

Glossary

Accounting Period

The period to which the IP's income and expenditure account relates.

Acquisition

The completion date of contracts to purchase land or property

Affordable Housing

Affordable housing includes social and affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision

Affordable Homes Programme (AHP)

The GLA's main funding stream for affordable housing, which aims to increase the supply of new affordable homes in London.

As part of the Affordable Homes Programme, the majority of the homes built will be made available as social rent, London Affordable Rent, Living Rent or London Shared Ownership. There is also support and supported and specialist housing.

Affordable Home Ownership

A general term used to describe the various types of funding home ownership with subsidy, such as the different forms of Shared ownership.

Affordable Rent

A form of social housing, involving homes being made available at a rent level of up to 80% of market rent (inclusive of service charges); the principal product available as new supply through the Affordable Homes Programme in 2011-15. London Affordable Rent homes fall within the definition of "Affordable Rent", albeit rents are restricted to the London Affordable Rent weekly benchmark rents. This tenure is not usually funded under the current AHPs but may be recorded as nil grant or part of a Developer Led project under the 16-23 programme.

Arms-Length Management Organisation (ALMO)

A body set up by some local authorities to take over the day-to-day running of their properties and bring social housing up to a decent standard, separating the landlord role from their wider strategic function in order to improve the quality and management of their housing.

Brownfield

A piece of land which has been previously developed for a use other than agriculture or forestry and which has one or more permanent structures on it. These sites can be in urban and rural areas and examples include industrial sites, defense buildings and land used for mineral extraction and waste disposal.

Committed Programme

Schemes approved in previous years.

Compliance Audit

The procedure by which the independent auditors of Investment Partners that are subject to a Grant Agreement, PPA and/or the GLA's local Design & Standards Managers check the quality and procedural compliance of schemes developed by IPs. Every IP that is subject to a Grant Agreement or PPA with a grant-funded programme is audited every year, while specialist IPs are audited at least every two years.

Compulsory Purchase Order (CPO)

A legal function to allow property to be compulsorily purchased by a public body.

Cost Floor

In the context of the Right To Buy, those costs in respect of the Dwelling, which are treated as incurred after 31 March 1974 and relevant in accordance with the Secretary of State's Determinations made under Section 131 of the Housing Act 1985 as amended by Section 122 of the Housing Act 1988. In cases where the Landlord's notice under Section 125 of the 1985 Act is issued after 9 March 1989, the Secretary of State's Determination made in March 1989 shall apply.

(The) Corporation

The Housing Corporation – historical reference to one of the GLA's predecessor bodies. Where this occurs in this Guide it should normally be taken to mean Homes England. However, in the context of Regulation, DPF or section 172 consent, when it will refer specifically to the Regulation arm of Homes England, otherwise known as the Regulator.

Disabled Facilities Grant (DFG)

Government funding to local housing authorities to provide and improve adaptation services to disabled people enabling them to continue to stay in their own homes.

Deemed Loan Debt (DLD)

This is the amount of the Total Capital Costs of scheme not funded by either:

- public capital subsidy (Grant/RCGF/DPF plus any Other Public Subsidy)
- Sales receipts (if applicable) or
- the IP's own resources

If the project includes more than one property, the Deemed Loan Debt must be apportioned between them using the same formula as that used to apportion the Capital Grant. This formula must not be altered by adding, for example, any penalty charged by a lender for premature redemption of a loan, or substituting the actual loan debt should it be greater.

Department for Communities and Local Government (DCLG)

The former central government department responsible for housing policy. Its successor department was the Ministry and Housing, Communities and Local Government (MHCLG) and is now the Department for Levelling Up, Housing and Communities (DLUHC).

Dwelling

This is defined in section 275 of the Housing and Regeneration Act 2008 as a building, or part of a building occupied or intended to be occupied as a separate dwelling, together with any yard, garden, outhouses and appurtenances belonging to it or usually enjoyed with it.

EDI - Equality, Diversity & Inclusion

The introduction of EDI funding conditions supports the Mayor's commitment to supporting increased diversity in the built environment sector. He expects partners to contribute to his vision of a more equal, diverse and inclusive London by meaningfully enhancing their organisational practices, procurement methods and engagement with communities. partners will be contractually required to meet two requirements within a year of their grant allocation contract being entered into: 1. Five minimum equality, diversity and inclusion standards; and, 2. To produce and publish an Equality, Diversity and Inclusion Action Plan for their organisation.

