Housing Rights

https://www.housingrights.org.uk/housing-advice/points-and-waiting-list/applying-transfer

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Applying for a transfer

This information is for people living in Northern Ireland.

A transfer is when:

- you already have a tenancy with a social landlord, and
- you move to another property owned by a social landlord.

A social landlord can be:

- the Housing Executive, or
- a registered housing association

Once you apply for a transfer, you are put on the transfer list. Your chance of getting a transfer depends on:

- how many points you have, and
- how popular your areas of choice are. For some areas, you will need more points than others

Applying for a transfer

You can apply for a transfer if you:

- are renting a home from a social landlord, and
- have lived in your home for at least two years

If you have not lived in your home for two years or more, you might still be able to transfer if you:

- pass the homelessness assessment
- have other homeless points
- need to move for health, safety or social reasons
- live in shared housing
- cannot afford your rent and heating costs
- could benefit from a transfer and your landlord agrees

To apply for a transfer, you can either:

- apply online or
- fill out a form and give it to your landlord

After you apply, your landlord will decide whether to put you on the transfer list. It's hard to predict how long you'll need to wait for a transfer. If your points are low or your areas of choice are very popular, you may have to wait a long time.

Reasons you may not be able to transfer

Your landlord can refuse your application to transfer if you:

- owe more than four weeks' rent
- left your home in a bad state
- owe your landlord money for damages
- broke the terms of your tenancy agreement

You cannot use the transfer process to move from Great Britain to Northern Ireland. In this situation, you can either:

- swap homes with a social tenant in Northern Ireland, or
- apply to the Housing Executive as a new applicant from outside Northern Ireland

Management transfers

Some housing associations or Housing Executive tenants might qualify for a ‘management transfer’.

A management transfer:

- allows social landlords to be flexible in deciding how to use available properties

- allows a management transfer applicant to be allocated a property even if another transfer applicant has more points

A management transfer could be an option if:

- you passed the homelessness assessment
- you have 200 intimidation points. Intimidation points were removed from the Selection Scheme on 1 April 2025. Anyone with 200 intimidation points from before 1 April 2025 will get to keep them. You cannot be awarded intimidation points if you asked for them on or after 1 April 2025
- someone in your household needs adapted housing
- you live in adapted housing, and you don’t need this type of housing
- your home is due to get major repairs, be demolished or redeveloped
- transferring could help sort out a neighbourhood dispute that is getting worse
- you have a district heating debt, and a transfer would stop the debt from increasing

Your housing officer can offer management transfers in some instances. For example, a property exists that is ready to meet your specific needs.

You can ask your housing officer if a management transfer is an option.

More advice

- Check your points
- Swapping homes
- The waiting list