

Appendix 10 – Glossary of Terms

Approved Development Programme (ADP)

Annual programme of investment to Registered Social Landlords by the Housing Corporation.

Affordable housing

Subsidised non-market housing provided to those whose needs are not met by the market. Affordable housing is a general term for social-rented housing and intermediate housing (shared ownership products and intermediate rent that is rent above social rented but below market rents).

Beacon Councils

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 events throughout the year.

Best Value

A system to ensure that councils provide the best possible services and the best value for money.

Choice Based Lettings (CBL)

A system to provide a greater choice of home. A list of available properties is circulated fortnightly, to those on the housing register.

Code for Sustainable Homes

A 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.

Communities and Local Government (CLG)

Central government department with responsibility for housing, planning and local government.

Community Strategy

A strategy to promote the social, economic and environmental wellbeing of their areas, achieving sustainable communities and is reached by a process of community planning.

East Kent Cyrenians

An independent registered charity that provides outreach and resettlement services for street homeless people; supported accommodation for single homeless people; tenancy support for people at risk of homelessness, and a service user support and training service with substance users, their families and carers.

Decent Homes Standard

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'.

Disabled Facilities Grant (DFG)

A grant from the council to provide specialist adaptations for disabled people.

Empty Homes

The government is concerned to ensure that problematic empty properties i.e. those that are not subject to a transactional process – are brought back into occupation. 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.

Enabling Role

The council's role of assessing housing need and facilitating the development of homes to meet housing needs by working with a variety of other agencies in the public, private and voluntary sectors.

Energy Efficiency

Energy efficiency is about reducing energy consumption by improvements to a property and/or by making lifestyle changes.

English Partnerships

The national regeneration agency, helping the government to support high quality sustainable growth in England. Due to merge with the Housing Corporation to become the New Homes and Communities Agency.

Floating Support

Is a service that is delivered to a family or individual that is not tied to accommodation. Floating support services provide service users with a support package that is based upon their assessed needs and as independence increases, the level of support is reduced until it “floats away”.

Greater Ashford Development Framework (GADF)

The master plan for the strategic growth of Ashford.

Government Office of the South East (GoSE)

Representatives of central government in the regions, bringing together the work of the government departments.

Home Improvement Agency

A not for profit agency offering help and advice on home improvements, repairs and adaptations to older, vulnerable and disabled people.

Housing Corporation

Government organisation that funds and regulates Registered Social Landlords (Housing Associations). It administers the National Affordable Housing Programme.

Housing Revenue Account (HRA)

The accounting process by which local authorities manage the income and expenditure on its own housing stock.

House Condition Survey

This survey looks at the structural elements of a selection of homes throughout the borough to predict the work that will be needed and the cost of that work to bring homes to a decent standard.

Joint Policy and Planning Board (JPPB)

Established across Kent representing all the local authorities, Social Services and Health Authority to prioritise, monitor and review the provision of supported housing.

Kent County Council (KCC)

Is responsible for providing a wide range of services including roads, schools, social services, libraries, adult education centres, trading standards and some planning matters.

Kent Health & Affordable Warmth Strategy

Strategy to reduce and tackle ill health and excess winter deaths caused by fuel poverty across the county.

Local Development Framework

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 Plan

Published by all local authorities to outline its development guidance for the area. Plans identify land for housing, employment, and leisure purposes, taking into consideration the role of government. The Local Development Framework is superseding local Plans.

Local Strategic Partnership

Local Strategic Partnerships are a way of bringing together people, public sector organisations and businesses to work to improve the local quality of life. The LSP also works to develop the Community Strategy.

Policy Advisory Group (PAG)

Established by the council and consists of Councillors and Tenant representatives who look at policies and changes under consideration to advise the full council or the executive on implications of any recommended changes.

Primary Care Trust (PCT)

Part of the Health Authority with responsibility for primary care and general practitioner services. The Eastern and Coastal PCT covers the Ashford area.

Private Finance Initiative (PFI)

Government scheme through which large refurbishment projects can be financed.

Private Sector Landlord

A landlord renting a home at market prices.

Regional Housing Strategy

The regional framework for housing in the South East.

Right to Acquire

Government policy that allows tenants to purchase their home from their registered social landlord. Exclusion from the Right to Acquire applies in some rural areas.

Right to Buy

Government policy that allows tenants of local authorities to purchase their home from the council.

Regional Planning Guidance (RPG)

Regional Planning Guidance for the South East (RPG9) will be replaced by the Regional Spatial Strategy for the South East (The South East Plan) once it is approved by government and will form a statutory document with which local authority development plans will need to conform.

Registered Social Landlord (RSL)

Technical name for a body registered with the Housing Corporation. Most Housing Associations are RSLs.

Section 106 Agreements

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.

Standard Assessment Procedure (SAP)

A measurement on a scale of 1 to 100, which indicates the energy efficiency of a property. The higher the rating the more energy efficient the property.

South East England Development Agency (SEEDA)

The Regional Development Agency for the South East. Responsible for sustainable economic development and regeneration.

South East England Regional Assembly (SEERA)

The Regional Assembly is the representative voice of the region. It comprises 112 members, including elected councillors nominated by the region's local authorities.

Supporting People

Government programme to fund care and support services for people with special needs to enable them to live independently in the community.

Supported Housing

Housing providing for people with special needs providing a more intensive and supportive housing service than that provided by ordinary housing services.

Sustainable Development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.