Estate Regeneration Replacement Units

Generally replacement units aren't fundable unless such units are obsolete.

European Regional Development Fund (ERDF)

A form of public subsidy.

Ex-RSL

"Ex-RSLs" are not-for-profit organisations who were registered with the Regulator before 1 April 2010. (That is the date that Part 2 of the Housing and Regeneration Act 2008 came into force, replacing the Housing Act 1996 system of "registered social landlords" in England).

Existing Satisfactory Purchase (ESP)

A form of acquisition for rent using grant where little or no repair, replacement or improvement work (i.e. approximately £1500 or less) is required to provide suitable housing.

Final Cost (FC)

The Final Cost stage grant claim, triggered by the issue of a Certificate of Practical Completion, or Certificate of Partial Possession (or equivalent), when all the properties are handed over by

the contractor to the IP. A Certificate of Partial Possession (or equivalent) may be issued when all units are handed over to the IP but some work, like landscaping, remains to be completed.

Framework Delivery Agreement

Contract between the GLA and delivery partners, detailing the terms and conditions under which capital grant for Mayor's Housing Covenant: 2015-18 Programme is paid. This term will be replaced with Contract or Agreement.

Flexible Tenure

The use of RCGF by an IP (ex-RSL) to repurchase some, or all, of a leaseholder's shares where the leaseholder is in mortgage difficulty. Sometimes known as reverse or downward staircasing (see also – Leasehold Repurchase).

(The) GLA

The Greater London Authority or its duly appointed agent.

Grant Agreement

Contract between the GLA and providers delivering a programme in the Affordable Homes Programme 2016-21 or a successor programme.

Homes England

An executive non-departmental public body, sponsored by the Department for Levelling Up, Housing and Communities, responsible for funding Affordable Housing outside London.

HomeBuy

From April 2006, HomeBuy was the generic name outside London for a suite of Affordable Home Ownership products (Shared ownership, Equity Loans, New Build HomeBuy, Social HomeBuy Open Market HomeBuy, and HomeBuy Direct) designed to help social tenants and others in priority need purchase a suitable home. These products were launched within the NAHP for 2006-08, with HomeBuy Direct being available from February 2009.

There have been various other products named Homebuy available prior to April 2006. See previous glossaries for the definition.

The forms of Homebuy that were in operation before April 2006 are referred to with a capital H and lowercase b (Homebuy), whilst versions of HomeBuy in operation since April 2006 use a capital H and a capital B – as in HomeBuy. A small but important change!

HomeBuy Direct

Available under the 2008-11 NAHP and Kickstart, an Affordable Home Ownership product was designed to help eligible deposit constrained applicants to buy a newly built property on selected sites with the assistance of two equity loans. The equity loans are of equal amounts, one funded by the GLA and one by the Developer, to be used by applicants in addition to their conventional mortgage loan and any savings. Not part of the current programmes.

Hostel

This is defined in section 63 of the Housing Act 1996 as a building in which is provided for persons generally or for a class or classes or persons:

- Residential accommodation otherwise than in separate and self-contained premises; and
- Either board or facilities for the preparation of food adequate for the needs of those persons, or both.

Housing Association Grant (HAG)

Housing Association Grant, paid between 1974 and 1996. See SHG and SHA.

Housing Benefit (HB)

A government benefit which pays all or part of the rent and service charge for a property.

Housing for Older People

Accommodation specifically for older people which either incorporates a range of basic facilities and special design features or are specially designated housing for older people. The distinctive design features should be over and above lifetime homes adaptations to general needs properties. The age of tenants actually resident is not a defining feature.

GLA divides housing for older people into three types:

- Housing for older people (all special design features)
- Housing for older people (some special design features)
- Designated supported housing for older people

See the Procurement and Scheme Issues section of the General chapter for definitions of supported housing and housing for older people stock.

Housing for sale

A general term covering mixed funded shared ownership and rehabilitation for outright sale schemes.

Housing Quality Indicator (HQI)

A comprehensive set of measures historically used to evaluate existing and planned housing developments on the basis of quality as opposed to simply cost. The indicators cover the location, the design and the performance of the housing project – these 3 categories produce 10 'Quality Indicators' that make up the HQI system. The GLA required that HQIs were used for all grant funded new developments during 2008-11 NAHP. Developing organisations had to submit HQI data to a national database, managed as part of the GLA's Information Management System (IMS).

