

## Housing Landlord Services

### Affordable Housing Local Lettings Plan

<b>Development:</b>	One Horton Heath – Lower Acre
<b>Landlord:</b>	Eastleigh Borough Council
<b>Local Lettings Plan:</b>	Applies to first allocations only for affordable homes

#### Overview of Development:

The Lower Acre development is the first of nine residential phases at One Horton Heath. Lower Acre will offer a range of properties from one to four-bedroom homes.

Prospective residents will have multiple options, including homes for purchase, rental properties, and shared ownership opportunities. 35% of these homes will meet the definition of affordable housing, ensuring diverse and inclusive housing options for the community.

The following properties will be advertised on Hampshire Homechoice as affordable housing.

- 12 x One Bedroom Maisonettes
- 16 x One Bedroom Apartments
- 9 x Two Bedroom Apartments
- 6 x Two Bedroom Coach Homes
- 22 x Two Bedroom Houses
- 16 x Three Bedroom Houses

The number of properties and property types are subject to change. The Head of Housing Landlord Services has delegated authority to update this Local Lettings Plan.

#### Purpose of the Local Lettings Plan:

To ensure that allocations of affordable housing on the Lower Acre development at One Horton Heath help to create a mixed and sustainable community that contributes to making Eastleigh Borough a better place to live, work and visit.

To ensure that all residents regardless of tenure have a high level of satisfaction with their homes and the neighbourhood.

Whilst meeting the housing need within in the Borough, building a balanced and sustainable community by letting to households with a variety of social and economic circumstances.

To promote work and employment and thereby reduce deprivation.

## Approach:

- All affordable rented homes will be advertised on Hampshire Homechoice, prior to the handover of the scheme. The advertisement will clearly state that a Local Lettings Plan applies which gives preference to particular groups of applicants as detailed within this plan.
- In order to maintain mobility among existing social housing tenants: We will aim to ensure that 10% of properties will be allocated current social housing tenants who are currently under occupying/over occupying and have demonstrated their ability to successfully sustain a tenancy.
- To promote economic circumstances: A minimum of 40% of properties will be allocated to household where at least one household member is working a minimum of 16 hours per week. Households that are unable to be economically active through reasons such as being full time carers, not being of working age, or having a disability stopping them from working will be treated as economically active.
- To ensure sustainable communities: No more than 25% of the lettings of one bed properties will be made to applicants identified as being vulnerable or having support needs which may impact their ability to manage a tenancy.

The Local Lettings Plan will only be applied to the first allocation, if the property subsequently becomes void, it will be let in accordance with the Hampshire Homechoice Framework.

## Equality Impact

An Equalities Impact Assessment has been completed and is attached to this LLP as an appendix.

This Local Lettings Plan does not discriminate directly or indirectly on grounds of race, ethnicity, gender or disability.

## Ratification Details

This Local Lettings Plan was approved by Cabinet on 23<sup>rd</sup> October 2025.