

# How Points are Awarded

A guide to the points that are awarded to applicants for housing





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Enclosed with this leaflet is a letter accepting you onto the waiting list for housing with Wishaw and District Housing Association. The letter confirms the preferences you stated in your form and gives you important information relating to the assessment of your application, specifically:

- **Your reference number, which should be quoted when making any enquiry about your housing application.**
- **Your date of application.**
- **The total number of points you have been awarded.**
- **The categories under which the points were awarded.**
- **The areas that you will be considered for.**
- **Information on how to make a complaint or appeal in the event of you disagreeing with the Association's initial assessment or processing of your application.**

In order that you can make sure that all your housing circumstances have been taken into account and that you have been awarded the correct points, this leaflet gives details on what points are awarded for and when you would qualify for each category of points. The guide also gives information on when points are not awarded and gives advice on what applicants should do in these circumstances.

Please take the time to check your points. If you feel that your housing circumstances have not been reflected and that you are entitled to other points, please contact the Association immediately.

## Categories of Points

### **Statutory homeless/ statutory homeless and in priority need**

You must have registered and been accepted as homeless with the local authority. The local authority will determine if you are in priority need and this will be noted on your letter of notification from the homeless section.

**Applicants will be required to provide evidence of their homeless application with the local authority before being considered for homeless points by the Association.**

### **No fixed abode**

If you provide the Association with a letter from a local authority accepting you as homeless, you will be awarded points in accordance with the local authority's assessment of your homeless status. However if you have not registered or been accepted as homeless, the Association regard you as living with friends or relatives.

### **Hostel, homeless unit or bed & breakfast accommodation**

If you have been placed in temporary accommodation by the local authority, you will be awarded points in accordance with the authority's assessment of your homeless status.

### **Imminent danger**

Points will be awarded under this category where you or a member of your household is at serious risk of violence if you remain living in your present accommodation. These points may also be awarded if you have had to leave your home and move into temporary accommodation because of the danger. Supporting evidence from agencies such as the Police or your current landlord may be required confirming the circumstances.

### **Owners facing repossession/ tenants facing eviction for arrears**

You will only be awarded these points when you have been served with a repossession or an eviction notice.

### **Living with friends or relatives**

You must be permanently living in the house of a friend or relative and using it as your only or principal home. You must also be registered as part of that household for the purposes of Council Tax, Housing Benefit etc and be making any claims for benefits from that address. It will be your responsibility as the applicant to provide any supporting evidence required to prove you are living at that address. You may also be awarded these

points if you are still living in the same house as your spouse/partner following a breakdown in the relationship.

**Tenants of private landlords and sub tenants**

If you currently rent self contained accommodation from a private landlord you will be awarded these points on the provision of a copy of your tenancy agreement.

**Tenants living in privately rented properties of multiple occupation**

You will be awarded these points if you rent a defined space (e.g. a bedroom within a property) from a private landlord. You will need to supply a copy of your tenancy agreement.

**Tied accommodation**

You may be awarded these points if you are required to leave tied accommodation owing to termination of tenancy, death, retirement etc. However, if you are registered as homeless with the local authority you will be awarded points in accordance with your homeless status.

**Personnel leaving HM Forces**

You will be awarded these points if you are due to leave any of the forces although if you register as homeless with the appropriate local authority you will be assessed in accordance with your homeless status.

**Inmates leaving prison**

You will be awarded these points if you are due to leave prison. However if you are registered as homeless with the local authority you will be awarded points in accordance with your homeless status.

**Patients leaving long term hospital care**

If you are currently living in hospital, institutional or residential care as your only place of residency you will be awarded points when the hospital or social work department provide a letter of support.

**Young people leaving local authority care**

If you are aged between 16 and 21 years of age and are about to leave local authority care you will be awarded points when the local authority provides a letter of confirmation.

**Living in a caravan/mobile home**

Points will be awarded if you live in a static or permanently sited caravan. Where the caravan/mobile home does not have internal, private toilet, bathing and washing facilities you will also be awarded points for sharing amenities.

**Itinerant accommodation**

These points will be awarded when you live in a caravan or mobile home but have no fixed site and therefore travel from place to place.

**Demolition or modernisation works**

These points will normally only be awarded if you can provide evidence that your home has been identified by the local authority or another registered social landlord such as another housing association for clearance, demolition or extensive improvement or modernisation works.

**Overcrowding**

The number of points awarded will be calculated on the basis of the number of bedrooms available within your present accommodation compared to the number of bedrooms you require to adequately accommodate your household. Only the needs of your household will be taken into consideration regardless of how many other people are living in the house.

