioners have a representative on the Ramsey and Northern District Elderly Persons Housing Committee, that Committee will be responding to the consultation on behalf of them.
<b>Braddan Commissioners</b>	Local Authority Public Sector Housing Provider	The Commissioners did not wish to complete the online survey. They did however wish to comment on two aspects. Firstly they thought that means testing was the correct approach. Secondly, they thought that the system of allocating points for time spent on the list should be stopped altogether.
<b>Lonan Parish Commissioners</b>	Local Authority (non-housing provider)	Following a meeting of Lanan Parish Commissioners on 20 <sup>th</sup> October I am directed to write to you to express their support for the proposed measures based on the needs of persons local to the respective facilities.  They believe that elderly persons should where possible reside in an area in which they are accustomed and would have local friends and this criteria should be considered.
<b>Marown Parish Commissioners</b>	Local Authority (non-housing provider)	The Commissioners have resolved to make no comment.

## Appendix A

### Sheltered Housing : Criteria for Acceptance on to Waiting Lists

1. Residential Qualification : The applicant or spouse must have been ordinarily resident on the Island for a minimum of ten years.
2. Age Qualification : A single applicant, or one party in a joint application, must be of the state retirement age at the time of the application.  
: The Authority may consider an applicant below state retirement age in exceptional circumstances.
3. Assessment of Current Housing : Inadequate accommodation, with written confirmation from Environmental Health, Local Authority or other relevant body
  - Notice to Quit
  - Lack of disabled access
4. Assessment of Capability :
  - Written confirmation of the applicant's needs on health grounds from Social Services, doctor or relevant body
5. Appeals Procedure : (1) Any person having an application for acceptance on to a waiting list rejected by a Sheltered Housing Authority may seek a review of that decision by submitting a request in writing to the appropriate housing committee.  
: (2) If that decision is upheld by that committee the applicant may seek an appeal against that decision by submitting a request in writing to the Department's Director of Housing whose decision shall be final.

### Sheltered Housing: Allocation Criteria

6. The Authority shall allocate accommodation taking account of the current circumstances of an applicant, which should be supported by an assessment by Social Services of the applicants care or medical requirements, or by a Doctors Note.

7. Allocations may be made from general housing waiting lists or from general housing tenants where the individual circumstances in respect of capability are satisfied.
8. The Authority should endeavour to ensure that at least 50% of allocations are to current general housing tenants.



## Appendix B

### (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	
<b>1. Time on List</b>	1 point per each 3 month period <b>to a maximum of 20 points</b>	
<b>2. Years of Residency on Island</b>	1 point for every year in excess of ten years <b>to maximum of 10 points</b>	
<b>3. Local connection with housing authority area</b>	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
<b>4. Public Sector tenant</b>	Releasing a general public sector property suitable for a family	10 points
<b>5. Gross Income</b> (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
<b>6. Financial/property assets</b>	£25,000 to £34,999	-3 points
	£35,000 to £49,999	-6 points
	£50,000 or over	-10 points
<b>7. Adequacy of present accommodation</b>	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
	High priority	25 or 30 points

<b>8. Supported Housing</b>		20 points
<b>9. Notice to Quit</b> (excluding rent arrears)	Formal legal notice NTQ - Landlord/Advocate Court Order	5 points  10 points
<b>10. Unjustified refusal</b> 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
<b>11. Accumulated rent arrears</b>	Discretionary deduction	-10 points
<b>12. Appeals Procedure</b>	<p>Any applicant having an application for acceptance on to a waiting list rejected</p> <p><b>or</b></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>	