Incorporated Society of Valuers and Auctioneers (ISVA)

The professional institution for valuers and auctioneers.

Independent Qualified Valuer

The District or Borough Valuer or a professional associate or fellow of the Royal Institute of Chartered Surveyors or any successor body or bodies thereof, who is not employed by, or acting on behalf of, or a member of the family of, the person or organisation selling or transferring or purchasing the property or land being valued. 'Member of the family' is defined in section 62 of the Housing Act 1996 (as amended by the Civil Partnership Act 2004) as spouse of that person, or living together as husband and wife, or that person's parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew, or niece. A relationship by marriage is the same as by blood, half-blood as whole-blood, and stepchild as child.

Intermediate Housing

Housing at prices and rents above those of social rent, but below market price or rents. This includes Shared Ownership and London Living Rent

Intermediate Rent

A sub-market rental scheme available under the 2008-11 NAHP for keyworkers and others where the rent is to be no more than 80% of local market rents. Typically it was offered on Assured Shorthold Tenancies, and is not to be confused with Affordable Rent (please see definition above) which is available with a range of tenancy options and is made available to tenants on the same basis as Social Rent.

GLA Open Project System (OPS)

The GLA's computer system for:

- The processing of schemes and payments of grant
- Data collection for RCGF spend without new grant and
- End of Year Returns for the RCGF
- All IP Milestone notifications and payment claims for grant must be submitted onto OPS.

Investment Partner (IP)

Any organisation which has been confirmed by the GLA as having "Investment Partner Status" under the GLA's Investment Partner Qualification procedure. The GLA funds Investment Partners to deliver a programme of affordable housing. Investment Partners include Registered Providers, Unregistered Bodies and Local Authorities.

Intermediate Housing

Housing at prices and rents above those of social rent, but below market price or rents. This includes Shared Ownership and London Living Rent.

Keyworker Living Programme

A discontinued programme operating in the South East, East and London regions in the 2004-2006 and 2006-2008 NAHP to provide rental, and owned homes to defined key workers i.e. those listed in the [Key Worker Living chapter, paragraph 2.2 of the 2010-11 AHCFG](#).

Large Scale Voluntary Transfer (LSVT)

Whole or partial transfer of the housing stock from a local authority to an RP (ex-RSL). This can take two forms:

- Transfer to an existing Registered Provider
- Transfer to a new Registered Provider established specifically to take the transfer, either as an independent Registered Provider (ex-RSL) or as part of an existing Registered Provider group.

Lead Provider

Where a number of IPs have formed

- A partnership to develop schemes under the Partnering Programme route in the NAHP 2008-11; or
- A consortium under an Affordable Homes Programme

One IP is required to undertake the role of Lead Provider. The Lead Provider will be deemed responsible to the GLA for a number of additional responsibilities and obligations on behalf of other organisations within that partnership. These responsibilities are referred to in the delivery contracts for the individual programmes.

Leasehold Repurchase

The repurchase by an IP of some, or all, of the leaseholder's shares in a grant funded shared ownership property, potentially with new grant. Includes New Build HomeBuy where the leaseholder is in mortgage difficulty, Rural Repurchase and Protected Area Repurchase (see also – Flexible Tenure).

Letting

This includes a sub-lease, sub-tenancy, or licence and an agreement for a lease, tenancy, licence, sub-lease, or sub-tenancy.

Local Authority

This is defined in section 106 of the Housing Associations Act 1985 as “a county, county borough, district, or London borough council, the Common Council of the City of London or the Council of the Isles of Scilly and in S84(5) includes a joint authority established by Part IV of the Local Government Act 1985 and the London Fire and Emergency Planning Authority and in section 85(4) includes such a joint authority as the London Fire and Planning Authority and a police authority established under section 3 of the Police Act 1996 and the Metropolitan Police Authority.”

Local Enterprise Partnerships

Locally-owned partnerships between Local Authorities and businesses, playing a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.

London Affordable Rent

A type of Affordable Rent home aimed at low-income households, with rents based on social rent levels.

London Living Rent

A type of affordable home that offer Londoners on average incomes a below-market rent, enabling them to save for a deposit.

