

BCHG Points and Bands System

To properly assess the housing needs of our applications and to ensure that we allocate properties in a fair and appropriate manner, BCHG uses a points based system. Points are allocated to various circumstances and housing situations as per the table below:

Management Move – Major works, emergencies, flood, fire, storm damage or other urgent re-housing is required.	100
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Band One – Has to move	
Severe Under Occupation – Where the current accommodation is a house which is too large for the current occupants and/or under occupation by 2 bedrooms or more (excluding owner occupiers)	99
Homeless - Where homeless priority has been awarded by the local authority. The following situations are classified as homeless under the housing act 1985. No fixed abode or living in hostel, temporary accommodation, split household (i.e. family home to be lost within 28 days) through expectation of warrant.	98
Domestic Violence – Where applicant is living in the same property as the perpetrator.	97
Medical – Where applicant is unable to reside in the property due to medical requirements	96
Racial Harassment – Supported by police or social services	95
Harassment – Disputes deemed to be serious and supported by police, social services and/or LA Environment Protection	94

Band Two – Need to move	
Under Occupation – Where the current accommodation is a flat/house and/or under occupation by 1 bedroom (excluding owner occupiers)	67
Severe overcrowding – Where the current accommodation is too small by 2 or more bedrooms	66
Threatened homeless – This applies where formal notice has been received from the landlord	65
Financial Reasons – Where a court order has been received regarding re-possession due to affordability	64
Medical Applicants – that the medical condition will be alleviated by moving from one type of accommodation over another. To qualify the applicant's present accommodation should be detrimental to health.	63
Nuisance – Neighbour disputes or acquaintances deemed to be significantly affecting applicants quality of life – supported by landlord	62
Insecure accommodation – This applies to living with friends or family unless it is the lifetime home	61
Ex Armed forces – Retired with minimum of 5 years service and/or coming out of service accommodation	60

Band Three – Would like to move	
Relationship breakdown – Applicant living in the same house	39
Overcrowding – Where the current accommodation is too small by 1 bed Note:- All adults (including any family member over the age of 18 or over) should have a room (a shared bedroom for couples) no more than 2 people should share and children aged 10 or over should not have to share a bedroom with a member of the opposite sex.	38
Financial Reasons – Where the current accommodation costs exceed household income and causing hardship. i.e. including private rent	37
Medical – Applicants specify a medical condition; has aspiration to move in near future but is not classed as urgent	36
Neighbour nuisance/disputes – deemed to be minor with neighbours affecting quality of life.	35
To be near employment – Where applicant needs to move in order to take up job offers/existing jobs.	34
Lacking Facilities – Awarded where accommodation is not fit for purpose.	33
To be near family – Where the applicant needs to give or receive support from family, which is made difficult by the distance at which they currently live apart	32
Requiring Independence – To be awarded for applicants wishing to set up home for first time	31
Aspirational – We acknowledge there is an aspiration to move; however there are no priority needs at present	30