

Glossary of Terms

Affordable housing

These comprise of social rented, affordable rented and intermediate housing, which is provided to eligible households whose needs are not met by the open market. Eligibility is based on local incomes and local house prices. Affordable housing includes provisions the home remains affordable for future households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing: homes owned and managed by local authorities and private registered providers. Target rents are set by Government each year.

Affordable rented housing: homes let by local authorities or private registered providers to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing: homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Care Leaver

A person aged 25 or under, who has been looked after by a local authority for at least 13 weeks since the age of 14; and who was looked after by the local authority at school-leaving age or after that date.

Choice Based Letting Scheme

The process for allocating properties to people on the Housing Register. Choice based lettings allow people to bid for available affordable rent and social rent properties which are then allocated to the bidder with the highest priority for housing.

Community Infrastructure Levy (CIL)

CIL is a levy charged on new developments and which helps to pay for essential infrastructure such as schools, health provision, roads and community facilities.

Disabled Facilities Grant (DFG)

A means-tested grant that enables the homes of disabled homeowners and private tenants to be adapted to meet their needs, with for example, a walk-in shower or stair lift.

Home Improvement Agency (HIA)

An organisation that provides services to vulnerable people who are private homeowners or tenants of private landlords in order to help them stay in their own homes.

Homes England (HE) and Regulator of Social Housing (RoSH)

The national housing and regeneration delivery agency for England, with the role to contribute to economic growth by enabling and helping communities to deliver high-quality housing that people can afford. Homes England is not the regulator for all Registered providers or Housing Associations, this is carried out by the Regulator of Social Housing.

Houses in Multiple Occupation (HMO)

A House of Multiple Occupation is a dwelling that is occupied by more than one household who share basic amenities such as WC, washing, cooking and food preparation facilities.

Homelessness

Households who have no right to occupy accommodation or are required to leave for other reasons. Such household may seek our advice and assistance.

Housing Allocation

Where a household is housed through our Choice Based Lettings system

Housing Association

A not-for-profit making organisation providing low-cost social housing for people in need of a home and often providing other community benefits. Any trading surplus is used to maintain existing housing and to help finance additional new homes.

Housing Benefit and Local Housing Allowance (LHA)

Financial assistance offered by the Government to eligible people on low incomes, whether they are working or not, to help to pay all or part of their rent. Currently being incorporated within a single benefit - Universal Credit.

Housing Need

The number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the open market.

Housing Register

A list of people who are 16 and over, who are interested in being considered for council or housing association properties and are eligible to join the register.

Intermediate Housing

Housing at prices and rents above those of social rent but below market price or rents.

Local Economic Partnership (LEP)

Partnerships between local authorities and businesses set up to help determine local economic priorities and lead economic growth and job creation within the local area.

Long Term Empty Properties

Residential properties that have remained unoccupied for at least six months (and are not categorised as exempt).

National Planning Policy Framework (NPPF)

The government's overarching planning policy document which sets out the government's planning priorities, how the associated policies should be applied, including the development of Affordable Housing. This was updated and revised in July 2018.

Owner Occupation

Properties owned outright by the occupier or subject to a mortgage.

Private Rented Sector

All rented property other than that rented from local authorities and housing associations.

Registered Provider (RP)

All providers of social housing who are registered with the Homes England and the Regulator of Social Housing. Registered Provider can be either a not-for-profit organisation or a for-profit organisation and include housing associations.

Rough Sleeping

People sleeping, or bedded down, in the open air (such as on the streets, or in doorways, parks or bus shelters); people in buildings or other places not designed for habitation (such as barns, sheds, car parks, cars, derelict boats, stations).

Rural Exception Site

Rural exception sites are small patches of agricultural land outside a village boundary that would otherwise not get planning permission for housing. These sites are developed as affordable homes for local people.

Section 106 Agreements

A planning obligation which imposes certain conditions on the development, for instance that a proportion of new homes must be made available for affordable housing (e.g. low-cost home ownership).

Shared Ownership

A way of buying a share of a property, and paying rent for the remainder, usually to a housing association.

Sheltered Housing

Accommodation for sale or rent exclusively to older people, often with estate management services, emergency alarm system and warden service.

Stakeholders

Individuals, groups or organisations with an interest or concern in something.

Starter Homes

A new form of affordable Housing for first time buyers between the ages of 23 and 40. These homes will be sold at no more than 80% of open market value, capped at £450,000 in greater London and £250,000 across the rest of England.

Strategic Housing Market Assessment (SHMA)

A study into the local housing market that assesses housing need and demand across a range of housing tenures to inform the development of the Housing Strategy and Local Plan.

Supported or Specialist Housing

Housing for a particular client group e.g. older people, people with a disability including mental illness, who cannot manage their home without support.

Sustainable Communities / Development

Communities that allow people to feel safe, connected and healthy and the economy vibrant, and employment opportunities are improved

Temporary Accommodation

Accommodation provided to homeless households pending enquiries into their homeless application and to homeless households accepted as being homeless

Universal Credit

A type of benefit designed to support people who are on a low income or out of work. It replaces six existing benefits and is currently being rolled out across the UK. The new system is based on a single monthly payment, transferred directly into a bank account.

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