

Homelessness	
All people who are homeless (within the meaning of part VII of the Housing 1996 Act); this includes people who are intentionally homeless, and those who are not in priority need	5
People who are owed a duty by the housing authority under homeless legislation, part VII of the Housing Act 1996 (as amended)	45
People who are owed a duty by the housing authority under the homeless legislation, part VII of the Housing Act 1996 (as amended) will also be provided with a priority card for the first six weeks following their accepted as homeless decision	50 additional points for 6 weeks only
Move on from supported housing projects	50
People with No fixed abode	10
Condition of property	
Minor disrepair where the property would meet a category 2 hazard from D,E,F under the HSSA rating system	5
Major disrepair – where a property meets a category 1 hazard (at least 1 hazard)	15
Sharing kitchen and/or bathroom facilities	10
Lacking kitchen/and or bathroom facilities	15
Overcrowding	
For each person lacking a bedspace (maximum 5 spaces)	15
Inability to separate children of different genders sleeping in <i>same room</i>	
Where eldest is age 5 to 9	20
Where eldest is age 10 +	10
Children in Flats	
Children in first floor flats and above	10
Under Occupation (Dacorum Borough Council Tenants only)	
Under occupation – points are awarded for every bedroom under-occupied and the Tenant is willing to move to a smaller property. Please see Appendix F for more details on the Transfer Incentive Scheme and Tenants Removal Scheme.	20
People who need to move on medical grounds, including grounds relating to disability	

Urgent medical needs	40
Non urgent medical needs	10
People who need to move on social or welfare grounds	
Urgent social or welfare needs	25
Medium social or welfare needs	10
Local Residence and Local Connection to Dacorum	
Applicants meeting one of the criteria listed below - <ul style="list-style-type: none"> • Normal residence in the Borough of Dacorum for at least 6 out of the last 12 months (with the exception of those referred to and living in Supported Accommodation from outside the area); • Normal residence in the Borough of Dacorum for 3 out of the last 5 years • Close family association with, for example, parent, grandparent, sibling or child of at least 18 years old who has been living in the Dacorum area for at least 6 out of the last 12 months; • Permanent employment for 16 hours or more per week in the Borough of Dacorum; • Membership of Her Majesty's Forces, who have evidence of previous residency in the Borough, as a result of a former posting in the area, while serving in the Armed Forces. 	40
Additional factors	
Exceptional Management grounds (approved by Strategic Housing Group Manager) Where an immediate move is agreed following detailed risk assessment into incidents of serious domestic violence, hate crime etc (Applicants will only be made one Direct Offer of accommodation)	50
Reduction in points – subject to review after one year unless otherwise stated	
Unacceptable behaviour (other than rent arrears)	Minus 40
Deliberately worsened your circumstances	Minus 40
Rent arrears (reviewed after 6 months although flexibility may be agreed if there are exceptional circumstances in consultation with the Strategic Housing Group Manager and/or Tenants and Leaseholders Group Manager)	Minus 40
Applicants Financial Means	Minus 40
Have received three reasonable offers (reviewed after 6 months)	Minus 40

Points are based on accumulation in order to determine housing need.

Band	Points
Platinum	90 and above
Gold +	70– 89
Gold	51 - 69
Silver	25 – 50
Bronze	0 – 24