London Shared Ownership

A type of affordable home in which buyers can purchase a share and pay a regulated rent on the remaining, unsold share.

Low Cost Home Ownership (LCHO)

Former term for Affordable Home Ownership.

Major Repairs Works

Works, other than improvements or cyclical maintenance, to a dwelling owned by an IP in order to ensure the continued habitability of the dwelling. Part of the Miscellaneous Works category.

Market Value

A formal valuation method set out in the RICS's Red Book.

Ministry of Housing, Communities and Local Government (MHCLG)

The central government department responsible for housing policy.

Mixed Funding (MF)

The generic term to describe the combination of Social Housing Assistance and private borrowing. See also Rent Mixed Funding.

MF Rent

Mixed funded rent.

Modern Methods of Construction (MMC)

A broad category of building methods that are designed to be more efficient and effective ways of constructing buildings than traditional methods (brick and block). Examples embraces a variety of build approaches including OSM, 'TunnelForm' and H&H Celon 'Thin joint blocks'.

Mortgage Rescue

Operational from January 2009 until March 2015, this product aims to assist eligible homeowners to avoid repossession. There are 2 products:

- Government Mortgage to Rent, whereby a home owner sells their property to an eligible provider and becomes a tenant and
- Equity Loan where a home owner sells part of their equity to an eligible provider but still remains the owner.

The Mortgage Rescue Scheme closed to new applicants on 31 March 2014.

National Affordable Housing Programme (NAHP)

The name given to the Housing Corporation's main investment programme for 2006-2008 and 2008-2011. Previously it was known as the Approved Development Programme (ADP). From 1 December 2008, this became one of the GLA's programmes. From April 2011, the programme has been superseded by the Affordable Homes Programme (AHP – please see definition above), which ran from 2011-2015.

National Audit Office (NAO)

A non-departmental public body responsible for auditing public bodies and producing value for money reports on the implementation of government policy.

National House Building Council (NHBC)

A provider of warranties against defects in new build housing.

National Planning Policy Framework (NPPF)

The [NPPF](#) replaces Planning Policy Statement 3 (please see entry below) from 27 March 2012 and includes in Annex 2 Glossary of terms a definition of Affordable Housing split into; Social rented, affordable rented and intermediate housing.

New RP

"New-RPs" are not-for-profit and for-profit organisations who registered with the Regulator on or after 1 April 2010.

New Build HomeBuy

The brand name for the Shared Ownership product, which was available between 2006 and 2011.

Obsolete Home

An obsolete home is defined as one where an affordable home is no longer considered by the landlord to be capable for letting for long term tenancies for reasons pertaining to condition, type or building standards, regulations or safety. The replacement of obsolete homes in the 21-26 Affordable Housing Programme will only be funded when they are part of a project that also delivers a net increase in affordable housing.

Open Market HomeBuy (OMHB)

A former Affordable Home Ownership (AHO) product that helped purchasers to buy a property outright on the open market, with the assistance of one or more equity loans in addition to their mortgage loan.

Open Project System (known as "OPS" or "GLA-OPS")

The GLA's online system for:

- Processing projects and payments of grant
- End-of-year returns for the Recycled Capital Grant Fund and Disposal Proceeds Fund
- All provider milestones notifications and grant claims

Other Public Subsidy

That part of the capital cost of property met by funds from a public body other than by SHA e.g. Local Authority, Health Authority, etc. It may be free or discounted land or a cash contribution.

Off Site Manufacturing (OSM)

The term used to cover all forms of construction where a significant part of the process takes place in a factory rather than the building site. This can range from wall sections to entire pre-finished room modules. See also MMC.

Partner Status

The status of any RP (ex-RSL) bidding through one of the GLA's affordable homes programmes.

Participating Lender (eOMHB)

One of four banks or building societies, approved by the then Housing Corporation, who were formerly willing to provide equity loans for this programme.

Planning Policy Statement 3 (PPS3)

This sets out the Government's policy on a range of issues relating to planning in the provision of housing. Published in December 2006 and republished in June 2011 to account for the introduction of Affordable Rent. Replaced by the National Planning Policy Framework (please see entry above).

