

Langstane Housing Association Points System

High Priority (60 points)

- No Fixed Abode
- Statutory homeless applicant (where a favourable determination letter has been evidenced)
- Where a legal notice to quit has been issued in the case of a private residential lease or a resident landlord has asked a lodger to leave and where there is no fault attributed to the applicant in either case
- Where the property falls below the tolerable standard as defined by Section 86 of the Housing (Scotland) Act 1987

Medium Priority (50 points)

- Tied Accommodation and required to leave within 6 months
- HM Forces accommodation and required to leave within 6 months
- Living with friends or relatives
- Where a serious disrepair notice has been issued by the Local Authority
- Living in the parental home since birth

Low Priority (25 Points)

- A lodger
- Living in a caravan or travellers site
- Living in a hotel or boarding house (other than homeless temporary accommodation)

In addition to any points awarded above, points will be awarded in the following circumstances:

Under Occupation

Where tenants under occupy social rented accommodation, 60 points will be awarded no matter how many bedrooms are unoccupied.

Overcrowding

For each bedroom lacking, 20 points will be awarded up to a maximum of 60 points.

Overcrowding will be considered where:

- Two children of the same sex occupy the same room and where one child has reached 10 years of age
- Two children of different sexes occupy the same room and where one child has reached 8 years of age
- Where more than two people are sharing any bedroom

Relationship Breakdown (50 points)

Points are allocated where there is a relationship breakdown and the applicant remains living in the home which is shared with the ex-partner. Overcrowding points are not awarded in addition to these points.

Medical Points (0-60 points)

Medical points will be assessed on completion of a self-assessment medical form.

Points are awarded based on the effect the current living circumstances have on the medical condition suffered by the applicant or anyone moving with them. The problems associated with the medical condition must be improved or alleviated by being housed in more appropriate circumstances.

- No effect 0 points
- Moderate effect 10 points
- Significant effect 20 points
- Severe effect 60 points

Harassment (25 points)

Points in this category are allocated in certain specific circumstances and in relation to where the household member is experiencing harassment.

Evidence is required including a crime reference number where appropriate. The exception to this will be if the applicant is suffering domestic abuse as this will not necessarily have been reported to the police.

Harassment points will only be awarded if harassment is directed at the applicant or the applicant's family and not where there is a general neighbour problem in a block or area (provision is made in the Allocations Policy for a Management Transfer in exceptional circumstances where a risk to the welfare or health of a tenant is evidenced).

Travel to work points (10 points)

Where the applicant has to travel over 30 miles to work from their normal place of residence and where the applicant wishes to move closer to their place of work, travel to work points will be awarded.

Essential Services or Support (10 points to reflect access to essential services; 10 points to reflect Support (maximum 20 points)

Where it is confirmed that the applicant requires to move to make it easier to access essential services, day care, child care or health facilities or needs to move to give or receive support.