

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.

Choice Based Lettings (CBL)

A way of allocating housing - both Council and Housing Association properties. 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 (e.g. 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.

Community Led Housing (CLH)

Community led housing is a growing movement of normal people taking action and managing housing projects that build the decent and affordable homes that the country so desperately needs.

Community led housing is where:

1. Open and meaningful community participation and consent takes place throughout the process.
 2. The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
 3. The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both.
- These benefits should also be legally protected in perpetuity.

Cross Subsidy

Cross subsidy is a means whereby open market housing, which commands a higher value, can subsidise the provision of affordable housing. The NPPF allows rural affordable housing to be subsidised by open market housing. If it is not financially viable to develop affordable housing, building and selling a limited number of open market homes on the site can help finance the affordable units. The open market homes can still provide housing for people from the local community, for instance older people who need to downsize. Each local authority will have an individual policy about cross subsidy as a means of funding affordable housing. Some local authorities do not allow cross subsidy, please check with your Local Planning Authority.

Department for Environment, Food & Rural Affairs (DEFRA)

UK Government department responsible for safeguarding our natural environment, supporting our world-leading food and farming industry, and sustaining a thriving rural economy. Their broad remit means they play a major role in people's day-to-day life, from the food we eat, and the air we breathe, to the water we drink.

Greenfield land

A piece of previously undeveloped land.

Homes England (HE)

The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Household

One person or a group of people who have the accommodation as their only or main residence AND (for a group) either share at least one meal a day, or share the living accommodation, that is, a living room or sitting room.

Housing Needs Survey (HNS)

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. It also enables communities to measure support and interest in such schemes.

Intermediate housing

Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Registered Provider (RP)

A term used to describe a Housing Association. A Registered Provider of social housing can provide affordable housing to people at below market rents and include both not-for-profit Registered Providers and stock holding local housing authorities. A Registered Provider will commission an architect and construction company to design and build out a new development; they will also submit the planning application and apply to the Government, usually through the HCA, for funding. In some circumstances it may be necessary to find alternative finance to fund a development. It will be the Registered Provider who will manage the scheme once built and occupied. The Registered Provider will also assist in community engagement needed before development.

Rural Exception Site (RES)

A plot of land abutting the development boundary of the village which would not usually be released for housing. This land can be purchased at more than agricultural land prices but significantly less than that to be expected if unrestricted planning permission was allowed.

Rural Housing Enabler (RHE)

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

Ministry of Housing, Communities & Local Government

The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) job is to create great places to live and work, and to give more power to local people to shape what happens in their area.

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. An integrated society with all walks of life, supporting services such as shops, schools and transport links.

Tenure

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