

Allocation rules of apartments at Austurvegur 5 in Grindavíkurbær

1.

Definition

These rules apply to apartments for the elderly at Austurvegur 5 Grindavík. The apartments are intended for the elderly who need social assistance and support to be able to live in their own home.

2.

Purpose

The aim of allocating the apartments is to meet the needs of elderly residents in the municipality who, due to social and health conditions, can not continue to live and take care of themselves and their own housing without support. The apartments are intended to be a suitable living option where individuals can keep their own home for as long as possible in the best possible conditions.

3.

Right to apply

The prerequisite for being able to apply for an apartment at Austurvegur 5 is that the applicant fulfills all of the following conditions:

- a. Applicants must have reached 72 years old.
- b. Applicants must have been domiciled in the municipality for last 12 months.
- c. The applicant is in need of social assistance and support to be able to live in their own home.

4.

Exemption

Exemption from the conditions of Article 3 may be granted in the following circumstances:

- a. Social Affairs Committee may grant an exemption from the age provision according to an Article 3 for the disabled and retired people who have not reached the age of 72. Furthermore, an exemption from the age provision may be granted if the applicant has a spouse in a nursing home in Víðihlíð.
- b. The applicant has lived in Grindavík for a large part of his life but has temporarily moved out of the municipality due to housing problems, work or other relevant circumstances.
- c. The Social Affairs Committee may grant an exemption from the requirement for registration of legal domicile for 12 months due to serious social and / or health conditions.
- d. The Social Affairs Committee may grant an exemption from the provisions of a. - c. if no other applicant fulfills the conditions of Article 3.

5.

Applications

When an apartment becomes available, it must be advertised prominently on the municipality's website. The advertisement shall state the main information about the apartment and the application deadline for the apartment shall be two weeks.

You can apply for an apartment at the municipality's office by a special form or electronically on the municipality's website www.grindavik.is. If the application is submitted to the town office, it must be stamped.

If the application is made on the basis of special social circumstances and/or health reasons, the statement of the social worker and/or medical certificate must accompany the application.

Each application is valid only for the apartment that is advertised. When the allocation of the apartment is completed, all applications will be canceled. When an apartment is available again, the process is repeated according to the paragraphs 1 and 2.

6.

Evaluation of service needs

At the end of the application deadline, the applicants situation will be evaluated. Applicants who meet the conditions of Article 3 are assessed, as well as those who may fulfill the exemptions in Article 4. Information is sought for example on mental, physical, financial, social and housing conditions. The evaluation criteria that follow these rules will be used when assessing the need for services.

7.

Procedure

An assessment of the applicants' service needs shall be made by a team of professionals as soon as possible. The team shall consist of two representatives of the municipality's social services and one representative of home nursing. Team members can request more detailed information from candidates if needed.

If a member of a team of professionals according to the above is connected to the applicant in any of the ways mentioned in the first paragraph. Article 3, Act no. 37/1993, he is disqualified from participating in the allocation.

8.

Allocation

The allocation of apartments is carried out by the Grindavík's Social Affairs Committee on the basis of the evaluation according to Article 6..

9.

Allocation notice

The applicant who receives the allocation must be notified in writing of the outcome of an allocation. The person in question shall be transferred to the apartment within two weeks from the date of allocation and have a permanent residence there, Act 21/1990. If the person in question does not move into the apartment within four weeks of the allocation, the Social Affairs Committee can invalidate the allocation of the apartment and reallocate it.

10.

Refusal of the allocation and justification.

If the application is rejected, the applicant shall be notified of the rejection of the application in writing. The applicant may request justification for the rejection of the application. Furthermore, the applicant shall be instructed on his right to appeal from the decision to the Appellate Committee for Welfare Services (úrskurðarnefndar velferðarþjónusta).

11.

Appeal to the Appellate Committee for Welfare Services (úrskurðarnefndar velferðarþjónusta)

The applicant may appeal from the decision of the Social Affairs Committee to the Appellate Committee for Welfare Services. This shall be done within three months of the applicant being notified of the decision of the Social Affairs Committee.

12.

Housing rights and rental payment

Rental prices for apartments are determined on the basis of the projected initial price based on the consumer price index, from the initial date, to the beginning of the rental period.

The lessee pays a right of occupancy amounting to 20% of the projected initial price based on the consumer price index, from the initial date, to the beginning of the lease term. The calculated right of occupancy is then depreciated by 1% per year from the start date to the beginning of the rental period. Housing rights shall be repaid at the end of the rental period, interest-free but with full indexation according to the consumer price index on the initial price of housing rights, from the effective date to the date of termination, less 1% annual depreciation.

The cost of painting and cleaning, as well as flooring, shall be deducted from the refund of the condominium. If the apartment is damaged due to poor handling, the cost will be deducted from the refunded housing right.

If the lessee does not have the amount of the housing right to cash on hand, he can apply for an exemption from the payment of the housing right to the town council. If the lessee applies for an exemption from housing rights, he must submit a tax return for the last two years. If the property is in excess of the debt, the town council shall determine the right of occupancy according to the published criteria at the beginning of each year, otherwise the right of occupancy shall not be paid.

If an exemption is granted from the payment of a right of occupancy partly or fully, the lessee pays a higher rent according to the issued criteria.

13.

Moving between apartments

When an individual receives an allocation for an apartment intended for a couple or when an individual is living in an apartment for couples after the death of a spouse or otherwise, he or she must be moved to a smaller apartment if such apartment is available and there is a demand for a apartment for couples. Provisions to that effect shall be specifically emphasized in the lease agreement.

The director of Miðgarður shall first invite all individuals who are in such situation to move to a smaller apartment. If no one is willing to accept such an offer, the person who has not paid the right of occupancy shall be transferred from a larger to a smaller apartment. If more than two are in the position of not having paid the right of occupancy, an evaluation shall be made in accordance with Article 6 and the person must be subjected to moving that is assessed in less service need. The moving between apartments must have taken place within four weeks after the tenant has been notified of the transfer. The landlord is obliged to provide full assistance in moving between apartments according to this article.

14.

Making lease agreement, termination, cancellation and more

A lease agreement may be terminated by both parties with three months notice. The landlord shall not, however, apply this termination provision except in exceptional cases for example if the tenant has available nursing space that he does not accept or significant changes are made to the allocation rules.

The parties right to rescind is subject to the Act no. 36/1994.

While receiving and returning of the rental apartment, an evaluation shall be made and the tenant shall return the apartment in the same condition as he received it, as long as this is not considered a consequence of normal use or is due to events that were demonstrably irrelevant to the tenant. If an apartment is not returned in an acceptable condition in the opinion of the assessor, the repair costs shall be deducted from the housing right.

If the lessee does not pay the right of occupancy, he shall provide a guarantee when concluding a lease agreement corresponding to a three-month lease. The security deposit in the landlord's custody shall be indexed, but shall not bear interest. At the end of the rental period, the landlord must state as soon as possible whether he makes a claim

of security deposit or has a reservation to that effect. Otherwise, he shall return to the tenant the security money together with indexation without undue delay. The landlord is never allowed to keep the security money in his custody without making a claim for it for more than two months from the return of the premises, paragraph 1 act 64, 36/1994.

15.

House fund

The landlord is authorized to charge a fee to cover the costs of cleaning the common areas, the use of a washing machine, dryer and other common costs. It is not permitted to charge a higher fee than the cost of the service.

16.

Coming into force and return of a regulations

These rules take effect immediately.

Approved at a meeting of the Social Affairs Committee, Félagsmálanefnd on 12 May 2016

Approved at a meeting of the town council, Bæjarstjórn on November 29, 2016