

## Glossary

<b>Devon Strategic Housing Group</b>	DSHG members are all the Devon Local Authorities, including the County and two Unitaries, the Housing Corporation, GOSW and a Registered Social Landlord representative. DSHG's mission is: Working together more effectively through partnership to address the housing needs of Devon's Communities.
<b>Devon Rural Housing Partnership</b>	DRHP members are the Devon Local Authorities (excluding North Devon who are part of the Exmoor Partnership but including the County and Exeter), the Housing Corporation, GOSW/Defra, the Rural Community Council of Devon and Registered Social Landlords contributing to the partnership. DRHP's main task is to oversee the work of the Rural Housing Enabler..
<b>Housing Corporation (HC)</b>	A public body, sponsored by the Office of the Deputy Prime Minister (ODPM), whose role is to register, regulate and fund Registered Social Landlords (RSLs) in England.
<b>Registered Social Landlord (RSL)</b>	Term introduced by the 1996 Housing Act applying to all housing associations or not for profit companies registered with the Housing Corporation to provide social housing. Only such organisations were eligible to receive social housing grant.
<b>Regional Spatial Strategy</b>	Following the Planning and Compulsory Purchase Act (2004) the planning system has been reformed and there are now two main levels of planning in England. Firstly each Regional Planning Body is required to prepare a Regional Spatial Strategy. This details issues such as how many homes are required to meet the future needs of people in the region, or whether the region needs a new major shopping centre or an airport. Regional Housing Strategies are aligned with the relevant Regional Spatial Strategy. Secondly each local planning authority is preparing a Local Development framework that sets out how the local area may change over the next few years. The Local Development will supersede the current local development plans.
<b>South West Housing Body (SWHB)</b>	The Regional Housing Board for the South West and its constituent parts: Steering Group, Working Group and Regional Forum.
<b>South West Local Government Association ( LGA)</b>	Body representing all local authorities, police authorities, fire authorities and passenger transport authorities in the South West to promote better local government.
<b>South West Regional Assembly</b>	The Regional Assembly represents the interests of the region in relation to the work of SWRDA. It is also the

<b>(SWRA)</b>	Regional Planning body for the region. Assembly members include local authority members and representatives of other sectors including education, industry, unions, small businesses, NHS and other regional stakeholders.
<b>South West Regional Development Agency (SWRDA)</b>	Established in 1999. SWRDA is a non-departmental public body. SWRDA aims to coordinate regional economic development and regeneration, enabling the South West to improve its relative competitiveness and reduce the imbalances with other regions.
<b>South West Regional Housing Forum.</b>	South West Forum that meets quarterly to discuss housing and other related issues which affect the region. Members include representatives from local authorities, registered social landlords, and external partners such as National Housing Federation, Regional Development Agency and Chartered Institute of Housing.

**Glossary of Terms (Based on extracts form the South West Regional Housing Strategy)**

<b>Affordable Housing</b>	Affordable housing is defined throughout the RHS as an umbrella term for housing of a good standard which is affordable by local people on low – moderate incomes. At present, in most parts of the region this means housing, of any tenure, that is available at significantly below the normal cost of housing available on the open market. Local variations in housing costs against household incomes define relevant affordability constraints. Reference should also be made to ODPM Circular 6/98.
<b>Affordable Homes Programme (AHP) (previously known as the Approved Development Programme (ADP))</b>	One element of the Regional Housing Pot, administered by the Housing Corporation and used to fund social housing.
<b>Discounted Market Housing</b>	The property is sold outright either at a discount on the market value or at a lower price than other properties available in the area.
<b>Discounted Market Rented</b>	Property which is available for rent at a cost which is below that normally charged by private landlords for comparable properties. Occupancy may be restricted to certain incomes or occupational groups e.g. key workers or first time buyers.
<b>Equity Share</b>	The owner owns a percentage of the property and the remainder is owned by a third party (landowner, developer or employer). No rent is charged on the

	unsold equity, but the purchaser may be expected to buy at the market value at a specified time in the future.
<b>Exception sites</b>	A site which is developed for affordable housing where there is a normal presumption against housing development.
<b>Homebuy</b>	Proposed low cost home ownership scheme designed to help tenants of RSLs and local authorities, key workers, and others in priority need buy equity stakes in either their existing home (Social HomeBuy), a new home (New build HomeBuy), or a home on the open market (Open Market HomeBuy).
<b>Housing Association (HA)</b>	See registered social landlord
<b>Housing Market Assessment</b>	A study into the long-term housing demand, supply and needs of a market area. A market area can be defined, in simple terms, as the geographic area within which the majority of households move.
<b>Intermediate housing</b>	Housing that can provide a bridge between full owner occupation and full social renting. Examples can include Shared Ownership and Low Cost Market Housing.
<b>Key Workers</b>	Those workers who are essential to the provision of public services and who are employed by a public body.
<b>Large Scale Voluntary Transfer (LSVT)</b>	An RSL, which has received a wholesale transfer of housing stock from a local authority. Also used to describe the process of transferring large-scale housing stock to an RSL.
<b>Local Development Frameworks</b>	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.
<b>Low Cost Home Ownership (LCHO)</b>	A general term covering shared ownership schemes, Voluntary Purchase Grant (VPG), Right to Acquire (RTA) and the Homebuy scheme.
<b>Regional Housing Pot</b>	Total capital funds that the Region has to invest.
<b>Right to Buy (RTB)</b>	Policy that enables local authority tenants to buy their homes at a discounted price.
<b>Section 106 Agreement (S106)</b>	A legally binding agreement under section 106 of the Town and Country Planning Act 1990, rather than a condition of planning permission, that secures facilities or aspects of a development.
<b>Shared Ownership</b>	Low cost home ownership housing provided by RSLs in which the occupier owns a percentage of the property and the remainder is owned by an RSL or other body and a rent is charged on the unsold part of the property.
<b>Social Rented</b>	Rented housing provided by Registered Social

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**Housing**

Landlords at levels no higher than Housing Corporation target rents