

RHA



Railway Housing Association



Guide to Points System

www.railwayha.co.uk

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 **100**

(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

Under-occupying by 1 bedroom **100**

Under-occupying by 2 or more bedrooms **150**

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 **100**

(Any other illness which affects the applicants housing need can also be awarded 100 points)

<p>A doctors letter may be requested Applicants with minor health problems who find they have difficulty managing their home</p>		30	
<p>Applicants whose current property has been adapted or designed in such a way that it alleviates some of the medical problems encountered</p>		30	
7	FAMILIES LIVING APART		
<p>Only awarded where family are forced to live apart due to housing circumstances</p>		30	
8	SOCIAL NEED		
<p>Awarded for the following:</p>			
<p>Availability of family support</p>		25	
<p>Availability of support facilities e.g. carers, requiring warden controlled accommodation</p>		25	
<p>Availability of community groups</p>		25	
<p>Loss of relative by bereavement</p>		25	
<p>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</p>		25	
<p>Applicants who require accommodation in order to secure employment</p>		150	
<p>Financial hardship - awarded to applicants who are unable to afford or maintain their current accommodation</p>		100	
9	HARASSMENT/DOMESTIC VIOLENCE		
<p>Domestic Violence</p>		200	
<p>Harassment (Awarded with third party proof e.g. Police, Local Authority, Solicitor) (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)</p>		200	
10	TIME ON LIST		
<p>Given for up to a maximum of 5 years.</p>		5	per year
11	TRANSFERS		
<p>(including national mobility schemes)</p>		50	

Information can be made available in other languages, or other formats such as Braille or Audio Tape, on request. Please ask a member of our staff for more information, or if you need any other help or advice. (They can arrange to speak to you in your own language if you need them to.)

L'information peut être rendue disponible dans d'autres langues, ou en d'autres formats tels que braille ou bande magnétique audio, sur demande. Veuillez demander à un membre de notre personnel pour plus d'information, ou si vous avez besoin de tout autre aide ou conseil. (ils peuvent organiser de vous parler en votre propre langue si vous avez besoin qu'ils le fassent.)

Bilgiler istenildi_inde di_er dillerde de temin edilebilir ayrıca görme özürüleri kullanabilece_i kabartma alfabesiyle veya Teyp kaseti_eklinde de hazırlanabilir. Daha fazla bilgi için veya herhangi bir konuda yardım ve tavsiye ye ihtiyacınız varsa lütfen görevli personelden birisiyle konu_unuz. (E_er ihtiyacınız varsa personelimiz sizinle kendi dilinizde konu_abilmek için bir tercüman_ ayarlayabilir).

نستطيع توفير المعلومات بلغات اخرى وصيغ اخرى مثل البريل (لفقادي البصر) والشرائط الصوتية، حسب الطلب. يرجى الاستفسار من احد موظفينا للحصول على المزيد من المعلومات او للحصول على المساعدة او الارشاد. (يستطيع موظفونا توفير وسائل اخرى للتحديث معكم بلغتكم اذا احتجتكم الى ذلك).

该资料已被翻译为其它的语言，也有诸如盲文或录音磁带的其它形式供选。请询问我们的职员以便获得进一步的资料、其它帮助或建议。(如果你有需要，他们可以安排用你自己的语言来和你交谈。)

در صورت درخواست، اطلاعات به زبانهای دیگر در دسترس قرار خواهد گرفت و یا به هر شکل دیگر از قبیل خط برجسته و یا صدای جهت دریافت اطلاعات بیشتر و یا دریافت راهنمایی و کمک، لطفاً از یک کارمند سؤال کنید. (آنها میتوانند ترمیمی بدهند که در صورت لزوم با زبان خودتان یا شما صحبت کنند.)

زانیاریانہ بہ زمانی خوتان دہ ست دہ کہ ویت، و یا بہ شیوہ کافی دیکہ، لہ وانہ بہ خہ تہ گہ ورہ و یا بہ دہ نک۔ نہ گہ ر پپویستت بہ زانیاری زورتر، پارمہ تی و یا ناموزگار ی ہہ بہ، تکایہ پرسیار بکہ لہ بہ کیک لہ کارمہ ندہ کان۔ (نہ وان کاریکی وادہ کن کہ بہ زمانی خوت لہ گہ لتا قسہ بکہ ن.)

ਬੇਨਤੀ ਕਰਨ ਤੇ, ਜਾਣਕਾਰੀ ਦੂਸਰੀਆਂ ਬੋਲੀਆਂ, ਜਾਂ ਹੋਰ ਰੂਪਾਂ ਜਿਵੇਂ ਕਿ ਬਰੇਲ ਜਾਂ ਆਡੀਓ ਟੇਪ ਤੇ ਵੀ ਦਿੱਤੀ ਜਾ ਸਕਦੀ ਹੈ। ਹੋਰ ਜਾਣਕਾਰੀ ਵਾਸਤੇ, ਜਾਂ ਜੇਕਰ ਤੁਹਾਨੂੰ ਹੋਰ ਸਹਾਇਤਾ ਜਾਂ ਸਲਾਹ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਸਾਡੇ ਸਟਾਫ਼ ਦੇ ਕਿਸੇ ਮੈਂਬਰ ਨੂੰ ਪੁੱਛੋ। (ਜੇਕਰ ਤੁਸੀਂ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਉਹ ਤੁਹਾਡੇ ਨਾਲ ਤੁਹਾਡੀ ਆਪਣੀ ਬੋਲੀ ਵਿਚ ਗੱਲਬਾਤ ਕਰਨ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਨ।)

یہ معلومات گزارش کرنے پر دیگر زبانوں یا دیگر صورتوں، جیساکہ بریل (بصری طور پر کمزور یا کمزور) یا آڈیو ٹیپ، یا ناموزگار ی ہہ بہ، تکایہ پرسیار بکہ لہ بہ کیک لہ کارمہ ندہ کان کے ممبر سے بات کریں۔ (اگر آپ کو ضرورت ہو تو وہ آپ سے اپنی زبان میں بات کرانے کا انتظام کر سکتے ہیں۔)

Railway Housing Association

Bank Top House, Garbutt Square, Neasham Road,
Darlington DL1 4DR
Tel: 01325 482125 Fax: 01325 384641
Web: www.railwayha.co.uk

Registered Social Landlord: A1855 Registered Charity: 216825
MEMBER OF THE HOUSING OMBUDSMAN SERVICE