

Glossary of Key Terms

Academy for Sustainable Communities	<p>Government-established national centre of excellence to improve the skills, knowledge and behaviours needed to deliver and maintain sustainable communities. The establishment of a national skills centre was a key recommendation of the Egan Review of Skills for Sustainable Communities, to drive forward a new, integrated approach to skills development.</p> <p>Read more at: http://www.ascskills.org.uk/pages/home</p>
Affordable Rural Housing Commission (ARHC)	<p>Body launched by Defra and what was the Office of the Deputy Prime Minister in July 2005 to identify ways of improving access to affordable housing for people in rural areas. The Commission reported in May 2006 and was wound up shortly thereafter.</p>
Affordable Housing (or sub-market housing)	<p>Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.</p>
Area of Outstanding Natural Beauty (AONB)	<p>Areas are designated solely for their landscape qualities for the purpose of conserving and enhancing their natural beauty (which includes landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries). Natural England is responsible for designating AONBs and advising Government and others on how they should be protected and managed. Read more at: http://www.countryside.gov.uk/LAR/Landscape/DL/aonbs/</p>
Back-land development	<p>Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.</p>
Barker Review (Housing supply)	<p>Kate Barker review of housing supply commissioned by HM Treasury and what was the Office of the Deputy Prime Minister: <i>Delivering stability: securing our future housing needs, March 2004</i>. Read more at: http://www.hmtreasury.gov.uk/consultations_and_legislation/barker/consult_barker_index.cfm</p>
Beacon councils	<p>The Beacon Scheme identifies excellence and innovation in local government. The scheme exists to share good practice so that 'best value' authorities can learn from each other and deliver high quality services to all. Councils apply for beacon status in themes, such as affordable housing. The themes are reviewed each year. Successful councils are awarded beacon status by the Government, and are then expected to share their best practice and expertise through a series of</p>

	events throughout the year. Read more at: http://www.beacons.idea.gov.uk/idk/core/page.do?pagelD=1
Brownfield land	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure
Church land	Land used by the church. On the specific case of Church of England glebe land, a glebe was an area of church land belonging to a parish, the revenues from which were intended to help support the parish.
Code for Sustainable Homes	The Code is the national standard for the sustainable design and construction of new homes. It is a voluntary star rating system that shows the sustainability of a new home as a complete package. Read more at: http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/
Commission for Rural Communities	The Commission was established in April 2005 and became an independent body on 1 October 2006. The Commission's role is to provide 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. Read more at: http://www.ruralcommunities.gov.uk/
Communities England	Is the proposed agency to join up the delivery of housing and regeneration, bringing together the functions of English Partnerships, the Housing Corporation, and a range of work carried out by the Department of Communities and Local Government, including delivery in the areas of decent homes, housing market renewal, housing Public Finance Initiative, housing growth and urban regeneration. The launch date proposed for Communities England is April 2009. Read more at: http://www.communities.gov.uk/publications/housing/deliveringhousingregeneration
Community Land Trusts	Independent non-profit trusts which own or control land and facilities in perpetuity for the benefit of the community.
Community Strategy	Under Part One of the Local Government Act 2000, local authorities in England and Wales have to produce a community strategy to promote the social, economic and environmental wellbeing of their areas, achieving sustainable communities. The strategy outlines the steps the council will take towards achieving sustainable improvement, and is reached by a process of community planning.

Comprehensive Spending Review	Every two or three years, the Treasury conducts a Spending Review, setting firm and fixed three year budgets for each department. The 2007 Comprehensive Spending Review will set spending plans for 2008-09, 2009-10 and 2010-11 and differs from normal Spending Reviews by taking a more detailed look at past, current and future spending. Read more at: http://csr07.treasury.gov.uk/
Countryside Agency (Functioned from 1 April 1999 until 1 October 2006. Prior to 1999 it was also known as the Countryside Commission)	The Countryside Agency was a government-funded advisory and promotional body in England. It owned no land and managed no facilities. The Countryside Agency worked with other bodies, such as local authorities, landowners and other public agencies, to provide grants and advice to conserve the natural beauty of the landscape, promote rural economies and make the countryside more accessible for public enjoyment. The Countryside Agency was succeeded on 2 October 2006 by Natural England and the Commission for Rural Communities.
Decent Home	Communities and Local Government standard which states that a home must be warm, weatherproof and have reasonably modern facilities in order to be classed as 'decent'.
Design Code	A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a masterplan or other design and development framework for a site or area.
Development Plan Documents (DPDs)	Prepared by local planning authorities, they outline the key development goals of the Local Development Framework. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.
Eco-towns	Exemplar "green developments". They will meet the highest standards of sustainability, including low and zero carbon technologies and quality public transport systems. They will make use of brownfield land and surplus public sector land where practical and lead the way in design, facilities and services, and community involvement.
EcoHomes	An environmental assessment method for homes developed by the Building Research

