

East Herts' Housing Register Policy - 1st May 2013

Points can be awarded to your application under the following headings.

Points awarded

Waiting Points

2 Points are awarded for each year you are on the housing register to a maximum of 10.

0 -10

District Connection: Residence and Employment in East Herts

Your application can be awarded points for having either a residence or employment District connection with East Herts, but not both.

Residence: 50 POINTS will be awarded if your application meets one of the following conditions, proof will be required:

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- The applicant is currently resident in the East Herts area and has lived in the area continuously for the preceding 12 months.
- The applicant is owed a duty under Part VII of the Housing Act 1996 by East Herts Council
- The applicant is an elderly person (over 60 years) and has lived in East Herts for 10 years at any time in the past and has a close relative (defined as parents, adult children or adult brothers or sisters) currently residing who has been resident continuously for a period of at least five years prior to the date of the application.

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Employment: 30 Points will be awarded if your application meets one of the following conditions, proof will be required:

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- The applicant is working, for at least 16 hours per week, for a company in East Herts and has done so for at least one year.

Other residency: 20 POINTS will be awarded if the applicant meets the following condition, proof will be required:

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- The applicant lives outside East Herts and has parents, adult children or adult brothers or sisters who currently reside in East Herts and they have been resident continuously for the preceding five years.

Bedroom Requirements

We give 20 points for each bedroom you need but don't have.

In deciding the minimum number of bedrooms required the following guidelines apply:

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each adult couple or single parent	1 bedroom (double/ 2 bedspaces)	
any other adult (aged 16 or over)	1 bedroom (single)	
two boys or two girls aged under 16	1 bedroom (double/2 bed spaces)	
One child either a boy or a girl aged 10-15	1 bedroom (single)	
two children aged 0-9 whatever their sex	1 bedroom (double/2 bedspaces)	

Assured tenants of an existing East Herts social tenancy, who wish to transfer to a smaller property, will have 20 points allocated to their application for each bedroom that is freed up by the move. *(The Council will take into account at least the minimum number of bedrooms guidelines when deciding on the number of points to be awarded).*

Statutory Overcrowding

If you are statutorily overcrowded

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<p>Shared Facilities A maximum of 24 points will be awarded if you share a bathroom, kitchen or toilet with people not on your application. For example if you share a kitchen and bathroom with 2 people not on your application you will be awarded 4 points</p>	0 - 24
<p>Poor housing condition We will give you points if your home is unsatisfactory because of its condition in steps of 5 to a maximum of 15.</p>	5,10,15
<p>Lack of Facilities We will award you points for each basic facility you lack:</p> <ul style="list-style-type: none"> • No bath or shower in bathroom • No kitchen facilities • No toilet • No inside toilet • No piped water supply • No hot water supply • No electricity 	<p>5 10 10 5 10 5 10</p>
<p>Caravan, mobile home or boat If your only residence is a caravan, mobile home or boat</p>	5
<p>Limited Means If you are on a means tested benefit or if you have insufficient income to secure your own accommodation.</p>	10
<p>Children or pregnancy 5 points for a first confirmed pregnancy or 10 points if you have a dependant child or children aged 18 years or less who live with you permanently. An application can only have a maximum of 10 points.</p>	5-10
<p>Medical Assessment If there are medical circumstances or you have a disability that is affected by your current accommodation points are awarded by our medical advisor as follows:</p> <ul style="list-style-type: none"> • No priority • Low Priority (low detriment to health) • Low to Medium Priority (moderate detriment to health) • Medium Priority (chronic health conditions) • High Priority (serious detriment to health) • Urgent Priority (not life threatening) • Urgent Priority (life threatening) 	<p>0 5 10 15 25 50 75</p>
<p>Additional preference Additional Points of 10, 20, 30 or 50 points can be awarded to applicants who have had points awarded to their application because they fall into one of the five reasonable preference categories (see the full Housing Register and Allocations Policy) and they also meet one of the following two criteria:</p> <p>1) Armed Forces If the applicant is from one of the following four categories of Armed Forces persons defined by the Government:</p> <ol style="list-style-type: none"> 1. former members of the Armed Forces, that have been honourably discharged and make an application within 5 years of discharge 2. serving members of the Armed Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their 	

<p>service;</p> <ol style="list-style-type: none"> 3. bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner; 4. serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result of their service. <p>2) Foster and adopters</p> <p>Applicants who have been approved to foster or adopt by Herts County Council maybe eligible for the award of Additional Preference points if they are in housing need and their accommodation needs can be realistically met by an offer of accommodation.</p>	
<p>No fixed abode</p> <p>If you have no fixed abode or are roofless. Where points are awarded for No Fixed Abode points will not be awarded for either lack of facilities, sharing of facilities or lacking bedroom(s)</p>	40
<p>Security of accommodation</p> <p>We will give you points for one of the following if you live in a home that isn't permanent or if you are a secure, assured or fixed term tenant of a housing association who requires a move.</p> <ul style="list-style-type: none"> • If you are housed as homeless in shared facilities accommodation, hostel or women's refuge with a duty to provide accommodation under Part VII of the Housing Act 1996, Section 193. An additional 10 points, in stages, will be awarded to the application each month, if after 2 months from the date of decision, a property has not been bid for successfully under CBL up to a maximum of 30 additional points. • If you are housed as homeless in self contained accommodation with a duty to provide accommodation under Part VII of the Housing Act 1996, Section 193 • If you are likely to lose accommodation from a Notice or Order in 2 months from a private landlord • If you are in temporary, supported accommodation, or institutional care • If you continue to occupy temporary accommodation following a decision of no housing duty • If you are likely to lose accommodation in 1 year • If you are a secure, assured or fixed term tenant of a housing association with an address in East Herts who will vacate their existing home to transfer to another housing association tenancy. (These points are awarded one year after moving into your current home whether it is an introductory or not). • If you are an applicant who is subject to a Demolition or Closing Order or possession under the Rent (Agricultural) Act 1976. 	<p>60 - 90</p> <p>40</p> <p>25</p> <p>25</p> <p>25</p> <p>10</p> <p>20</p> <p>200</p>
<p>Social Factors</p> <p>50 POINTS MAXIMUM in steps of 10, 15,25,35,50 can be awarded where applicants need to move on welfare grounds or if they need to move to a particular locality within the district to avoid hardship to themselves or others. More detail is available in the full Housing Register and Allocations Policy.</p> <ul style="list-style-type: none"> • Need to move on hardship grounds – support or employment. • Moving on from Care • Move on from Supported Housing projects • Urgent need to move 	10,15,25,35,50

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