

HARAH

Hampshire Alliance for Rural Affordable Housing

Information for residents of rural 'exception' site schemes



Your home has been built as a result of an 'exceptions' planning consent. This means that the housing must remain as affordable housing and it can only be occupied by people with a strong local connection to the Parish in which you live

A strong local connection means a person who meets at least one of the following criteria:

- (i) they currently live in the Parish
- (ii) they have previously lived in the Parish and have family who currently live there
- (iii) they currently have permanent employment in the Parish or they take up an offer of permanent employment in the Parish
- (iv) they need to live in the Parish either to support or to be supported by another member of their family who live in the Parish

*Family will be taken to mean: spouse, civil partner, mother, father, sister, brother, daughter, son, grandparent or grandchild of the person or if they live with the person as husband or wife or partner without being legally married

**Please note the above does not include persons residing through serving in the armed forces, detained under the authority of any Act of Parliament (e.g. prison, mental hospital), or placed in temporary accommodation or employment in the armed forces

The effects on your tenancy are that:

Your rights to mutual exchange are limited to swapping with someone who has a local connection with the village.

Hyde has the right to refuse an application if the incoming resident does not meet the local connection requirements. Your tenancy agreement states that this can be a reason to refuse consent to an exchange.

If you wish to swap your home with another resident of a Housing Association or Council, you should check first that they meet the local connection requirement detailed in this leaflet.

You do not have the 'Right to Acquire' your property.

The Government has designated specific rural areas as being exempt from the Right to Acquire (section 17 Housing Act 1996) so that they remain as affordable housing. The lists of areas designated are in the Statutory Instruments 1997/620-625 inclusive and 1999/1307; these are the same areas that can have 'exceptions' planning consent.

If you have any queries on this please contact Hyde Housing Association on 0845 601 3206 or visit www.hyde-housing.co.uk



www.HARAH.org.uk