

APPENDIX 3

Glossary of terms

Affordable Housing

Housing, both rented and for home ownership, provided with subsidy for people who are unable to resolve their housing needs in the open market because their incomes are insufficient to meet market prices or rents. It is defined in Annex 2 of the [NPPF](#).

Community Led Housing (CLH)

Housing that is built, controlled and owned by the community. Refer to Planner's Guide to Community Led Housing (prepared by Jo Lavis, June 2019).

Compulsory Purchase Order (CPO)

A legal process that allows acquiring authorities (including public and private bodies) to require those with interest in property, e.g. owners and occupiers, to sell their interests if they obstruct any development or infrastructure project that benefits the 'greater public good'.

Disabled Facilities Grants (DFGs)

Grants made available by local authorities to owner occupiers and tenants to help adapt their home to address the specific housing needs of residents with a health and disability issue.

The Department for Levelling Up, Housing and Communities (DLUHC)

A Government department for housing, communities, local government in England and the levelling up policy.

HomeChoice

The council's choice based lettings system. The council has a Rehousing policy for managing a waiting list of applicants known as the [HomeChoice Register](#).

Homes England

The Government agency, sponsored by The Ministry of Housing, Communities and Local Government, which administers the subsidy (known as Affordable Housing Grant) to help them develop new affordable homes. [Homes England](#) replaced the Homes and Communities Agency (HCA) in January 2018. The HCA's role in regulating the activities of Registered Providers (RPs) /Housing Associations (HAs) was taken over by the [Regulator of Social Housing](#).

Local Plan

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Housing Needs Assessment (LHNA)

An assessment which determines the need for all new housing in an area. It can provide information on the amount of market and affordable housing needed, as well as for separate groups of people such as families, older people, students, etc. It is used as evidence to support planning policies.

M4(2)

An optional Building Regulations standard where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

M4(3)

An optional Building Regulations standard where a new dwelling is constructed with the potential to be adapted for occupation by a wheelchair user where optional Building Regulations standard M4(3)(2)(a) applies.

Modern Methods of Construction (MMC)

A process which focuses on off-site construction techniques, such as mass production and factory assembly, as alternatives to traditional building.

Nationally Described Space Standard (NDS)

A standard for the internal space of new dwellings, suitable for application across all tenures. It sets out the requirements for the Gross Internal Area of new dwellings.

Neighbourhood Planning

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

One Public Estate (OPE)

A national programme for property focussed initiatives in collaboration with central government and other public sector partners.

Retrofit

Is the introduction of new materials, products, technologies and construction techniques into an existing building to reduce the energy needed to occupy that building.

Secured by Design (SBD)

A Police initiative supporting the principles of "designing out crime". It uses effective crime prevention and security standards for individual houses and residential sites. Schemes are certified by the Crime Prevention Design Advisor. Most aspects are contained within Building Regulation Part Q.

Supplementary Planning Document (SPD)

A document that supplements and elaborates on policies and proposals in development plan documents.

Registered Provider (RP)

A not-for-profit organisation, usually a housing association but which may include developers, registered by Homes England to provide Affordable Housing.

Renewable Energy

Is defined as energy that is collected from resources that will never run out or which are replaced by nature in less than a human lifetime.

West of England (WoE)

A sub-region which encompasses the administrative areas of Bath and North East Somerset Council, Bristol City Council, North Somerset Council and South Gloucestershire Council