



# Points System

If you are eligible to join Cartrefi Conwy's Housing Register we will assess your points under the following points scheme to work out your points entitlement.

Points may be awarded for the following:

## 1. Local Connection Points

These points may be awarded if you have lived within the county borough for at least 6 months in the last twelve, or for at least three years in the last five.

- 15 max.** Local Residence in the County – If you are currently living in the county, points can be awarded for each year of residence, from 1 year to 10 continuous completed years in the County - 1 point per year. Over 10 years an additional 5 points (**maximum 15 points**).
- 5 max.** Local Community Points – If you are currently residing in or employed in the local community in which you are applying for housing as your first choice, 1 point per year to a maximum of 5 for a continuous period of residence or employment. (**maximum 5 points**).

## 2. Homelessness Points

If following an investigation, an applicant is found to be homeless as defined by Part VII of the Housing Act 1996, the following points will be awarded:

- 50** Persons who are unintentionally homeless and in priority need.

*Plus an additional*

- 10** Where applicants have been placed in temporary accommodation for more than 12 months
- 30** Persons who are unintentionally homeless but not in priority need.
- 10** Persons who are intentionally homeless

These points will only be awarded following a formal interview and investigation, by a Conwy County Borough Council homelessness officer and notified to Cartrefi Conwy, into your housing circumstances. All decisions will be made in accordance with the homelessness legislation.

### 3. Property Points

#### Sharing facilities or living in insecure accommodation:

- 30 Max** Applicants who share living accommodation (living room, kitchen or bathroom) with another household (parents, friends, lodging etc), or live in non-secure accommodation (eg. Lodging houses, living with friends / family/ temporary accommodation).

#### Overcrowding:

The following are taken to be minimum bedroom requirements.

- A married couple or couple living together need one bedroom.
  - A single person over the age of 16, or a single parent needs one bedroom. (applicable to a single parent with a child under 12 months).
  - A child 8 – 16 can only share a bedroom with a child of the same sex.
- 50** Awarded where households are short of one bedroom  
*Plus an additional*
  - 10** Where households are short of more than one bedroom

#### **Maximum 60 points**

#### Children in upper flats:

Points may be awarded where applicants live above ground floor and have children (or persons expecting child/ren) living permanently within the household.

- 20** Where two or more children under ten years of age (or expected child/ren) are living above ground floor.
- 10** Where one child under ten years of age (or expected children) is living above ground floor.

Under-occupation:

- 20** Points in this category will be awarded where an applicant has bedrooms in excess of household's requirements.

Points will not be awarded where a move to a smaller property would result in over-crowding of that property.

Property Condition:

Any residential premises should provide a safe and healthy environment for any potential occupier or visitor. The Housing Health and Safety Rating System is a risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties in England and Wales. The system is based on identifying defects and the risk that those defects could pose to occupiers. Category 1 defects are those of the most serious nature.

- 50** One Category 1 defect  
Plus an additional
- 10** More than one Category 1 defect

**Maximum 60 points**

These points will only be awarded after investigation by Conwy Borough Council's Housing Enforcement Officers.

## **4. Family Points**

Family Size

- 2** For each child under the age of 18 (in full time education) in the applicant's household to be re-housed or where the household is expecting a child within 6 months

## 5. Medical Factors

If you want any medical factors (Physical or non-Physical) to be taken into account, please answer yes in the box in this section and complete the medical questionnaire attached to the application form. Once you have returned this form an assessment will be undertaken by a medical consultant and/or mental health professional who will allocate points according to their professional judgement:

- 10** Where re-housing is **desirable** on grounds of ill health or probable ill health of the applicant or a member of their household.
- 30** Where re-housing is **necessary** to improve the health of the applicant or a member of their household.
- 60** Where re-housing is required **urgently** on health grounds for either the applicant or a member of their household.

## 6. Hardship

- 60 max.** These points may be awarded to persons who request a move to a particular locality in the County area, where failure to meet that would cause hardship (to themselves or to others). This would include, for example, a person who needs to move to a different locality in order to give or receive care, to ensure access to children within a formal agreement, to access specialised medical treatment, or to take up a particular employment or training opportunity. Points can be awarded **10, 30** or a maximum of **60**, depending on whether re-housing is desirable, necessary or urgent.

## 7. Social Needs

- 60 max.** These points may be awarded when an applicant requests a move because of severe social or housing problems. Examples of such urgent moves are in cases of harassment, racial abuse, anti social behaviour, fostering, or adoption. Social Needs points will be awarded by an Area Housing Manager and agreed approval of the Head of Landlord Services and, where appropriate, after discussion at an appropriate multi-agency group. Points can be awarded at

**10, 30** or a maximum of **60**, depending on whether re-housing is desirable, necessary or urgent.

## 8. Waiting Time Points

- 2** These points will be given to tenants of Cartrefi Conwy from the date of application for a transfer and for new applicants, from the date of the original application. **A maximum of 10 points will be awarded.**

## 9. Penalty Points

- a) Points maybe deducted from your application under circumstances whereby you hold significant savings and/or own a property and hold equity in that property, thereby enabling you to meet your own housing needs within the private sector.
- 10** Points deducted for every £10,000 of assets held both in relation to property and/ or savings in excess of the relevant Acceptable Cost Guidance Figure applicable to housing appropriate the applicant's needs. (Issued annually by the Welsh Assembly Government, see appendix 1)

### **Maximum Deduction - 50 points**

- b) Points maybe deducted form your application if you or a member of your family has been guilty of unacceptable behaviour serious enough to make you unsuitable as a tenant, such as where you:
- Owe a debt due to non-payment of rent.
  - Have broken any terms of a tenancy of Cartrefi Conwy or any other social landlord.
  - Have been guilty of conduct likely to causes nuisance or annoyance.
  - Have used or allowed a property to be used for illegal or immoral purposes.

so that it would have been reasonable for an outright possession order to be granted against you by a court under s.84 of the Housing Act 1985 or the grounds ( except ground 8) set out in Schedule 2 of the Housing Act 1988.

Under the above circumstances, **60 points** will be deducted from your application, thereby removing any right to reasonable preference.

**Appendix 1:****Acceptable Cost Guidance 2007**

<b>Type of Unit</b>	<b>Maximum ACG £</b>
<b>7 person 4 bed house</b>	226,400
<b>6 person 4 bed house</b>	180,400
<b>5 person 3 bed house</b>	155,700
<b>4 person 3 bed house</b>	147,000
<b>4 person 2 bed house</b>	141,100
<b>3 person 2 bed house</b>	116,900
<b>3 person 2 bed flat</b>	101,000
<b>2 person 1 bed flat</b>	87,000