

## APPENDIX B

Proposed Criteria for Access & Eligibility – GENERAL

### Public Sector Housing: Criteria for acceptance onto waiting lists for General Needs housing

Approved by Tynwald xxxx 2018

1. **Eligible Applicant(s)** Applicants must be 18 years and over. Definition of applicant shall be:
- (1) A Single Person, or
  - (2) A Couple\*
  - (3) A Single Person with Dependent Children
  - (4) A Couple\* with Dependent Children

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

*\* For the purpose of these Criteria a Couple is defined as people who are Married or in a Civil Partnership or who are living together as if they are Married or in a Civil Partnership.*

2. **Residential Qualification**
- (1) Applicant(s) must have been ordinarily resident on the Island for a minimum of ten years, *and have*
  - (2) Local area residency of at least 3 years

3. **Financial Qualification** Maximum gross income of applicants is as follows;

| No. of children<br><i>(dependent children whose place of ordinary residence is with the applicant)</i> | Maximum Income |         |
|--|----------------|---------|
|  | Single person  | Couple  |
| None   | £30,000        | £33,000 |
| One Child  | £35,000        | £38,000 |
| Two Children   | £38,000        | £41,000 |
| Three or more children   | £41,000        | £44,000 |

- (4) Maximum savings/financial assets £30,000

- (5) Applicants must not currently own a property

*Applicants having previously owned property where the net proceeds of the sale do not exceed £30,000, or other amount determined by the Department from time to time may be considered for housing (notional interest on such proceeds/savings to be taken into account and calculated as part of total allowed income; see attached guidance notes)*

**Public Sector Housing:**  
Criteria for allocation of General Needs housing: pointing schedule

Approved by Tynwald xxxx 2018

- | <b>Criteria</b>  | <b>Points</b>   |
|--|---|
| 1. <b>Days on List</b>   | 1 point per 3 month period <b>to a maximum of 20 points</b> ( <i>as Sheltered</i> ) |
| 2. <b>Island Born</b>  | <i>remove</i>   |
| 3. <b>Years of Residency on Island</b>   | 1 point for every year in excess of ten years <b>to maximum of 10 points</b>        |
| 4. <b>Years of Residency in housing area</b>   | 1 point for each year <b>to maximum of 10 points</b>                                |
| 5. <b>Size of family</b><br>(dependent children under 18 years or 21 years or under if in full time education whose place of ordinary residence is with the applicant) |   |
| Each dependent child aged under 16   | 5 points  |
| Each dependent child aged 16 and over  | 3 points  |
| 6. <b>Gross Income</b> ( <i>including combined income of joint applicants*</i> )   |   |

|                         | <b>Single</b>      | <b>Couple</b>      |           |
|-------------------------|--------------------|--------------------|-----------|
| No children             | £16,000 and under  | £19,000 and under  | 10 points |
|                         | £16,001 to £19,500 | £19,001 to £22,500 | 8 points  |
|                         | £19,501 to £23,000 | £22,501 to £26,000 | 5 points  |
|                         | £23,001 to £25,500 | £26,001 to £28,500 | 2 points  |
|                         | £25,501 and over   | £28,501 and over   | 0 points  |
|                         | <b>Single</b>      | <b>Couple</b>      |           |
| With dependent children | £18,000 and under  | £21,000 and under  | 10 points |
|                         | £18,001 to £23,000 | £21,001 to £26,000 | 8 points  |
|                         | £23,001 to £28,000 | £26,001 to £31,000 | 5 points  |
|                         | £28,001 to £33,000 | £31,001 to £36,000 | 2 points  |
|                         | £33,001 and over   | £36,001 and over   | 0 points  |

*\*Child benefit is to be disregarded for the purpose of pointing income*

- |                                     |                    |                |
|-------------------------------------|--------------------|----------------|
| 7. <b>Financial/property assets</b> | £15,000 to £19,999 | minus 1 point  |
|                                     | £20,000 to £24,999 | minus 2 points |
|                                     | £25,000 or over    | minus 3 points |

*Similar to sheltered – where a person has sufficient assets to meet their own housing need in the short term they get less priority than those who do not have these resources.*

|   |   |                 |
|---|---|-----------------|
| 8. <b>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  |
|   | Medium priority   | 15 or 20 points |
|   | High priority   | 25 or 30 points |

*The above aligns the weighting for health/welfare issues with those approved for sheltered*

|  |                            |           |
|--|----------------------------|-----------|
| 9. <b>Notice to Quit</b><br>(excluding rent arrears) | Court Order for Possession | 25 points |
|--|----------------------------|-----------|

*NTQ's are often not followed by Court action and do expire very quickly so points are only awarded where a Possession Order has been obtained and the tenant is legally obliged to vacate the property. The criteria below are the same as current:*

|   |                                       |                 |
|---|---------------------------------------|-----------------|
| 10. <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) | minus 10 points |
| 11. <b>Accumulated rent arrears</b>   | Discretionary deduction               | minus 10 points |
| 12. <b>Manx Housing Trust</b> for 1 year or more  |                                       | 10 points       |
| 13. <b>Private Sector Tenancy</b> for 1 year or more  |                                       | 5 points        |

---

|                              |   |
|------------------------------|---|
| 14. <b>Appeals Procedure</b> | Any applicant having an application for acceptance on to a waiting list rejected, <b>or</b> 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 to the Department's Housing Division whose decision will be final.

- (3) In the case of houses owned by the Department, the review or appeal shall be to the Minister or Member of the Legislature outside the Department as appointed by the Council of Ministers.