

Hart District Council

Rural Exception Housing in Hart

Date Reviewed: September 2020

About this leaflet

This leaflet provides information on rural exception accommodation in Hart. If you would like more information, please use the contact details at the back of this leaflet.

What is rural exception accommodation?

Rural exception sites are small developments of affordable housing in villages generally with a population of less than 3,000. The schemes are designed to meet local need and to enable people to remain in an area where they may have grown up and have other family members. When the site is given planning permission, there is a S106 legal agreement put in place which limits who can live in the homes to local people. The criteria also apply when a tenant moves out and the property is re-let.

Who can apply for rural exception accommodation?

Anyone can apply for Rural Exception accommodation, although properties built on these sites will be allocated to people with a strong connection to the Parish which the property is located within in the first instance. If there are no applicants who have an accepted connection to the Parish, the next step would be to offer the property to applicants from neighbouring parishes which are listed in the S106 legal agreement. If there is no one who can meet these criteria, properties may be offered to applicants from the wider district.

Properties are advertised through Hart's Choice Based Lettings Scheme and allocated in line with the S106 agreement as well as Hart's Allocations Policy.

What type of accommodation is it?

Before any site is built, a local housing need assessment is usually carried out. The size and type of the affordable homes will reflect the local housing need identified. (i.e. bedroom sizes and types of properties required.) Rural Exception Sites are usually quite small sites and rarely include more than 15 properties.

What type of tenancy will I be offered?

All new Housing Association tenants will be offered a Starter Tenancy initially, which will last 12 months and is like a 'trial' period. After 12 months, unless your Housing Association has either started to evict you, or extended your started tenancy, they will offer you either an Assured or Fixed Term Tenancy.

Is there a shared ownership option?

There are currently only two rural exception sites in Hart that contain shared ownership properties. These are situated in South Warnborough and Eversley and are also allocated under strict local connection criteria set out in the S106 agreement.

These properties are advertised, through Help to Buy Agent 3 who deal with all the shared ownership property sales in the area. They also have information on a variety of help to buy schemes.

For more information, visit [the Help to Buy website](#) or you can telephone them direct on 0800 4561188.

Where are the rural exception sites in Hart?

Name of Site	Parish	Rented/ Size	Shared Ownership	Landlord	Allocation initially to H/Holds with a proven connection to the Parish of: -	Cascade includes the secondary parishes of: -
Lefroys Field	Crondall	5 x 2 bed houses 2 x 3 bed houses	None	English Rural	Crondall	Odiham, Dogmersfield, Long Sutton, Crookham Village
Knight Close	Crookham Village	6 x 2 bed bungalows 4 x 2 bed houses 5 x 3 bed houses	None	VIVID Housing Association	Crookham Village/ Dogmersfield	Odiham, Winchfield & Crondall
Westwood Ho	Eversley	2 x 1 bed houses 5 x 2 bed houses 2 x 3bed houses	None	Sovereign Housing Association	Eversley	Bramshill, Hartley Wintney & Yateley
Westwood Ho	Eversley	3 x 3 bed houses 3 x 2 bed houses	2 x 3bed houses 2 x 2bed houses	English Rural	Eversley	Bramshill, Hartley Wintney & Yateley
Chamberlains Meadows	Heckfield	10 x 2 bed houses 6 x 3 bed houses	None	Metropolitan Thames Valley	Heckfield	Bramshill, Mattingley & Rotherwick
Hesters View	Long Sutton	4x2 bed bungalows, 1x3 bed bungalows	None	VIVID Housing Association	Long Sutton	South Warnborough, Odiham & Crondall
Leaden Vere	Long Sutton	2 x 2bed bungalows 3 x 2bed houses 1 x 3bed house	None	Sovereign Housing Association	Long Sutton	South Warnborough & Greywell
Street End Close	Rotherwick	2 x 1 bed houses 2 x 2 bed houses 2 x 3 bed houses	None	Sovereign Housing Association	Rotherwick	Mattingley, Heckfield & Bramshill
Church View	South Warnborough	1 x 1 bed bungalow 2 x 2 bed houses 3 x 3 bed houses	None	Sovereign Housing Association	South Warnborough	Long Sutton & Greywell
Hawthorne Cottages	South Warnborough	2 x 3 bed houses 4 x 2 bed houses	1 x 2 bed houses 1 x 3 bed houses	Sovereign Housing Association	South Warnborough	Long Sutton, Well, Greywell, Crondall & Odiham

You can apply to join Hart's Housing Register by completing an online form at [the Hart Homes website](#).

If you require further information please telephone 01252 774420 or email housing@hart.gov.uk.

Further advice or information

For more information on Rural Exception Sites or advice on how to join Hart's Housing Register please see the contact details below:

- Telephone our Housing and Communities team on 01252 774420.
- Call into the Civic Offices between Monday and Thursday, 9am - 5pm or Friday 9am - 4.30pm
- Email housing@hart.gov.uk
- In writing – address overleaf

All Housing leaflets are available on the Hart Council website [which you can visit on this link.](#)

Contact Details:

Address: Hart District Council,
Civic Offices,
Harlington Way,
Fleet,
Hampshire,
GU51 4AE

Telephone: 01252 774420

Email: housing@hart.gov.uk

Website: [Hart District Council](#)