



Hart District Council

Rural Exception Housing in Hart

Date Reviewed: October 2018

ABOUT THIS LEAFLET

This leaflet provides some information on rural exception accommodation in Hart. For 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 existing family. When the site is given planning permission, there is S106 legal agreement which limits the homes for local people

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 in the first instance. Should there be no applicants who can demonstrate a connection to the Parish, the next step would be to offer the property to applicants from neighbouring parishes listed in the S106 legal agreement. If there is no one who can meet this criteria, properties may be offered to applicants from the wider district. Properties are advertised through Harts Choice Based Lettings Scheme near to the time of completion (Usually 2-3 months before the houses are completed) and allocated in consideration to the S106 as well as Harts 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 units will reflect the local housing need identified. (ie: bedroom sizes and types of units required.) Rural Exception sites are typically small scale and rarely include more than 15 units.

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

- 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.

These properties are advertised, when they are available, through Help to Buy South who deal with all of the shared ownership property sales in the area. They also have information on a variety of help to buy schemes. For more information, visit www.helptobuysouth.co.uk or you can contact 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	Crandall	5 x 2 bed houses 2 x 3 bed houses	None	English Rural	Crandall	Odiham, Dogmersfield, Long Sutton, Crookham Village
Knight Close	Crookham Village	6 x2 bed bungalows 4 x 2 bed houses 5 x 3 bed houses	None	VIVID Housing Association	Crookham Village/ Dogmersfield	Odiham, Winchfield & Crandall
Westwood Ho	Eversley	2 x1 bed house, 5 x2 bed houses 2 x3bed houses	None	Sovereign Housing Association	Eversley	Bramshill, Hartley Wintney & Yateley
Westwood Ho	Eversley	3 x3 bed houses 3 x2 bed houses	2 x3bed houses 2 x 2bed houses	English Rural	Eversley	Bramshill, Hartley Wintney & Yateley
Chamberlains Meadows	Heckfield	10 x2 bed houses 6 x3 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 & Crandall
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 x1 bed house, 2 x2 bed houses 2 x3 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 x3 bed houses 4 x2 bed houses	1 x 2 bed houses 1 x 3 bed houses	Sovereign Housing Association	South Warnborough	Long Sutton, Well, Greywell, Crandall & Odiham

You can apply to join our housing register by completing our online form at www.harthomes.org.uk. If you require further information please contact us on 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 our Housing Register please see the contact details below;

- Telephoning our Housing Options Section on (01252) 774420;
- Calling into the Civic Offices between Monday and Thursday, 9am - 5pm or Friday 9am - 4.30pm
- Emailing housing@hart.gov.uk;
- Faxing the Housing Options Section on (01252) 626886;
- In writing – address overleaf:

All Housing Advice leaflets are available in the Hart District Council Reception or via our website www.hart.gov.uk

Contact Details:

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

Tel: 01252 774420

Fax: 01252 626886

Email: housing@hart.gov.uk

Web: www.hart.gov.uk