Housing Rights

when everyone has a home

HOUSING SELECTION SCHEME POINTS

INTIMIDATION — 200 POINTS

A total of 200 points will be awarded if an attack or threat meeting any of these criteria is confirmed by police or Base 2 NIACRO

Applicant's home destroyed (explosion, fire etc) due to attack **Terrorist/Racial/Sectarian/Sexual Orientation/Disability**	
A serious and imminent risk exists that applicant could be killed or seriously injured in attack **Terrorist/Racial/Sectarian/Sexual Orientation/Disability**	
Applicant has been attacked or is at risk of serious attack by a person who falls within the scope of the Housing Executive's statutory powers to address neighbourhood nuisance or antisocial behaviour	

INSECURITY OF TENURE

Applicants can be awarded points under either Full Duty Applicant criteria or Other Homeless criteria. Full Duty Applicants are a priority for rehousing.

FULL DUTY APPLICANT — 70 POINTS

To become a Full Duty Applicant you must satisfy the following four homelessness tests.

Homelessness	
Priority Need	
Eligible for assistance	
Intentionality	

OTHER HOMELESS — 50 POINTS

* To be awarded these points you must also be able to show that
- no suitable alternative accommodation is available for your use and
- you could not reasonably be expected to seek alternative accommodation

a)*	Marital/relationship breakdown, no dependent children, relationship 1 yr +	
b)*	Applicant or member of household evicted unintentionally, unprotected tenancy, tenancy 2 yr +	
c)*	Financial hardship, forced to sell his/her property, housing costs more than 30% of income	
d)*	Leaving tied accommodation, employment 2 yr +, redundancy/death/retirement of tenant	
e)*	End of service in Armed Forces, returning to civilian life, widow(er) of serviceman/woman no longer eligible for service quarters	
f)*	Release from prison	
g)*	Leaving hospital	
h)*	Leaving institutional care	
i)*	Property served with closing/demolition order/compulsory purchase powers	
j)*	Leaving hostel accommodation after 6 months or more of residence	
k)*	Other similar circumstances / Exceptional hardship by withholding award of points	
l)	Young person leaving care/foster care or owed a duty under the Children's Order	
m)	Persistent change of address to obtain shelter	

INTERIM ACCOMMODATION POINTS — 20 POINTS

Awarded to applicants with FDA status who have been in NIHE-arranged temporary accommodation for longer than 6 months

RUNNING TOTAL

HOUSING CONDITIONS

SHARING — MAX OF 40 POINTS

Sharing points can be awarded where you are sharing certain amenities with someone who is not part of your household

Applicant's household situation	Kitchen	Living Room	WC	Bathroom	Total
Applicant has dependent children OR	10 points	10 points	10 points	10 points	
Applicant is over 18, no dependent children OR	5 points	5 points	5 points	5 points	
Applicant is 16-18, no dependent children	5 points	5 points	5 points	5 points	

OVERCROWDING — 10 POINTS PER BEDROOM SHORT

Overcrowding points are awarded if, by the Housing Executive's calculations, your current accommodation is overcrowded

Size criteria		
Box room	3.7 to 6.5 square meters (40-69 square ft)	1 child under 7
Single room	6.5 to 9.3 square meters (70-99 square ft)	1 adult 2 children U18 same gender 2 children opposite gender under 7
Double room	9.3+ square meters (100 +square ft)	Adult couple or as above

Household makeup							
# Adult couples		# Female children, by age					
# Single adults		# Male children, by age					

Bedrooms			
# of box rooms needed		# box rooms in current accommodation	
# of single rooms needed		# single rooms in current accommodation	
# of double rooms needed		# double rooms in current accommodation	
Total number of overcrowding points (10 for each bedroom short)			

UNDEROCCUPATION — 10 POINTS PER BEDROOM OVER, MAX 30 POINTS

Underoccupation points are only awarded to applicants who are waiting for a transfer.

LACK OF AMENITIES & DISREPAIR — 10 POINTS EACH, MAX 80 POINTS

Serious disrepair	
Dampness prejudicial to health	
Inadequate provision for lighting, heating and ventilation	
Inadequate supply of wholesome water	
Unsatisfactory facilities for preparation or cooking of food (such as availability of hot & cold water)	
No suitably located WC for exclusive use of occupants (not awarded if due to mobility issues)	
No suitably located bath/shower with satisfactory supply of hot & cold water for exclusive use of occupants	
No electricity supply	

TIME IN HOUSING NEED — 2 POINTS PER YEAR, MAX 10 POINTS

Points awarded if you've been on the waiting list for over 2 years and have other points. 2 points for every year over

RUNNING TOTAL

HEALTH & SOCIAL WELLBEING

FUNCTIONALITY — MAX OF 42 POINTS

A maximum of 32 points for functionality can be awarded for any application. However, if a second member of the household scores 6 or more on the functionality matrix, your application will be awarded an additional 10 points as you are seen to be living in unsuitable accommodation.

Applicant's household situation	Independent	Need assistance or has difficulty	Depends on others
Walks without an aid OR	0	2	4
Uses a walking aid OR	2	4	8
Uses a wheelchair	2	4	8
Ability to climb stairs to or otherwise access WC	0	6	8
Ability to climb stairs to or otherwise access bedroom	0	6	8
Ability to negotiate 2 or more external steps at property	0	2	4
Ability to negotiate external steep approach at property	0	2	4
Total score for person one (Max 32)			
If second person scores more than 6 points, award additional 10 points OR			
If property is above ground floor (e.g. flat) and has no lift, causing applicant difficulty to access property award additional 10 points			

SUPPORT & CARE NEEDS

These points are only awarded to applicants seeking accommodation in sheltered or supported housing

Tasks	Needs help	Dependent on others
Dress or undress	1	3
Get in/out of bed	2	4
Get on/off toilet	2	5
Get in/out of shower/bath	1	2
Total score		
Tasks	Needs help	Dependent on others
Light fire/manage heating system	2	4
Do heavy household duties	1	2
Cook meals	1	3
Make snacks	2	4
Do own shopping	1	3
Total score		

COMPLEX NEEDS POINTS — 20 POINTS

You may be considered for complex needs points if you are referred by Health & Social Services or the Housing Officer feels that your circumstances fit the complex needs criteria.