environmental assessment	Establishment (BRE). EcoHomes considers the broad environmental concerns of climate change, resource use and impact on wildlife and balances these against the needs for a high quality, safe and healthy internal environment. The Code for Sustainable Homes was introduced in England in April 2007 and sets minimum standards for energy and water use at each level and, within England. It replaces the EcoHomes scheme. Read more at: http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/
Empty Home	There is no single definition used but generally the Government is concerned to ensure that problematic empty properties ie those that are not subject to a transactional process – are brought back into occupation. The Department does not count second homes and other properties that may only be used occasionally (e.g. holiday homes and other seasonal lets) as empty. Properties that are empty for less than six months (and are therefore likely to be transactional) are categorised separately for statistical purposes from longer-term empty homes that are more likely to be problematic. Read more at: http://www.communities.gov.uk/index.asp?id=1153423
Empty Dwelling Management Orders (EDMOs)	EDMOs were introduced in England from April 2006. These allow councils with housing responsibilities to take over the management of some residential properties that have been empty for more than six months. An EDMO would only be considered when other voluntary routes had failed to bring the home back into use. Read more at: http://www.communities.gov.uk/housing/housingmanagementcare/emptyhomes/
English Partnerships (EP)	The national regeneration agency, helping the Government to support high quality sustainable growth in England. Soon to merge with the Housing Corporation and parts of CLG to become Communities England. Read more at: http://www.englishpartnerships.co.uk/
Glebe land (Church land)	A glebe was an area of church land belonging to a parish, the revenues from which were intended to help support the parish. See Church land.
Government Offices for the Regions (GOs)	Representatives of central Government in the regions, bringing together the work of ten government departments. Read more at: http://www.gos.gov.uk/national/
Government planning policy / PPGs / PPSs	National planning policies that regional planning bodies and local planning authorities need to take into account when drawing up development plans and other documents and making decisions on planning applications

Greenfield land	Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.
HomeBuy	Government intermediate housing schemes under which existing and potential social rented tenants, key workers (under Key Worker Living) and others can purchase a home on the open market with an equity loan. Includes proposals to allow social rented tenants to buy a share in their 'rented' home and move up to full ownership as they feel ready. Working with Communities and Local Government, Defra has secured arrangements for the buy back of rural properties under the new Homebuy scheme. Read more at: http://www.direct.gov.uk/en/HomeAndCommunity/BuyingAndSellingYourHome/HomeBuyingSchemes/DG_066479
Housing Associations	Common term for the 2000 or so independent, not-for-profit organisations registered with, and regulated by, the Housing Corporation. Housing Associations are able to bid for funding from the Housing Corporation (see also Registered Social Landlord).
Housing Corporation	The national Government agency that funds new affordable housing and regulates housing associations in England. It administers the National Affordable Housing Programme. The Housing Corporation has set up a Rural Advisory Group to explore genuinely innovative mechanisms to increase the supply of affordable homes in rural areas. It is proposed that the Housing Corporation to join up with English Partnerships and a range of work carried out by the Communities and Local Government to form a new Agency called Communities England. Read more at: http://www.housingcorp.gov.uk/
Housing Market Renewal Pathfinders	Nine sub-regional projects to tackle low moving demand and abandonment, each administered by a group of local authorities working in partnership and in receipt of funding from the Housing Market Renewal Fund.
Housing Green Paper	Titled "Homes for the future: more affordable, more sustainable" the Housing Green Paper seeks views on the Government's approach to increase the supply of housing, to provide well designed and greener homes that are supported by infrastructure and to provide more affordable homes to buy or rent launched on 23 July 2007. Read more at: http://www.communities.gov.uk/publications/housing/homesforfuture
Infill development	The development of a relatively small gap between existing buildings.
Intermediate housing	Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (eg HomeBuy), other

