

SCHEME OF PRIORITIES FOR LETTING DWELLINGS – SECTION 11 OF THE HOUSING ACT, 1988

The priority to be afforded in the letting of a dwelling by Castlebar Town Council (hereinafter referred to as “The Council”) to persons who are in the opinion of the Council, unable to provide accommodation from their own resources and whose need for accommodation has already been established by the Council through their inclusion in the most recent Assessment of Housing Needs, of their acceptance afterwards for inclusion in the next assessment, shall be determined in accordance with the terms of the Scheme.

1. Preference shall be given as set out on the attached Schedule except where the need for accommodation arises from an emergency.
- 2a. Where the need for accommodation arises from an emergency, the Council may, notwithstanding any determinations made in accordance with Clause 2b of the Scheme, let to a person, any dwelling which it has available, subject to such conditions as the Council considers necessary.
- 2b. The Council may, by resolution, from time to time, determine to set aside, for persons of such category or categories as the Council may decide, a particular number or proportion of dwellings becoming available for letting. Where dwellings are set aside for a particular category or categories, priority shall be afforded to such category or categories in the letting of such dwellings.
- 2c. The Council, in applying its terms to a person, may disregard the accommodation that person is occupying where the Council have reason to believe that he/she had deliberately or without good and sufficient reason done or failed to do anything (other than an action or omission in good faith) in consequence of which the accommodation he/she is so occupying is less suitable for his/her adequate housing than other accommodation which it would have been, or would be, reasonable for him/her to occupy.
3. The Council may allow a tenant to transfer within its own Housing Stock, where such transfer is deemed to be desirable.
4. The Council may allow transfers by tenants to and from other Housing Authorities, subject to conditions mutually agreed between the Council and the Housing Authorities concerned.
5. The Council may, on the death or departure of a tenant, and subject to such conditions as the Council may decide, let the dwelling to a member of the Tenants family, or to such other person as the Council see fit, provided such person has resided continuously in the dwelling, for such period of time as the Council considers appropriate, at the date of death or departure.
6. The Council may disregard the priority of an applicant for accommodation, where such person has refused a reasonable offer of accommodation by the Council.

SCHEDULE

- (a) First preference shall be given to applicants living in dwellings deemed to be dangerous under Section 3 of the Local Government (Sanitary Services) Act, 1964
- (b) Second preference shall be given to applicants who are deemed homeless by the Council under the provisions of the Housing Act, 1988.
- (c) Third preference shall be given to applicants living in dwellings deemed to be unfit under Section 66 of the Housing Act, 1966.
- (d) Fourth preference shall be given to applicants who are living in overcrowded conditions as defined in Section 63 of the Housing Act, 1966.
- (e) Fifth preference shall be given to applicants, who, in the opinion of the Council, are not reasonably able to meet the cost of the accommodation which they are occupying, or to obtain suitable alternative accommodation.
- (f) Sixth preference shall be given to applicants in need of housing on:

Medical grounds, sharing accommodation with another person and having reasonable requirement for separate accommodation, young people leaving institutional care or on Compassionate grounds.
