



Abbreviations and Jargon

Although we have tried to limit the use of jargon and abbreviations in this pack if you are exploring the issue of affordable housing you may come across some of the following terms and it may be useful to have this list available and be aware of the word, term, expression or abbreviation.

ARHC Affordable Rural Housing Commission – Set up in July 2005 by DEFRA and the Office of the Deputy Prime Minister (ODPM) - now the Department for Communities and Local Government – to inquire into the scale, nature and implications of the shortage of affordable housing for rural communities in England and make recommendations to help address the unmet need. In Summer 2006 it produced its Final Report.

CBL Choice Based Lettings – A way of allocating social housing - both Council and Housing Association properties - and which the government expects all housing authorities to introduce by 2010. Applicants who must be on the local authority register can see the full range of available properties and can bid (i.e. apply) for any home to which they are matched (eg a single person would not be eligible for a three-bedroom house). The successful bidder is the one with the highest priority under the scheme.

CLG Department for Communities & Local Government – Government department which sets policy on local government, housing, urban regeneration, planning and fire and rescue. It has responsibility for all race equality and community cohesion related issues in England and for building regulations, fire safety and some housing issues in England and Wales.

CRC Commission for Rural Communities – Independent body whose role is to provide well-informed, independent advice to government and ensure that policies reflect the real needs of people living and working in rural England, with a particular focus on tackling disadvantage. It has three key functions: rural advocate, expert adviser, independent watchdog.

DEFRA Department for the Environment, Food & Rural Affairs – Independent body whose role is to provide well-informed, independent advice to government and ensure that policies reflect the real needs of people living and working in rural England, with a particular focus on tackling disadvantage. It has three key functions: rural advocate, expert adviser, independent watchdog.



HCA Homes and Communities Agency – The national housing and regeneration agency for England, with an annual investment budget of more than £5bn. The HCA was formed on 1 December 2008 along with the Tenant Services Authority (TSA, the regulatory body for Registered Social Landlords) to replace the Housing Corporation.

HNS Housing Needs Survey – A questionnaire usually carried out by a Rural Housing Enabler to assess the local housing need. It assesses number, size and tenure of homes required and is the first step in planning an affordable housing scheme.

LDF Local Development Framework – A set of documents which guide planning and development in a local authority's area until 2021. It replaces the Local Plan.

RHE Rural Housing Enabler – A person employed to act as an independent advisor/broker to all parties concerned with development of an affordable housing scheme.

RP Registered Provider – A term used to describe a Housing Association and a Registered Social Landlord. See entry for RSL.

RSL Registered Social Landlord – Technical name for not-for-profit bodies that provide low cost housing to those who cannot access open market housing. Most RSLs are housing associations. They own and/or manage some 1.4 million affordable homes, both social rented and intermediate.

TSA Tenant Services Authority – The regulator for affordable housing launched on 1 December 2008, having taken over the regulatory powers of the Housing Corporation. The goal is to work with landlords and tenants to improve services for existing and prospective tenants.



Abbreviations and Jargon *continued*

Brownfield land – Formally “previously developed land that is unused or may be available for development”. It includes both vacant and derelict land currently in use with known potential for development. It excludes land that was previously developed where the remains have blended into the landscape over time.

Cascade of Priority – Part of the section 106 agreement that sets down who will be eligible for the homes and the factors relating to the connection to the parish that will be considered in the allocation process.

Code for Sustainable Homes – Launched in December 2006 this is an environmental impact rating system for housing in England that sets standards for efficiency and sustainability. It is compulsory for housing when public sector funding (grant from HCA) is involved.

Decent Home Standards – Definition and criteria set by the Department for Communities and Local Government to provide guidance to landlords to ensure that a home is warm, weatherproof and has reasonably modern facilities. The government want 95% of all social housing is to be decent by 2010.

Exception site – A plot of land abutting the development boundary of the village which will be granted planning permission for no other purpose other than affordable housing. This land is purchased at more than agricultural land prices but significantly less than that to be expected if unrestricted planning permission was allowed.

Greenfield land – A piece of previously undeveloped land.

Household – One person living alone or a group of people who share common housekeeping or a living room.

Housing Association – Common term for the 2000 or so independent, not-for-profit organisations registered with and regulated by the Tenants Services Authority. Housing Associations are able to bid for funding from the Homes and Communities Agency. (also see RSL - Registered Social Landlord).

Mixed development – A well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

Section 106 – Legally binding agreement under the Town and Country Planning Act 1990 between the Council and a developer on the occasion of a granting of planning permission regarding matters linked to the proposed development.

Sustainable community – A place where people want to live and work now and in the future. It will be an integrated society with all walks of life and supporting services such as shops, schools and transport links.

Tenure – The nature of the structure by which people own or rent their home.