	low cost homes for sale and intermediate rent.
Improvement Development Agency (IDeA)	Body owned by the Local Government Association that works for local government so councils can serve people and places better. It enables councils to share best practice, promote the development of local government's management and workforce, advise councils on customer service and value for money and also helps councils work through local partnerships to tackle local priorities such as health, children's services and economic development. Read more at: www.idea.gov.uk
Key Worker Living (KWL)	A Government scheme running since 2004 helping key workers in London, the South East and East of England to buy a home, upgrade to a family home or rent a home at an affordable price. Replaced the Starter Home Initiative (2001-04), which had similar goals. Read more at: http://www.direct.gov.uk/en/HomeAndCommunity/BuyingAndSellingYourHome/HomeBuyingSchemes/DG_4001345
Key worker	The Government's definition of key workers includes those groups eligible for the Housing Corporation funded Key Worker Living programme and others employed within the public sector (ie outside of this programme) such as a nurse or teacher identified by the Regional Housing Board for assistance.
Land Swap Levies	The principle of the 'land swap levy' takes an element of 'hope value' from the uplift in value gained from a change of land use in rural areas and sets it to work on the development of long term affordable rural housing.
Local Area Agreements	A three year agreement, based on local Sustainable Community Strategies, that sets out the priorities for a local area agreed between Central Government, represented by the Government Office (GO), and a local area, represented by the local authority and other key partners through Local Strategic Partnerships (LSPs). Read more at: http://www.communities.gov.uk/localgovernment/performanceframeworkpartnerships/
Local Development Frameworks (LDF)	The local development documents, set out in the form of a portfolio, which collectively deliver the spatial planning strategy for the local planning authority's area.
Local Planning Authority	The authority or council that is empowered by law to exercise planning functions – usually local borough or district council.
Local Strategic Partnerships (LSP)	Local Strategic Partnerships are a way of bringing together people, public sector organisations and businesses to work to improve the local quality of life. Read more at: http://www.communities.gov.uk/localgovernment/performanceframeworkpartnerships/localstrategic

	partnerships/
Low Cost Home Ownership Programme	Low cost home ownership refers to Government schemes that help people who cannot afford to purchase a property on their own to be able to buy a home with financial help. Read more at: http://www.direct.gov.uk/en/HomeAndCommunity/BuyingAndSellingYourHome/HomeBuyingSchemes/DG_4001347
Market housing	Private housing for rent or for sale, where the price is set in the open market.
National Affordable Housing Programme	Major source of public finance for new affordable housing for rent and low-cost home ownership, supplied to RSLs through the Housing Corporation in the form of social housing grant.
National Housing and Planning Advice Unit	Established in response to Kate Barker's Review of Housing Supply (2004). Its task is to help make market housing more affordable and to address the trend in the rise in the number of people prevented from getting onto the property ladder. This is done through providing independent advice to both government and regions about the impact of planned housing provision on affordability, as well as researching specific practical and policy issues. Read more at: http://www.communities.gov.uk/housing/nhpau/
National Park	There are nine National Parks in England, including the Broads, three in Wales and two in Scotland designated under the National Parks and Access to the Countryside Act 1949 for the twin purposes of preserving and enhancing their natural beauty and of promoting their enjoyment by the public. A newly proposed designation for a South Downs National Park is under consideration. Read more at: http://www.nationalparks.gov.uk/
National Park Authority	The Environment Act 1995 gives National Park Authorities (NPAs) in England and Wales the main purposes of: conserving and enhancing the natural beauty, wildlife and cultural of enjoyment of the special qualities by the public. The 1995 Act also gave National Park Authorities the duty to take account of the economic and social needs of local communities. Read more at: http://www.nationalparks.gov.uk/
Natural England	A new integrated agency, comprising all of English Nature, the landscape, access and recreation elements of the Countryside Agency, and the environmental land management functions of the Rural Development Service. Read more at: http://www.naturalengland.org.uk/

