

Torbay Council Housing Strategy 2020 ~ 2025

Glossary of Terms

Affordable Housing	Affordable housing refers to housing units that are affordable by that section of society whose income is below the median household income. The Council seeks up to 30% affordable housing on the basis of the following:
Affordable Housing: Social Rent	Social Rent should be managed by a Registered Provider (e.g. a Housing Association) or alternative organisation approved by the Council. Social rented housing is homes let on assured or secure tenancies (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Affordable Housing: Affordable Rented	Affordable rented housing is let by Local Authorities or private registered providers of social housing or alternative organisation approved by the Council to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Affordable Housing: Intermediate and low cost home ownership	Intermediate is an umbrella term for homes for sale or rent at a discount below market rates but above social and affordable rented products. It includes (but is not limited to) shared ownership, discounted market sale, starter homes, discounted market sale, intermediate rent (but not affordable rented housing), starter homes, and self-build housing where provided as affordable housing.
Allocations Policy	The policy applies to those who make a Housing Register application for accommodation in the Torbay Council area and ensures priority is awarded to those in greatest housing need.
Assistive Technology	Assistive technology is assistive, adaptive, and rehabilitative devices for people with disabilities or the elderly population, to improve the person's ability to do things in everyday life.
Brownfield Sites	Previously developed land that has the potential to be redeveloped. It is often (but not always) land that has been used for industrial and commercial purposes and is now derelict and possibly contaminated.
Cabinet	A local government structure which comprises of a Leader and Councillors. Each Councillor looks after areas such as Housing, Public Health, Environment and Finance
Category 1 Hazard	A hazard that is a serious and immediate risk to a person's health and safety
Community Energy Organisations	Community energy refers to the delivery of community led renewable energy, energy demand reduction and energy supply projects, whether wholly owned and/or controlled by communities or through partnership with commercial or public sector partners.
Community Land Trust	A non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.
Community-led Housing	People and communities playing a leading role in addressing their own housing needs

Decent Homes standard	Policy which aims to provide a minimum standard of housing conditions for all those who are housed in the public sector
Disabled Facility Grant	A Disabled Facility Grant can be applied for through the Council if you're disabled and need to make changes to your home to suit your needs i.e. a ramp installed, access to bathroom facilities.
Dwellings	A self-contained 'substantial' unit of accommodation, such as a building, part of a building, caravan, houseboat or other mobile home. A tent is not normally considered substantial
Energy Company Obligation Scheme	A government energy efficiency scheme in Great Britain to help reduce carbon emissions and tackle fuel poverty.
Extra Care Housing	Extra care housing describes a purpose-built housing environment where varying levels of care and support services are provided to meet the individual resident's needs.
Five Year Land Supply	A supply of specific deliverable sites sufficient to provide 5 years' worth of housing
Greenfield Sites	Greenfield sites are areas of land, usually agricultural or amenity land, which are being considered for urban development.
Homelessness Reduction Act	The Act, introduces in April 2019, places legal duties on local authorities so that everyone who is homeless or at risk of homelessness will have access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance
Homes England	Homes England is the non-departmental public body that funds new affordable housing in England. It was founded on 1 January 2018 to replace the Homes and Communities Agency.
Houses in Multiple Occupations (HMO's)	Residential properties where 'common areas' exist and are shared by more than one household.
Housing First	A housing and support approach in which those who have experienced homelessness and chronic health and social care needs are provided with a stable home, whilst supported with intensive and person-centred care by the dedicated Housing First team.
Housing Health & Safety Rating System	A risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in residential properties.
Institutional Investor	An entity which pools money to purchase securities, real property, and other investment assets or originate loans. Institutional investors include banks, credit unions, insurance companies, pensions, hedge funds, REITs, investment advisors, endowments, and mutual funds.
Joint Health and Wellbeing Strategy	The Joint Health and Wellbeing Strategy has been put together by partners within the health and wellbeing community in Torbay who work across the public and voluntary sectors and form the Health and Wellbeing Board. The Strategy sets out an objective and set of priorities for a more sustainable future.
Joint Strategic Needs Assessment (JSNA)	The JSNA brings together data from a range of partners across the South Devon and Torbay community. It identifies key issues which leaders, planners and commissioners can concentrate on for the following years.
Land Release Fund	DCLG's Land Release Fund was launched in partnership with the Cabinet Office and Local Government Association's One Public

	Estate Programme, will ensure local councils release some of their unused or surplus land for housing.
Local Housing Allowance	Local housing allowance (LHA) is used to work out how much housing benefit or universal credit you get if you rent from a private landlord.
Local Plan	Torbay's Local Plan covers the spatial strategy and strategic delivery objectives for each of the three towns Torquay, Paignton and Brixham, alongside policies for managing change and development in the Bay.
National Planning Policy Framework	The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.
Neighbourhood Plan	Neighbourhood Plans help local communities play a direct role in planning the areas in which they live and work. Policies included in Neighbourhood plans are related to the use of land in the area, or to spatial matters (i.e. aspects that affect how a place works). They will be used to consider all planning applications in the respective areas, alongside the Local Plan.
Owner Occupation	Owner-occupancy or home-ownership is a form of housing tenure where a person, called the owner-occupier, owner-occupant, or home owner, owns the home in which they live.
Productivity Strategy for Devon and Somerset	A Strategy developed by Heart of the South West aims to double productivity in the area over 20 years, focussing on themes including promoting business leadership, housing, connectivity, infrastructure, skills and training. It looks at growth, capitalising on the area's distinctive assets and maximising the potential of digital technology.
Registered Providers	The Housing and Regeneration Act 2008 (HRA 2008) established the regulator of social housing. This framework enables the regulator to register and regulate providers of social housing. Provider of social housing registered with the regulator are known as 'Registered Providers'.
Section 106	A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of your new home on the local community and infrastructure.
Shared Ownership	Shared ownership homes are provided through a housing association. They work by offering first-time buyers a share of the property ownership. A share of between 25% and 75% can be bought, with rent paid on the remaining share.
Social Benefit Society	Community benefit societies are incorporated industrial and provident societies that conduct business for the benefit of their community. Profits are not distributed among members, or external shareholders, but returned to the community.
Social Housing	Social housing is a form of housing tenure in which the property is owned by a government authority, which may be central or local.
Strategic Housing Partnership	Strategic Housing Partnership Meetings are in place to ensure communication between Torbay Council and Registered Housing Providers relating to future developments and housing needs. The meetings also enable the efficient operation of the local housing market.
Temporary Accommodation	Temporary accommodation is given to people who don't have a permanent home. This accommodation could be bed and breakfast

	accommodation in emergencies, or other facilities that we have sourced to meet this duty.
TDA (Torbay Economic Development Agency)	Formerly known as the Torbay Development Agency. TDA is Torbay Council's wholly owned and controlled economic development company. Established in 2011 the TDA is responsible for delivery of a range of services and outcomes for Torbay Council. It is also a trading business providing services to the broader public sector.
The Localism Act	The Localism Act 2011 is an Act of Parliament that changes 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.

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