



New Affordable Homes In Eastleigh

Contents

Page 2
Applicant
Waiting Times

Page 3
Sheltered
Housing

Page 4
Accessible
Properties

Page 5
Supported
Lodgings

Most new affordable housing within the Eastleigh Borough is developed through planning agreements with private developers or directly by Housing Associations working in the area. We seek to provide a mix of housing with the newly completed affordable homes being made available for rent and also sale, through low cost homeownership schemes.

It can take some time for developments to come forward and the affordable housing is usually completed alongside the open market homes. Therefore on larger sites this can mean that the new affordable homes are completed in phases over a number of years e.g. Dowd's Farm development at Hedge End has seen affordable homes completed in 2007/ 2008 / 2009 and still some more to come through.

The Affordable Housing area on the Eastleigh Borough Council website is regularly updated with details of the developments that are being progressed and provides indicative timescales as to when the new homes are likely to be completed.

Affordable housing for rent is advertised and allocated through the Eastleigh Homechoice housing register. You can join the register online by visiting www.eastleighhomechoice.co.uk or alternatively, you can contact Eastleigh Borough Council's Housing Services department on 023 8068 8165 or via email at housing@eastleigh.gov.uk.

Low cost home ownership properties are advertised via the Homes in Hants website at www.homesinhants.co.uk This website is managed by Swaythling Housing Society, the government appointed 'HomeBuy Agent' in Hampshire and the Isle of Wight. The Homes in Hants customer services team can be contacted on 023 8062 8004 or via email at info@homesinhants.co.uk.



Civic Offices
Leigh Road
Eastleigh
Hampshire
SO50 9YN

Tel: 023 8068 8000

www.eastleigh.gov.uk





Average Waiting Times For Applicants Housed Between 01 December 2008 And 30 November 2009

General Needs Accommodation

Bedroom Need	Urgent Band	High Priority Band	Priority Band	Number Of Total Lets
1	9 weeks	3 years 9 months	Nobody housed	93
2	16 weeks	2 years 9 months	Nobody housed	135
3	11 weeks	3 years 10 months	Nobody housed	56
4	19 weeks	4 years 8 months	Nobody housed	13
5+	5 weeks	3 years 10 months	Nobody housed	6

Accommodation For The Over 60's

Bedroom Need	Urgent Band	High Priority Band	Priority Band	Number Of Total Lets
1/2 Bed Flats	Nobody housed	1 year 5 months	2 years 4 months	36
1/2 Bed Bungalows	7 weeks	3 years 5 months	5 years 10 months	32
1/2 Bed Adapted	Nobody housed	1 year 8 months	Nobody housed	5

Only Two People From The No Priority Band Have Been Housed During This Period In Low Demand Properties

Waiting time will be influenced by the number of properties becoming available; the location of those properties in comparison to the areas of the Borough in which you wish to live; the number of requests received for each property; and the priority on Homechoice of those applying for each property.



As At The 1st December 2009 There Are 5,138 Applicants Waiting For Accommodation On Homechoice

Bedroom Need	Urgent Band	High Priority Band	Priority Band	No Priority Band	Total
1	8	1,210	493	278	1,989
2	5	661	285	351	1,302
3	7	284	312	142	745
4	1	79	119	7	206
5+	2	23	43	0	68
Over 60 1 Bed	3	289	348	176	816
Over 60 2 Bed	1	3	8	0	12
Total	27	2,549	1,608	954	5,138

Sheltered Housing Rotary Court Netley

As reported in the last newsletter a new housing development is being built by Saxon Weald at Rotary Court in Netley. Progress is being made on the first phase of the development with the retirement flats for the over-60s expected to be available spring 2010. 13 of the new flats were advertised on Homechoice in November. The remaining units will be advertised in January 2010. We are particularly keen to use some of the homes for existing housing association tenants who are currently under occupying family homes.

If you are an existing tenant and interested in moving from your current home we would urge you to contact your own housing association as financial incentives and practical help with the move may be available. For further information please contact Eastleigh Borough Council on 023 8068 8165.



Rotary Court
Queens View, Netley Abbey, Southampton, SO31 5EF






Saxon Weald

An attractive, modern retirement scheme, thoughtfully designed for the over 60s.



Accommodation
Rotary Court is under construction and will be ready for occupation in early spring 2010. Once finished, the scheme will offer 28 flats. The flats will be a mixture of one and two bedroom properties, and will be divided into two buildings.

Each property is fully self-contained, benefiting from a modern fitted kitchen and level access walk-in shower.

The scheme is part of a wider development which will include approximately 30 flats and houses for individuals and families.