Parish Councils	A tier of local government, parish and town councils are elected bodies with limited discretionary powers and rights, laid down by Parliament, to represent their communities and to provide services to them. Read more at: http://www.communities.gov.uk/localgovernment/360902/constitutionsandethics/parishtown/
Parish Plans	Parish and community plans are holistic documents, covering the social, economic and environmental issues relevant to the local community. They should bring together views and needs of the whole community. Parish plans are not statutory documents, best practice shows that local authorities can incorporate them into community strategies, service delivery and local development frameworks.
Perpetuity	In an affordable housing context, homes secured as affordable into the future, for example, by placing restrictions on the resale of affordable housing so that it cannot be lost to the market.
Planning Advisory Service	The Planning Advisory Service aims to facilitate self-sustaining change and improvement in the local authority planning sector. PAS is funded by Communities and Local Government and is being hosted by the IDeA (Improvement and Development Agency). Read more at: http://www.pas.gov.uk/
Planning Delivery Grant (PDG)	The Planning Delivery Grant (PDG) is a performance-based grant regime for local planning authorities. Read more at: http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/planningdeliverygrant/
Planning Gain Supplement	The Government is consulting on the Planning-gain Supplement (PGS), which would capture a modest portion of the increase in land value that occurs when full planning permission is granted. A significant majority of PGS revenues would go back to the local level to help local communities share the benefits of growth and manage its impacts, with the remainder used to finance regional and strategic infrastructure to promote growth. Read more at: http://www.communities.gov.uk/publications/housing/planninggainsupplement
Planning obligations and agreements	Planning obligations (or 's106 agreements') are private agreements negotiated, usually in the context of planning applications, between local planning authorities and persons with an interest in a piece of land, and intended to make acceptable development which would otherwise be unacceptable in planning terms. Obligations can also be secured through unilateral undertakings

	<p>by developers.</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations</p>
Planning Permission	<p>Formal approval sought from a council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.</p>
Planning policy guidance note (PPG)/ Planning policy statement (PPS)	<p>Planning Policy Guidance Notes (PPGs) and their replacements Planning Policy Statements (PPSs) are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Read more at: http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/</p>
Planning Policy Statement 3: Housing (PPS3)	<p>Sets out how the planning system supports the growth in housing completions needed in England using a plan, manage and monitor approach. This replaces Planning Policy Guidance 3: Housing (published March 2000). The delivery of housing in rural areas should reflect the key principles underpinning PPS3 - providing high quality housing that contributes to the creation and maintenance of sustainable rural communities. Read more at: http://www.communities.gov.uk/publications/planningandbuilding/pps3housing</p>
Planning White Paper	<p>Communities and Local Government publication setting out our detailed proposals for reform of the planning system, building on Kate Barker's recommendations for improving the speed, responsiveness and efficiency in land use planning, and taking forward Kate Barker's and Rod Eddington's proposals for reform of major infrastructure planning. http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/reform/planningwhitepaper/</p>
Quality Parish Council Scheme	<p>The scheme aims to equip parish councils to take on a stronger role in their communities. It aims to modernise local government and ensure that all local authorities are more in touch with the people whom they serve. Gaining Quality status proves that a parish council provides vision, identity and a sense of belonging. Read more at: http://www.communities.gov.uk/publications/localgovernment/201248</p>

Regional Assembly	<p>The eight voluntary (and unelected) Regional Assemblies in England, outside London. Approximately 70% of members are Local Authority councillors and the remainder regional social and economic partners. Main responsibilities include:- scrutiny of Regional Development Agencies; acting as the Regional Planning Body (including Regional Housing functions) responsible for producing Regional Spatial Strategies; and providing a 'voice for the region'</p> <p>Read more at: http://www.communities.gov.uk/citiesandregions/regional/regionalassemblies/</p>
Regional Development Agencies (RDAs)	<p>Nine English agencies that aim to co-ordinate regional economic development and regeneration, enable the English regions to improve their relative competitiveness and reduce the imbalances that exists within and between regions. Read more at: http://www.communities.gov.uk/citiesandregions/regional/regionalassemblies/regionaldevelopmentagencies/</p>
Regional Planning Body (RPB)	<p>Body with the principal responsibility for the preparation of draft revisions to a Regional Spatial Strategy. As of April 2003 the RPB, in all regions outside London, is the Regional Chamber (known as the Regional Assembly).</p>
Regional Housing Boards/ Strategies	<p>Regional Housing Boards – established as part of the Sustainable Communities Plan published in February 2003 to ensure that housing policies would be better integrated with the regional spatial, transport, economic and sustainable development strategies and to ensure delivery of the policies set out in the Sustainable Communities Plan. In 2006, responsibility for the work of the Boards and Regional Housing Strategies passed to the Regional Assemblies and in London the Mayor. Read more at: http://www.communities.gov.uk/housing/strategies/regionalstrategies/</p>
Regional Spatial Strategy (RSS) / Regional Planning Guidance (RPG)	<p>A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Read more at: http://www.communities.gov.uk/planningandbuilding/planning/regionallocal/regionalspatialstrategies/</p>
Registered Social Landlord (RSL)	<p>Technical name for a body registered with the Housing Corporation. Most Housing Associations are RSLs. They own or manage some 1.4 million affordable homes, both social rented and intermediate.</p>

