Housing Rights

https://www.housingrights.org.uk/housing-advice/points-and-waiting-list/check-your-points

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Check your points

This information is for people in Northern Ireland applying for social housing.

Working out your points

Sometimes it can be hard to prove why you should get certain points. We can help explain which points you can get and why. Our advisers may also be able to help find ways to get more points.

If you want to speak to our advisers about points, be ready to discuss all aspects of your situation and your needs. The more we know, the better they can help.

Before you contact us:

1. find out how many points you have by contacting the Housing Executive- 03448 920 900
2. check the breakdown of your points – see where your points match the criteria on the points list
3. make sure you have all your information and documents in front of you. For example, if you have a letter from the Housing Executive, have it with you

If you still do not have enough points for a home, you can:

- ask your housing officer to review your points and make sure everything is up to date
- check if you can get points for social issues
- contact housing associations with properties for groups of people with specific needs

Being on the waiting list can be hard. You may want to know where you are on the list or how soon you will get a home. You can contact your housing officer to get a rough estimate of how many points you need to secure a home in your area.

Reasons you can get points

You get points for different needs and situations.

There are four main reasons you can get points:

- losing your home
- the condition of your home – for example, your home is in a bad structural state
- your health and well-being are being negatively affected. You will not automatically receive points because you get certain disability-related benefits. The Housing Executive will assess how your health is affecting your living situation. For example, you have mobility issues, and your current home is not suitable.
- social needs – for example, you need to move to be closer to family for support

You can review the four point categories in more detail below. You can get points for things like:

Losing your home

Passing the homelessness assessment

You get 70 points if you pass the Housing Executive's homelessness assessment. These are sometimes known as 'Full Duty Applicant' or 'FDA' points.

You may be homeless, but you fail to pass all parts of the homelessness assessment. In this case, you can be given 50 'Other Homeless' points. These are not in addition to FDA points. They are instead of FDA points. The following conditions also apply to Other Homeless points:

- you do not have housing for certain reasons, and
- the Housing Executive can't expect you to find your own housing

Being unable to stay in your home

You can get points if:

- you have no home, or
- you cannot stay in your home because it is unsuitable, or someone asked you to leave

A threat or attack

Up until 1 April 2025, 200 Intimidation points could be awarded if:

- a person’s home was destroyed in an attack, or
- there was a serious risk that they might be killed or injured in an attack

These points are no longer available for incidents that have happened on or after 1 April 2025.

If you were awarded 200 intimidation points before 1 April 2025, you will be able to keep them.

Anyone experiencing a threat or attack since 1 April 2025, will now be assessed for Social Needs points instead.

Living in temporary housing

You can get 20 points if:

- you already have the 70 FDA points, and
- the Housing Executive gave you temporary housing, and
- you’ve been in temporary housing for six months or more

Condition of your home

Sharing a home

You can get points if you share a home with other people who will not be moving with you. For example, you live with a family member while waiting for a home.

You can get more points if you share a home and have dependent children.

You cannot get these points if you invite someone to live with you.

Overcrowding

If you do not have enough bedrooms for everyone in your household, you can get points. You can get 10 points for every bedroom you are missing. A room must be a certain size to count as a bedroom.

These points depend on the number of:

- people on your housing application, and
- rooms you have for those people at your home

For example, Jack is single and lives in a one-bedroom flat with his parents and two siblings. Jack gets ten points because he only needs one bedroom for himself.

Extra bedrooms

If you applied for a transfer, you could get 10 points for each extra bedroom, up to a maximum of 30 points.

For example, Erin has three adult children who live in their own homes. She has two extra bedrooms since her children no longer live with her. Erin can get 20 points for the extra rooms.

Poor housing state

You can get points if the council agrees that your home has certain problems. You get ten points for each problem the council recognises.

Being on the waiting list

You get two points if you:

- already have other points, and
- have been on the waiting list for at least two years

You get two more points for every extra year you are on the list, up to ten points. For example:

- three years on the list is four points
- five years on the list is seven points
- eight years on the list is ten points

Health and wellbeing

Mobility problems

You can get points if you or someone in your household has mobility needs or requires care. For example, you may need a walking aid or struggle to move into your home.

To get these points, you may need to show that:

- you get disability benefits for mobility issues
- an occupational therapist confirms your mobility issues
- you get physical therapy with the trust

Needing support in your home

You can get points if you:

- live in sheltered or supported housing, and
- need help taking care of yourself or your home

Complex needs

You can get 20 points if you or someone in your household needs more support and your:

- housing officer decides you need the support, or
- the Trust confirms you need the support

The Housing Executive will work with the trust and social services to see if you have complex needs. You could have complex needs because of:

- old age
- learning disabilities
- physical disabilities
- mental health illness

Complex needs points can be difficult to get. You will usually have to be receiving help from two or more Social Services teams, such as:

- Elderly Care Team
- Disability Team
- Mental Health Team
- Occupational Therapist

Social needs

Physical or environmental needs

You can get up to 40 points for urgent needs, such as leaving a home where you experienced trauma.

You can get up to 40 points for other less urgent needs. For example, problems with a neighbour or if you can’t afford to live in your home.

Video: Housing Selection Scheme points

Video transcript

Anyone who applies for a Housing Executive or Housing Association home goes on to a waiting list.

When a property becomes available, the housing officer will use this list to see who should be made an offer.

They will check:

· who has asked for a property in that area

· who needs a property of that size and type and

· who has the most points

The points system can be confusing, especially if no one has ever explained it to you. The number of points you need to get an offer will depend on the property's location. Some areas are in high demand or have a low turnover. Getting rehoused in these areas will require higher points and might take longer.

So what can you get points for?

The number of points you get will depend on your housing situation.

There are four main groups of points. Any points you get are added together to get a final total. If your circumstances change, you can ask for your points to be looked at again.

The first set of points is for people who are considered homeless or at risk of becoming homeless. The Housing Executive has four tests they look at when deciding if someone is homeless under the law. If you pass all four tests, you will be a Full Duty Applicant and will automatically get 70 points. If you don't pass all of the tests, you might be entitled to 50 points instead.

The second group of points relates to the conditions you are living in. For example, you might get points for:

· sharing facilities with people who won't be moving on with you or

· if the property is overcrowded and there aren't enough bedrooms for you and your family or

· the property is in poor condition

The third set of points relates to your health situation. You might be able to get points if you are having problems with:

· walking around your home

· climbing stairs or steps or

· you need help with looking after yourself

The final group of points are for issues that you might be facing in or around your home. You might be able to get points for things like:

· harassment

· problems with a neighbour

· not being able to afford your rent or mortgage

· needing to move to another area for work, education or to give or receive support

To get some of these points, you might need supporting evidence. This might come from someone like a social worker, doctor, or therapist. Their evidence can help show that you meet the criteria for the points.

You can find more details about the points on our website.

Contact our helpline if you need further advice on:

· what points you might be entitled to or

· if you’re unhappy with your level of points

Housing points list (262.52 KB)

More advice

- Check your points
- Homelessness assessment