

September 2023

NIHE's policy on mould points

1. I would like to request information regarding the NIHE's policy on mold points for tenants on the transfer list and to request a copy of the policy section that states these points are only applicable to private tenants and not NIHE/social housing tenants.

It would be greatly appreciated if you could provide clarification on whether or not mold points are indeed exclusive to private tenants, as well as the specific policy section outlining this distinction

Relevant to your request, Rule 31 of the Housing Selection Scheme (contained in Chapter 12 of the Housing Selection Scheme Guidance Manual – Provided below) and Chapter 3.13 (contained in Chapter 13 of the Housing Selection Scheme Guidance Manual – extract provided below).

You will note in the extract of Chapter 3.13 that Lack of Amenities and Disrepair points will not normally be awarded to tenants of Participating Landlords who submit Transfer requests. Such defects are generally dealt with via a referral to the relevant landlord's Maintenance Section to rectify the defect. However, exceptions may include properties that are contained within a Redevelopment Area, or individual rural cottages etc. which may be unfit (see 3.13.4).