 in business for neighbourhoods





Accessible Properties

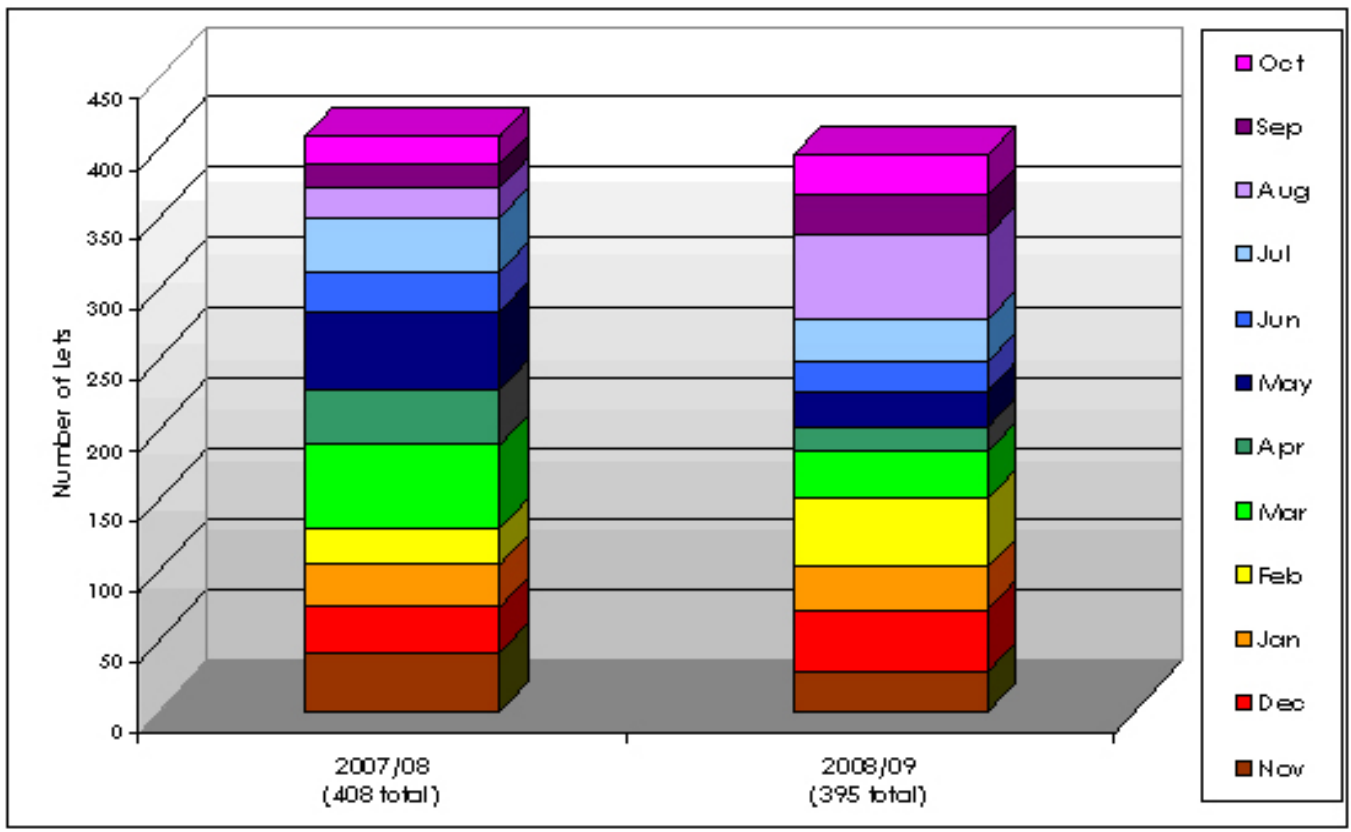
During the period of 01 November 2008 and 31 October 2009, 5 properties have been advertised on Homechoice as available to those who require adapted, fully wheelchair accessible accommodation. Of these 5, 3 are new build properties at Bodmin Road which have yet to be completed and let.

The first accessible property was let to Miss A who applied to the Homechoice Register on 30 December 2008. Miss A's circumstances were considered at the Housing Support Panel in February 2009, and the panel decided that Miss A met the criteria for Urgent banding. Miss A moved into her property on 09 July 2009, so her wait in the Urgent band was 10 weeks and 3 days.

The second accessible property was let to Mr B who was assessed into the High Priority band on 25 May 2007 and was housed in accommodation suitable for his needs on 05 October 2009. Mr B therefore waited 2 years and 4 months for his 2 bedroomed property.

The Graph Below Displays The Lettings Total During The Periods Of

01 November 2007 – 31 October 2008
and
01 November 2008 – 31 October 2009





Supported Lodgings

How a room and a positive role model are making a difference.

During the last year increasing numbers of young people who would otherwise risk being homeless have been living with members of the community who provide them with a room and support in moving forward with their lives.

This has been possible due to a partnership between the Borough Council and Stonham Housing Association. The Council refers young people who would benefit from the Service to Stonham supported lodgings they get in touch with local people who may be willing to give a young person a chance and a fresh start in life. Householders receive payment for their invaluable role and both they and the client get considerable support from the Stonham team.

There have been some real success stories so far with clients being supported to get work or continue in college whilst also learning some basic skills around budgeting and cooking. Penny Diver, Service Manager for Stonham says 'The best thing about Supported Lodgings is that it is communities helping their own more vulnerable members. Our householders provide fantastic role models for our clients and give them fresh hope in their lives.'

There are currently nine young people in supported lodgings in Eastleigh at any one time and the scheme is set to expand in a really exciting way by offering supported lodgings to teenage families – young mothers with babies and, where appropriate, the young fathers too.

Penny would really like to hear from anyone who would be interested in getting involved with supported lodgings, particularly those who may consider providing accommodation and support for a teenage couple with a baby. She can be contacted on 077259 58288 or email penny.diver@homegroup.org.uk

Bidding For Properties

Please only bid for properties for which you are eligible. The property advert will tell you who is eligible to apply for the property. Any ineligible vouchers will be rejected wasting very valuable paper resources (if you use them) and time. To save paper and postage, why not send us your voucher electronically? You can bid for properties on line at www.eastleighhomechoice.co.uk.

You can even text us your voucher on 07797 877001. The Eastleigh Homechoice Guidance Notes tell you exactly how to do this. The Guidance Notes are also available on the Homechoice website. If you are eligible to apply for a property and wish to do so, please submit only 1 voucher per property and remember that the bid must be received at Eastleigh Borough Council before the closing date.

Properties For Those Aged 60 Or Over

Some Housing Associations will advertise 2 bedroom vacancies that are suitable for applicants with a 1 or a 2 bedroom need. If this applies, it will state it on the advert. It will also state that either the main applicant, joint applicant or partner must be aged 60 or over.

