

GLOSSARY FOR HOUSING STRATEGY AND AFFORDABILITY ANALYSIS

TERM	MEANING
Affordable Housing	Housing for eligible people who are unable to afford housing to rent or buy on the open market, meeting definition in National Planning Policy Framework
Affordable Homes Programme	Investment Programme to support development of new affordable homes by Government appointed Homes England
Affordable Rent	Tenure introduced by the Government to charge rents up to 80% of market rents
Area of Outstanding Natural Beauty	Areas of high visual quality designated as being of national importance.
Area of Great Landscape Value	Areas of high visual quality designated as being of county-wide importance.
Benefit Cap	A limit on the total amount of certain benefits that can be received
Better Care Fund	Programme between National Health Service and local government which seeks to join up health care and care services so that people can manage their own health and wellbeing and live independently in their communities for as long as possible
Care Act (2014)	Legislation establishing national eligibility criteria to set out a minimum threshold for adult care and support and carer support
Care Homes	A residential setting where a number of older people live, usually in single rooms, and have access to on-site care services
Commuted Sums	Capital sums from private developers in lieu of providing affordable housing on site
Decent Homes Standard	Programme aimed at improving council and housing association homes to bring them all up to a minimum standard
Ministry of Housing, Communities and Local Government (Formerly DCLG)	UK Government department whose responsibilities include local government and housing
Dementia	A syndrome (a group of related symptoms) associated with an ongoing decline of brain functioning. This may include problems with: memory loss or thinking speed.
Downsizing	Moving to a smaller property
Disabled Facilities Grant	Grants administered by the council to help meet the costs of adapting a property

Extra Care	Housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site
Greenbelt	A policy and land use designation, used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring more urban areas
Homes England (formerly the Homes and Communities Agency (HCA))	The Government appointed organisation with the responsibility of funding new affordable housing and regulating providers of affordable housing.
Housing Act (2004)	Housing Legislation which includes a requirement for home information packs, changes right to buy scheme, establishes tenancy deposit schemes and requires Local Authorities to assess accommodation needs for Gypsies and travellers
Housing Association	Independent, not-for-profit organisation that can use any profit they make to maintain existing homes and help finance new ones
Housing and Planning Act (2016)	Housing Legislation which allows the government to implement the sale of higher value local authority homes, starter homes and other measures mainly intended to promote homeownership and boost levels of housebuilding in England
Waverley Housing Delivery Board	Group set up to oversee the delivery of new council homes, as set out in Affordable Homes Delivery Plan
Housing Benefit	Regular payment made by the state to help those on low incomes pay for rented accommodation
Housing White Paper	Policy documents produced by Government that sets out proposals for future legislation
Housing Revenue Account	A ring fenced account held by local authorities funded by rents to provide landlord services
Housing Revenue Account Self Financing	A system for financing council housing introduced in April 2012 that replaced the Housing Revenue Account subsidy System
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 in the National Planning Policy Framework
Local Authority	An organisation responsible for public services and facilities in a particular area
Local Council Tax Support Scheme	Means tested award that helps people on low income pay their Council Tax bill

Local Housing Allowance	Housing Benefit for tenants of privately rented accommodation. It is a flat rate allowance towards rent costs, calculated on the basis of the tenant's circumstances (such as family size) and the broad area the tenant lives in, with the same amount of benefit paid to tenants with similar circumstances living in the same area.
Localism Act (2011)	Act of Parliament that changed the powers of local government in England. The aim of the Act is to facilitate the devolution of decision-making powers from central government control to individuals and communities.
Lower Quartile	Number below which lies the 25 percent of the bottom data
Median	Midpoint
National Planning Policy Framework	Sets out governments planning policies for England
Neighbourhood Plans	A plan prepared by a parish council or a neighbourhood forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2004)
Pay to Stay	An initiative which was intended to charge higher earning social housing tenants more in rent but was never implemented by government.
Place Shaping	Creative use of powers and influence to promote the general wellbeing of a community and its residents
Right to Buy	A scheme in which qualifying tenants are entitled to purchase their homes at a heavily discounted price
Rural Exception Sites	Small sites used for affordable housing in perpetuity that would not usually be used for housing, in line with National Planning Policy Framework.
Rural Housing Enabler	Post holder working with local communities in order to facilitate rural affordable housing
Section 106 Agreements	Section 106 is part of the Town & Country Planning Act 1990. Agreements under it cover requirements of developers as part of planning permissions. These are agreed in the planning application process, to provide contributions (usually financial) to develop facilities/amenities for the local community (e.g. education, open space).
Section 106 Sites (S.106 sites)	Mixed tenure sites, as enabled by Section 106 of the Town and Country Planning Act 1990.

Sheltered housing	Accommodation for elderly people consisting of private independent units with some shared facilities
Shared Ownership	Part rent/ part buy housing
Social Rented	Housing let at about 60% of market rents, usually by Councils or Housing Associations
Spare Room Subsidy	Reduction in housing benefit if you live in a housing association or council property that is deemed to have one of more spare bedrooms
Surrey Community Housing Project	Initiative intended to enable local community groups to delivery affordable housing units
Surrey County Council Adult Social Care Commissioning Team	Service with responsibility to buy support services for adults in need
Stair casing	Buying more of the equity in your shared ownership property
Starter Homes	Properties delivered under Starter Homes Initiative
Starter Homes Initiative	Scheme to help meet housing needs of young first time buyers
Tenant Finder Scheme	Service to put people in need of rented accommodation in touch with private sector landlords
The council	Waverley Borough Council
Universal Credit	Benefit which replaces 6 means tested benefits and tax credits
Waverley Corporate Plan	Council document setting out our priorities
Waverley Energy Efficiency Plan	Council plan proposing targets to reduce greenhouse gas emissions
Waverley Homelessness Strategy	Council document setting out a review of homelessness in the borough and an action plan detailing how we will address these issues
Waverley Housing Options Team	The service at Waverley which gives advice, help and support to anyone that is, or is about to become, homeless
Waverley Housing Revenue Account Business Plan	Council document setting out income and expenditure projections for the council's housing stock
Waverley Wellbeing Strategy	Council document demonstrating the ways we can support the health and wellbeing of residents
Waverley Ageing Well Strategy	Council document detailing continuation and development of services and activities that support older people living in the borough
Waverley Borough Council Local Plan; Part 1; Strategic Policies and Sites	Council document setting out spatial policy framework for delivering the development and change needed to realise our vision for development in Waverley up to 2032

Waverley Borough Council Local Plan; Part 2 Site Allocations and Development Management Policies	Council document setting out site allocations and other land designations and development management policies.
Waverley Economic Strategy	Council document setting out strategic economic objectives to help achieve sustained prosperity for residents and businesses
Waverley New Build Standards	Guidance note including specifications for new council homes including minimum space standards and design principles
Welfare Reform Act (2012)	Introduces Universal Credit as a single payment
Welfare Reform and Work Act (2016)	Requires registered providers of social housing in England to reduce social housing rents by 1% a year for 4 years.
West Surrey Strategic Housing Market Assessment (SHMA) 2015	Study of the housing needs within the West Surrey housing market area, including homelessness. Available online