RUNNING TOTAL

PRIMARY SOCIAL NEEDS FACTORS 20 POINTS EACH , MAX 40 POINTS

If you are awarded points under categories 1,2,3,4 or 7 you must also be considered under the homelessness legislation. You can only be awarded one of either points 1-3.

1*	Where the applicant, or a member of the applicant's household is experiencing or has experienced violence or is at risk of violence including physical, sexual, emotional or domestic violence or child abuse OR	
2*	Where the applicant or a member of the applicant's household, is experiencing or has experienced harassment, including racial harassment, and there is a fear of actual violence OR	
3*	Where the applicant, or a member of the applicant's household, is experiencing or has experienced fear of actual violence for another reason, and the applicant is afraid to remain in his/her current accommodation	
4	Where the applicant, or a member of the applicant's household, is experiencing or has experienced distress/anxiety caused by recent trauma which has occurred in the applicant's current accommodation	
5	Where, in the opinion of Social Services, there is a need for rehousing to prevent the applicant, or a member of the applicant's household, going into care	
6	Where Social Services recommend that the applicant, or a member of the applicant's household, move to larger or more suitable accommodation to enable him/her to become or continue to be a foster parent	
7	Where families with dependent children are living apart because of overcrowding or tension in previous accommodation, or where living together would result in children living in unsuitable accommodation	
8	In circumstances analogous to those listed in 1-7 above	

OTHER SOCIAL NEEDS FACTORS 10 POINTS EACH , MAX 40 POINTS

You will not be awarded Other Social Needs points for a situation that has already earned you Primary Social Needs points, for example if you have been awarded Primary Social Needs for harassment you will not be awarded Other Social Needs for the same issue.

1	Where the applicant, or a member of the applicant's household, is experiencing neighbour disputes and rehousing is likely to resolve the situation	
2	Where the applicant or a member of the applicant's household, is experiencing or has experienced harassment, but there appears to be no fear of actual violence	
3	Where the applicant, or a member of the applicant's household, is experiencing or has experienced burglary or vandalism and there is an inability to cope at his/her current accommodation	
4	Where the applicant, or a member of the applicant's household, has been awarded staying or weekend access to dependent children and his/her current accommodation is unsuitable to facilitate this access	
5	Where the applicant's current accommodation is too expensive	
6	The applicant and members of the applicant's household are unable to maintain current accommodation	
7	A member of the household who will not be moving with the applicant has a medical condition that is exacerbated by having the applicant in his/her home	
8	The applicant or a member of the household has experienced a recent bereavement in the current accommodation and requests rehousing and the same is likely to be beneficial	
9	The applicant is unable to reside with his/her partner for reasons beyond their control and there are no dependent children	
10	The applicant is socially isolated in the current accommodation and rehousing would be of clear benefit	
11	The applicant must move to take up a new job or full time course of study and does not currently reside within a reasonable travelling distance	
12	The applicant needs to live in an area to give or receive support	

RUNNING POINTS TOTAL

OTHER SOCIAL NEEDS FACTORS

13	The applicant needs to be rehoused to be nearer to family for provision of childcare to assist employment	
14	The applicant needs to move to be nearer to a hospital, day centre, specialised unit of education or other essential facility which would be of clear benefit to the applicant or a member of the household	
15	Alternative accommodation has been recommended by Social Services to meet the specific needs of the applicant or a member of the household because: • an extra room is needed for specialist medical equipment OR • an additional room is needed to accommodate a live in carer OR • the applicant's current accommodation is particularly unsuitable	
16	The applicant's household contains a child less than 10 years of age and they are living in accommodation above ground floor level	
17	In circumstances analogous to those listed in 1-16 above	

CURRENT POINTS AWARDED BY NIHE

POINTS TOTAL BASED ON THIS ASSESSMENT

ADDITIONAL POINTS WHICH NIHE COULD AWARD

List the points which you haven't already been awarded that you think are applicable to your circumstances. If you're not sure which points you have, ask the Housing Executive to supply you with a full breakdown of your points. Write to the Housing Executive setting out any points you feel you are entitled to and explaining why you should receive these points. It helps to include any evidence which may support your claim.

1		
2		
3		
4		
5		

HOUSING OPTIONS IF YOU DON'T HAVE ENOUGH POINTS FOR AN OFFER

You need to be realistic about your chances of getting an offer. If you've been given all the points you're entitled to and this still isn't enough for an offer in the area you wish to live in, you'll need to investigate other housing options, such as

- accessing affordable privately rented housing through Smartmove Housing
- changing the area you've asked to be rehoused in to one with more housing or with less demand
- keeping an eye on the Choice Based Lettings properties advertised by NIHE, Helm Housing and Clanmil Housing Association on the PropertyNews website.

OTHER RESOURCES TO HELP WITH POINTS

A video explaining how the points system works is available from www.housingadviceni.org/videos
Housing Rights provides a daily telephone advice service between 09.30 and 13.30 every weekday. Call 028 9024 5640 and select option 3