

APPENDIX A

General Housing: **Existing** Criteria for Acceptance on to Waiting Lists and Allocation of properties:
pointing schedule

Public Sector Housing:

Criteria for acceptance onto waiting lists for general housing

Approved by the Council of Ministers January 2002

in accordance with Tynwald resolution of October 1999

-income limits amended 2002/2005/2011

1. **Eligible Applicant(s)**

Applicants must be 18 years and over. Definition of applicant shall be:

 - (1) A Single Person, or
 - (2) A Single Person with Dependent Children
 - (3) A couple who are Married or in a Civil Partnership, or
 - (4) A Couple who are Married or in a Civil Partnership with Dependent Children
 - (5) A Couple who are not Married or in a Civil Partnership, or
 - (6) A Couple who are not Married or in a Civil Partnership with Children

2. **Residential Qualification**

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

(2) Applicant(s) must have been ordinarily resident in the local authority area for a minimum of five years.

3. **Financial Qualification**

(1) Maximum gross income of applicant(s) £33,555 per annum

(2) For applicants with dependent children gross income levels shall be:

 - one dependent child , add £2,820
 - two dependent children, add £5,630
 - three or more, add £8,435.

4. **Additional Acceptance Criteria**

(1) Divorced/ Separated person with joint access to a child or children under the age of eighteen where the parties have been legally separated for six months and legal proceedings have been instituted.

(2) Where there is joint residence of children the housing authority may apply discretion where the

divorced/ separated person seeking housing has joint access to the child or children at some time.

(3) Applicants having previously owned property where the net proceeds of the sale do not exceed £50,000, or applicants with savings of £50,000, or other amount determined by the Department from time to time (notional interest from such savings to be taken into account and calculated as part of total allowed income; see attached guidance notes)

5. **Discretionary Criteria**

(1) Notice to quit from landlord, advocate where a Court has made an order for possession.

(2) Emergency Housing requirement with confirmation of circumstances from Social Services, police, fire service, environmental health or other relevant authority.

6. **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 a 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.

(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.

Public Sector Housing: Criteria for allocation of properties: pointing system

Approved by the Council of Ministers January 2002 – Maximum of 10 points for days on list removed April 2003. Points for gross income amended April 2014.

Criteria	Points	
1. Days on List	1 point per each 3 month period	
2. Island born	5 points	
3. Years of Residency on Island	1 point for every year in excess of ten years to maximum of 10 points	
4. Years of Residency in housing authority area	1 point for each year in excess of five years to maximum of 10 points	
5. Joint applicants	5 points	
Single applicant	0 points	
6. Size of family (under 18 yrs or in full time education)	1 child	5 points
	2 children	10 points
	3 or more	15 points
7. Gross Income (including combined income of joint applicants)	£27,300 & above	0 points
	£24,023 - £27,299	1 point
	£20,748 - £24,022	2 points
	£17,482 - £20,747	3 points
	£14,196 - £17,481	4 points
	£14,195 and under	5 points
8. Adequacy of present accommodation (maximum allocation is 10 points health/welfare and 10 points unfit housing <u>or</u> overcrowding)	Unfit housing (certified by EHO)	10 points
	Unfit for health/ welfare consideration (validated by report from health professional & multidisciplinary assessment)	3, 6, or 10 points
	Unfit Housing or Overcrowding (certified by EHO)	3, 6, or 10 points
9. Notice to quit (excluding rent arrears)	Landlord/Advocate	5 points
	Court Order	10 points
10. Emergency Housing	(1) Damaged Property, certified by fire services, insurance assessor	20 points
	(2) Closure Notice, property condemned by Environmental Health	20 points
	(3) Social reasons (e.g. Victim Support / Witness Protection, supported by Police)	20 points
11. Prior unjustified refusal by	Discretionary deduction	minus 10 points

applicant of a housing unit where an offer of a property considered suitable for the applicant was refused without valid reason (such as proximity to work, proximity to schools or where the property offered was considered to be uninhabitable).

- | | |
|--|-----------------|
| 12. Accumulated rent arrears | minus 10 points |
| 13. Manx Housing Trust for 1 year or more | 10 points |
-

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

1. 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.
2. 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.