Right to Acquire	Introduced in The Housing Act 1996 and gives eligible housing association tenants a statutory right to purchase the property in which they live at a discount. Right to Acquire only applies to properties built or acquired by housing associations, both charitable and non charitable, with public funds from 1 April 1997 onwards. (Properties transferred from a local authority to a housing association after 1 April 1997 are also eligible). Some properties are exempt including those in small rural settlements and sheltered housing. Read more at: http://www.communities.gov.uk/housing/buyingselling/ownershipschemes/righttoacquire/
Right to Buy	First introduced in 1980, the Right to Buy scheme is aimed at secure tenants of local authorities (councils) and those assured tenants of registered social landlords/housing associations who previously held secure tenancies with local authorities. It is open to virtually any secure tenant who can afford to buy. Under Section 157 of the Housing Act 1985, social landlords in specified areas may impose restrictions on the subsequent resale of homes acquired under the Right to Buy scheme. The specified areas are (i) National Parks, (ii) Areas of Outstanding Natural Beauty and (iii) areas designated by the Secretary of State as 'rural' for the purposes of Section 157. Read more at: http://www.communities.gov.uk/housing/buyingselling/ownershipschemes/righttobuy/
Rural Community Council	Sometimes called Community Action, or Voluntary Action. These are countywide organisations that support sustainable rural community development and improve the quality of life for rural communities and are part funded through Defra.
Rural Definition	The rural definition is an 8 way split, identifying rural towns, villages and hamlets in both sparse and less sparse areas, and urban settlements. In order to be able to apply the rural definition, data must be available at Census Output Area or Super Output Area (SOA), ward or postcode levels. Where data are not available at these lower levels of geography, but are available at local authority district level, then the rural / urban local authority classification can be applied. The rural classification is a 6 way split, which categorises all local authority districts. Rural-80 and Rural-50 together represent the predominantly rural areas. Read more at: http://www.defra.gov.uk/rural/ruralstats/rural-definition.htm
Rural Delivery Pathfinders	The rural Pathfinders were announced as part of the Government's Rural Strategy and form a significant element of Defra's move to develop a more devolved and modernised approach to rural delivery. Working closely with our local partners, the Pathfinders will help pilot innovative new approaches to delivering rural policy and tackling social exclusion - addressing social, economic and environmental issues. They will investigate how to improve co-ordination of rural delivery at local level, how to get more value out of the wide range of funding streams available, and how to

	bring strong local leadership to bear in tackling rural disadvantage. Two have a focus on housing. Read more at: http://www.defra.gov.uk/rural/ruraldelivery/pathfinders/default.htm
Rural Exception policy	This is a special provision which applies only in rural settlements (but regardless of size) where planning permission would not otherwise be given for new housing development.
Rural Excellence Programme	A mentoring programme run by the Improvement and Development Agency (IDeA) and funded by Government to help rural local authorities share good practice and develop approaches that improve the delivery of services and affordable housing in rural areas. The housing programme runs between 2006/07 and 2007/08 and aims to strengthen the strategic housing role of councils and in particular their ability to ensure the delivery of affordable housing for their residents. Read more at: http://www.idea.gov.uk/idk/core/page.do?pagelid=689771
Rural Housing Advisory Group	Set up by the Housing Corporation, the Rural Housing Advisory Group will explore genuinely innovative mechanisms to increase the supply of affordable homes in rural areas. Examining, schemes like Community Land Trusts, Land Swap Levies and community bonds which could help deliver more affordable rural housing with more effective use of the public purse. Read more at: http://www.housingcorp.gov.uk/server/show/ConWebDoc.11158
Rural Housing Enablers (RHEs)	RHEs work with local communities, local planning and housing authorities, registered social landlords (RSLs) and landowners to meet the housing needs of people in rural areas. A core element of the work of all RHEs is to facilitate an increase in the availability of affordable housing by assisting with village housing needs surveys, identifying sites and facilitating discussions between RSLs, funding bodies and the local community. Primarily, this activity supports new-build housing but is also used to bring empty properties back into use and make effective use of existing stock. Read more at: http://www.defra.gov.uk/rural/arh/infoexc.htm
Rural Social and Community Programme	<p>Launched in April 2006 and runs to March 2008. The programme aims to:</p> <ul style="list-style-type: none"> To enhance the community capacity building capability of rural communities so that those communities can work together to shape their own future. To help socially excluded individuals in rural communities improve their life chances. To develop the capacity of the voluntary and community sector, and of the town and parish council sector, to reinforce the delivery of the first two aims. <p>The largest part of the programme (£9m/year) is funding for sub-regional activities, designed and delivered by partnerships of organisations involved in supporting rural communities, including voluntary and community sector organisations. Sub-regional activities include a number of Rural</p>

