

LISTER HOUSING CO-OPERATIVE LTD

RENT POINTS SYSTEM - LIST OF CHARACTERISTICS

(Using an 'average' flat as being in a common stair with partial central heating, the following key characteristics are pointed)

SIZE OF FLAT	POINTS
Bedsit	183
1 Bed	198
2 Bed	218
3 Bed	238
4 Bed	258
5 Bed	278
6 Bed	298
7 Bed	318

TYPE OF FLAT	POINTS
Average common stair (4 - 6 flats per stair is average)	0
Larger common stair (7 - 12 flats in stair)	- 3
Very large common stair (over 12 flats in stair)	- 6
Smaller common stair (less than 4 flats in stair)	+ 3
Main door flat	+15
Basement flat	- 15
Flat on 2 floors, one of which is a basement	- 7
Top floor flat (i.e. directly under roof)	- 2

LOCATION OF FLAT	POINTS
Flat with outlook in one direction only	- 2
Facing Heriot's Wall	- 1
Flat facing directly onto pavement (windows at street level)	- 4
No buffer zone (i.e. fronting direct onto street)	- 12
Buffer zone of basement and steps	- 5
Buffer zone - large area of greenery	+ 5

INTERNAL FACILITIES OF THE FLAT	POINTS
Partial central heating (= average flat)	0
Full gas central heating	+15
Full electric central heating	+10
Full central heating funded by the Scottish Executive*	0
Only gas fire	- 5
Only coal fire	- 7
No living-room fire source	- 5
Extra gas appliance (fire/wall heater) in flat	+ 3 per appliance
Lacking separate kitchen (i.e. kitchen off living-room)	- 5
Small kitchen for (bedroom) size of flat	- 5
No natural light to kitchen	- 2
Cooking facilities (in wheelchair flats)	+ 10
Shower, no bath (due to small size of bathroom i.e. adapted flats do not qualify)	- 2
Shower provided/maintained by Lister (excluding all main site flats and all adapted flats)	+ 5
Additional shower-room in 4 bed flats	+ 5
Extra WC in a 3-bedroomed flat	+ 2
Only one WC in a 4-bedroomed flat	- 2
Mortice deadlock on flat door	+ 1
Electricity for communal extract fans	+ 1
Very small bedroom	- 5
Boxroom with light from hall/outside	+ 3
Very small flat overall	- 20
* Applies only to the tenant residing at the time of installation	

GARDEN	POINTS
Private garden (double if private garden front & rear)	+ 3
No access to back green (directly/via common stair)	- 2
Shared front garden	+ 1

ADDITIONAL POINTS - ALL FLATS	POINTS
Extra rent for main site to fund future repairs: 4 points per year, increased for 7 years; then 3 points per year increased for 18 years. Starting 1 April 2000	+
Extra rent for 'New site' (to reflect the extra costs of this development)	+ 82

ADDITIONAL POINTS - MULTI FLATS	POINTS
Multi flat - extra factor to reflect higher management costs (depends on size of multi flat)	+ 80/100/ 120
Multi flat - additional gas fires in flat (main site)	+ 2 per person
Multi flat - extra TV aerial sockets in the flat(main site)	+ 1 per person
Multi flat - extra facilities in multis on the New Site	+ 5 per person
Multi flat - council tax/water and sewerage charges <i>Varies from flat to flat and year to year</i>	<i>see left</i>
Multi flat - capital costs to comply with HMO licensing regulations. <i>Varies from year to year</i>	<i>see left</i>
Multi flat - servicing costs to comply with HMO licensing regulations <i>Varies from year to year</i>	<i>see left</i>

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