

Approved by the Council of Ministers (25th February 2016)

Approved by Tynwald (15 March 2016)

(A) Criteria for acceptance onto waiting lists for older persons housing

Eligible Applicant(s)	<p>Definition of applicant shall be:</p> <p>(1) Single Person aged 65 years or over with no dependent children, or</p> <p>(2) Couple, with at least one person aged 65 years and over, with no dependent children. Where one person is younger than 65 they must be at least 50 years of age</p> <p>Couples granted a tenancy shall be joint tenants only if both are residentially qualified</p> <p><i>In certain circumstances tenancies with adult children or unrelated companions are permitted where the age of the child or companion is at least 50.</i></p>
Residential Qualification	<p>(1) Applicant(s) must have been ordinarily resident on the Island for a minimum of ten years</p> <p>(2) Applicant(s) must be resident on the Island for at least 3 months immediately prior to allocation</p>
Financial Qualification	<p>(1) Maximum gross income of applicant(s) must not exceed the median income (currently £28,392) plus 10% for couples</p> <p>(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</p> <p><i>Once allocated a public sector property the applicant must not own or continue to own residential property in any jurisdiction</i></p> <p>(3) Where there is a profound housing need, and the applicant falls outside financial qualifications (1) and/or (2) special consideration can be given for allocation on a higher rental basis as determined by the Department from time to time</p>
Health and Welfare Qualification	<p>(1) The applicant must be capable of independent living (with an appropriate and continuing package of support where necessary)</p>
Appeals Procedure	<p>Any applicant having an application for acceptance on to a waiting list rejected or</p> <p>Any applicant dissatisfied by reason of non-allocation of a property by virtue of non-allocation of points, may</p> <p>(1) Seek a review of that decision by submitting request in writing to the appropriate housing authority, and</p> <p>(2) If the decision is upheld by that housing authority, seek an appeal against that decision in writing to the Department's Housing Division, whose decision shall be final.</p>

(B) Criteria for allocation of properties: pointing system

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