**Under-occupancy**

Points will be awarded for each bedroom within the property that is surplus to requirements to adequately accommodate your household.

**Sharing amenities**

These points will be awarded if you have to share a living room, bathroom/w.c. and/or kitchen with another independent household living within the same accommodation. However the points for most categories where this is applicable (e.g. Living with Friends/Relatives, Living in a Caravan with no internal toilet facilities etc) have been set to reflect these circumstances and, therefore, sharing amenities points will only be awarded as a separate category in circumstances not covered elsewhere under the pointing system.

**Lack of amenities/ below tolerable standards**

Your present accommodation will be regarded as lacking basic amenities and/or below tolerable standards if it fails to meet the standards set in the Housing (Scotland) Act 1987, Part IV, section 86.

**Family/community support**

These points will be awarded where you can demonstrate that the distance and/or travelling difficulties between your current place of residence and the source of regular care and support make it unreasonable for you to receive the level of care and support you require. Conversely, points may also be awarded if

you need to move nearer to someone in order to be able to provide regular care and support services.

**Travelling to work**

You will be required to demonstrate that you or a member of your household is currently working permanently within the Association's area of operation and that the distance and/or travelling difficulties between place of work and current place of residence is causing undue hardship.

**Families living apart**

These points will be awarded where all members of your household are unable to live as a family unit within your current accommodation.

**Harassment**

Harassment should not be confused with neighbourhood problems, general nuisance, vandalism or other forms of anti-social behaviour. Harassment points will only be awarded where you or a member of your household is suffering ongoing verbal or physical violence purely due to personal factors such as nationality, race, religion, colour, sex, sexual orientation, health problems or disabilities which is affecting your quality of life and that of your household.

**Domestic abuse**

If your quality of life or your ability to live peacefully in your home is being seriously affected because of verbal or emotional abuse from another member of the household points will be awarded under this category. However where the abuse is of a physical nature, points will be awarded under IMMEDIATE DANGER. Supporting evidence from agencies such as the Police may be required as confirmation.

**Anti social behaviour**

Points will normally only be awarded where you can demonstrate that you are experiencing significantly more problems from the behaviour than the other residents in the area.

**Height of accommodation**

Points will be awarded where there is at least one child in the household under the age of 16 living in accommodation above the second floor of a building.

## **Medical and health needs**

Having a medical or health problem does not automatically mean that medical points will be awarded. Medical points will ONLY be awarded where:

- **Your medical condition or that of another member of your household is being made worse by your current housing and/or your current housing is incompatible with the medical condition.**

**AND**

- **The Association is satisfied that re-housing by the Association will either ease the medical condition or help improve the quality of life of the sufferer and/or members of the household.**

**AND**

- **The Association has more suitable accommodation within its stock.**

Points will not normally be awarded for stress, anxiety or depression or where a medical condition is being exacerbated by environmental factors.

## **Current sharing owners of Wishaw & District Housing Association**

Points will be awarded to sharing owners of the Association that have another element of housing need as defined by the Allocations Policy.

## **Exceptional circumstances**

Exceptional Circumstances points may be awarded where the Association accepts that housing is the only means of resolving a problem that is not otherwise addressed by any other points categories.

## **Your place on the list**

The number of points you are awarded will determine where you are placed on the waiting list for the size of house you require. Your chance of being housed by the Association will to a large extent depend on where you are on the list although other factors will also affect your chances of being made an offer.

## Offers of housing

We realise that one of the most important things you want to know is how long it will be before the Association makes you an offer of housing. Unfortunately this is an almost impossible question to answer. However, with your application pack you were provided with information on:

- The number of houses that became available within each area in the last few years.
- The number of points awarded to applicants that were made an offer of housing.
- The average waiting time applicants have been on the list before being made a suitable offer.

By using the information given in the tables you should be able to get a realistic idea of your chance of being made an offer of housing in the area(s) you have applied for.

**Please Note – These tables are only a guide and the Association CANNOT guarantee that you will be made an offer of housing OR the timescales involved.**

If you wish to discuss your chances of being made an offer of housing by the Association or get advice on your housing options, please do not hesitate to contact the office.

## Checking your points

You are strongly advised to check the points you have been awarded. If you feel you have not been awarded all the points you qualify for or if you have any other information that you wish to be taken into consideration please contact the Association as soon as possible.

## English not your first language? Visually impaired?

This information leaflet and all other public information, application forms and documents produced by the Association can be made available in alternative languages and formats upon request.

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