

Railway Housing Association



The Association operates a points based lettings system and applications are assessed using the following housing need points:-

1 HOMELESS/POTENTIALLY HOMELESS

- includes the following circumstances:

Persons who will be homeless within the near future (28 days) and can produce written evidence **200**

Assured shorthold with notice and court action pending **100**

Refused statutory homeless on grounds of non-priority/no local connection **100**

In hospital and unable to return home **100**

Relationship breakdown with no security of tenure/right to remain **100**

Leaving tied accommodation **100**

B&B/Agencies **100**

No fixed abode

(Written evidence must be sighted)

2 OVERCROWDING

Lacking one bedroom **100**

Lacking each subsequent bedroom **50**
(Separate bedroom for each couple living together/single parent)

3 UNDEROCCUPATION

Up to 2 bedrooms under-occupied **10**

Over 2 bedrooms under-occupied **15**

4 DISREPAIR

N.B. Not awarded to Housing Association/ Local Authority tenants.

Statutory Disrepair (only awarded with third party assessment) **100**
Non-Statutory Disrepair **50**

5 EXISTING HOUSING CONDITIONS

No hot water supply **20**

No bath/shower facilities **20**

Lack of basic heating **10**

No separate kitchen **10**

No inside WC **20**

Sharing Amenities (awarded only to those applicants sharing with non-related residents)

Sharing bath/shower facilities **10**

Sharing kitchen **05**

Sharing WC **10**

6 MEDICAL GROUNDS

Applicants who cannot climb stairs and have medical support/Social Services recommendation/in wheelchair **150**

Applicants who find stairs difficult due to a medical condition **75**

(Any other illness which affects the applicants housing need can also be awarded 75 points)



66 Providers of quality housing since 1919 99

A doctors letter may be requested
Applicants with minor health problems who find they have difficulty managing their home

Applicants whose current property has been adapted or designed in such a way that it alleviates some of the medical problems encountered

7 FAMILIES LIVING APART

Only awarded where family are forced to live apart due to housing circumstances

8 SOCIAL NEED

Awarded for the following:

Availability of family support

Availability of support facilities e.g. carers, requiring warden controlled accommodation

Availability of community groups

Loss of relative by bereavement

Living in an area where applicant feels at risk e.g. areas of high vandalism, burglaries etc. or where applicant wishes to move from an area in which they have previously suffered harassment

Applicants who require accommodation in order to secure employment

Financial hardship - awarded to applicants who are unable to afford or maintain their current accommodation

30

30

30

25

25

25

25

25

50

25

9 HARASSMENT/DOMESTIC VIOLENCE

Domestic Violence (You may be asked to substantiate this claim)

200

Harassment (Awarded with third party proof e.g. Police, Local Authority, Solicitor)

200

(Applicants who have suffered incidents of harassment within six months of their application being considered will be awarded 200 points. In cases where it is more than six months since the last incident, applicants will be awarded 25 points)

10 TIME ON LIST

Given for up to a maximum of 5 years.

5 per year

11 TRANSFERS

(including national mobility schemes)

50