	<p>Housing Enabler posts for which Defra had a contractual commitment beyond March 2006 and also Rural Housing Enabler posts in areas where the sub-regional partnership decided that these posts were a priority.</p> <p>Read more at: http://www.defra.gov.uk/rural/communities/funding-opportunities.htm"</p>
Section 106 agreement	<p>Planning obligations are currently negotiated in the context of a planning application between a local authority and persons with an interest in land.</p> <p>Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. In relation to affordable housing planning obligations can be used to prescribe the nature of a development by requiring the inclusion of a given proportion of affordable housing. See also Planning Gain Supplement.</p>
Shared equity	<p>A means of helping people into home ownership. The buyer purchases a share of their home, with the remaining share being held by another party, for example a housing association. When the homeowner comes to sell the home, the other party would be entitled to some of the proceeds of the sale. Many shared equity homes are intermediate housing provided in part through social housing grant.</p>
Social rented housing	<p>Affordable housing provided for rent at or close to rents below market levels to eligible groups on housing waiting lists. Provided and managed by local authorities, Registered Social Landlords or other bodies.</p>
Strategic Housing Market Assessment	<p>Practice guidance issued by Communities and Local Government, along with Planning Policy Statement 3, which sets out a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate. The practice guidance issued to regional authorities and Local Planning Authorities can be read at: http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket</p>
Sustainability Appraisals	<p>To promote sustainable development through the integration of social, environmental and economic considerations into the preparation of revisions of Regional Spatial Strategies (RSS) and for new or revised Development Plan Documents (DPD) and Supplementary Planning Documents (SPD). Read more at: http://www.communities.gov.uk/planningandbuilding/planning/sustainabilityenvironmental/sustainabilityappraisals/</p>
Sustainable	<p>The then Office of the Deputy Prime Minister (now Communities and Local Government) plan</p>

Communities Plan	launched in 2003 setting out a long-term programme of action for delivering sustainable communities in both urban and rural areas. It aimed to tackle supply issues in the South East, low demand in other parts of the country, bring all social housing up to the Decent Homes standard, protect the countryside and improve the quality of urban spaces. Read more at: http://www.communities.gov.uk/communities/sustainablecommunities/sustainablecommunities/
Supporting People	A grant programme in England and Wales which enables the provision of housing related support services to help vulnerable people maintain or improve their ability to live independently. The type of provision offered includes housing management, housing related support (such as independent living skills), home care, meals services and personal care. It was a new single grant programme to rationalise existing funding streams. Read more at: http://www.spkweb.org.uk/
Sustainable development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Read more at: http://www.sustainable-development.gov.uk/
Tenure	The nature of the structure by which people own or rent their home. Categories are usually broken down as follows: Owner Occupied, Private Rented, Registered Social Landlord or Council Rented.
UK REITs	Real Estate Investment Trusts in the UK (UK-REITs) aim to improve the efficiency of both the commercial and residential property investment markets. The introduction of UK-REIT legislation provides the basis for liquid and publicly available property investment vehicles available to a wide range of investors, contributing to the Government's wider objectives for raising productivity in the commercial property sector. As recommended by Kate Barker in her independent review of housing supply, UK-REITs will also encourage increased institutional and professional investment to support the private rented sector.
Village envelope	Boundaries on a map, usually set out in the local development plan, beyond which the local planning authority proposes that a village should not be allowed to extend.
Windfall sites	Local Planning Authorities may also have a policy requiring the provision of affordable housing on 'windfall sites' that are not allocated in the Local Development Document but which come forward due to a change in circumstances
Zero Carbon Homes	Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

