

Local Lettings Plan

Blandford House (Vale Croft Woods), Farnborough, Aldershot, Hampshire

Working in partnership:
Rushmoor Borough Council and
Aster Group

February 2025

Aims and objectives

To work with the local authority in an attempt to achieve a sustainable and balanced community and create a stable and safe environment, which can contribute to meeting the varying housing needs of applicants who are included on the local authority's Housing Register.

Whilst the lettings plan is designed to afford the best possible chance of creating and maintaining a stable and safe community Aster Communities/Synergy Housing remains committed to assisting the local authority to meet housing need in the area.

The existence of the lettings plan means that vacancies may not always be allocated to the applicant who can demonstrate the greatest housing need and some applicants may be allowed to under-occupy if such lettings give the best chance of creating and maintaining a stable and balanced community.

Introduction/Aim of the local lettings plan

Blandford House, Farnborough (2025 only) is a new build development that is made up of 12 properties, consisting of 2x 1 Bed 2P maisonettes, 1x 1 Bed 2P wheelchair accessible flat, 6x 2 Bed 4P flats, 2x 2 Bed 4P wheelchair accessible houses, and 1x 4 Bed 6P house.

The purpose for the local lettings plan is to ensure that a mix of customers move into the area.

This is a new build local lettings plan that will be used for the first initial lets at Watts Common Way & Farrier Drive.

Section 106

Section 106 agreement – please refer to this for local connection requirements.

Advertising

The properties will be advertised through Rushmoor Borough Council using their Choice based letting scheme.

The Council has nomination rights to 100% of the affordable housing on first let and 75% nominations on subsequent lets.

The Council has the power under s167(2e) of the Housing Act 1996 to allocate particular accommodation to people of a particular description

Tenancy and Rent Type

The properties are to be let on an Affordable rent.

The standard tenancy is an affordable assured tenancy. The rent will be charged on a 52-week basis.

Lettings Priorities / Criteria

Accommodation Specific Criteria

1 Bedroom Wheelchair accessible Flat

priority will be given to applicants who have a specific health need for ground floor, wheelchair accessible accommodation on their housing allocation application. They will be given priority above applicants without this need.

1 Bedroom Maisonette- Ground Floor

Priority will be given to applicants who have a specific need for ground floor accommodation on their housing allocation application. They will be given priority above applicants without this need.

We aim to achieve 75% occupation by single people
25% by couples

2 Bedroom Wheelchair accessible Houses

Priority will be given to applicants who have a specific health need for wheelchair accessible accommodation on their housing allocation application. They will be given priority above applicants without this need.

Definition of Employment

The lettings plan will aim to achieve that 50% of tenants on first let are in employment.

Employment includes the following:

Households where the applicant or their partner is in employment

- A permanent employment contract
- A long-term temporary contract (more than 12 months)
- Self employed
- Actively looking for work
- Approved job-related training
- Past working history will be considered if the applicant has recently become unemployed
- Those households where at least one member of the household volunteer for a non-profit organisation or registered with the charity commission. Volunteers must have been volunteering for a continuous period of at least six months for minimum of ten hours per month

Equality and Diversity

In operating this local lettings plan the local authority and Aster/Synergy will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age or disability.