Practical Completion (PC)

Practical Completion means that stage in the execution of a project when the works are completed in accordance with the terms of the relevant building contract and/or Grant Agreement such that the dwellings comprised within the project are fit for beneficial occupation as a residential development in accordance with applicable NHBC or equivalent requirements current at the date of inspection. This is subject only to the existence of minor defects and/or minor omissions at the time of inspection which are capable of being made good or carried out

without materially interfering with the beneficial use and enjoyment of the project/home and which would be reasonable to be included in a snagging list.

Prospective Rents

The rent which an IP, on the basis of its rent policies and business plans, would expect to charge at first letting for the house types in the schemes for which it had bid. This would also be the rental figure indicated in the bid itself.

Public Sector Body

A local authority, health authority, new town corporation, a nationalised industry, a Government Agency, an urban development corporation, the Crown, a housing action trust and a residuary body.

Public Sector Subsidy

A term from the Framework Delivery Agreement (see definition above), referring to all public money (whether from the GLA or any other body) received in respect of a scheme. Please see the relevant grant agreement for full details. From 2021 onwards, the regime overseeing this matter is referred to as Subsidy Control.

Purchase and Repair (P&R)

The IP (ex-RSL) acquires a second-hand property for rent, or sale as shared ownership, and the cost of essential repairs is less than £10,000 but more than £1,500.

Qualifying Lending Institution

Qualifying lending institutions are organisations who are authorised under the Financial Services and Markets Act 2004, and who have permission to enter into regulated mortgage contracts.

The Financial Conduct Authority (FCA) keeps a register of authorised firms on its website along with a list of “permissions,” i.e. activities an authorised firm has permission to undertake.

Quality Assurance and Impact Visits

Assessment carried out by the GLA to help assess the effectiveness of investment decisions and to see if scheme objectives envisaged at bid stage are later achieved.

Recovery Determination

Legal documents for Registered Providers and Unregistered Bodies setting out the GLA’s principles for the recovery of grant.

Recycled Capital Grant Fund (RCGF)

An internal fund within the accounts of an IP used to recycle historic grant receipts in all their forms, such as HAG/SHG/SHA in accordance with GLA policies and procedures.

Registered Provider (RP)

Any non-profit organisation, for-profit organisation or local authority entered on the register maintained by the [Regulator](#).

Registered Social Landlord (RSL)

A Housing Association or a not-for-profit company formerly registered with the [Regulator](#) to provide social housing.

Regulation Committee (referred to as the Regulator)

The Regulation arm of the former HCA, responsible for economic regulation (and consumer regulation in cases where there is a serious danger to tenants' health) of social landlords in England. Replaced the Tenant Services Authority (see entry below).

Regulator of Social Housing ("Regulator")

Responsible for economic regulation (and consumer regulation in cases where there is a serious danger to tenants' health) of social landlords in England. Replaced the Tenant Services Authority (see entry below).

Regulator's standards

The Regulator's governance, management & operational expectations of IPs that apply from 1 April 2012. Replaced the Regulatory Code – see entry below.

Regulatory Code

The Regulator's governance, management & operational expectations of IPs that applied until 1 April 2010. Replaced by the Regulator's standards – see entry above.

Re-improvements

Work to property in the IP's ownership which was originally produced with public sector funding. The re-improvement work can be improvements or conversion, and be sufficient to justify an increase in rent. If no rent increase is justifiable, the work is likely to be classed as Major Repairs.

Relevant Date

A Grant Recovery term. The date on which repayment of capital grant is due following a Relevant Event, as outlined in the Recovery Determination.

Relevant Event

Any event relating to property or land funded the GLA, which the Recovery Determination specifies as being a trigger for grant recovery i.e. repayment or recycling of grant.

Rent Influencing Regime

The process by which the Regulator seeks to bear down on rent increases through the issue of a guideline limit for rent increases, and influence rent levels through the rent restructuring framework.

Rent Mixed Funding

Schemes made available through providers or others that provide permanent housing for rent at Target rent levels, funded partly from SHA or other public subsidy and partly from private loans.

Rent Restructuring Framework

The Regulator's framework to meet the Government's objectives for all social rent setting based upon relative property values, local earnings and property size. It applies to Council and IP housing.

Resident Ballot Requirement

The requirement for IPs to ballot residents prior to claiming grant on strategic estate regeneration projects. Further guidance is provided in Section 8 of the Affordable Housing Capital Funding Guide.

Restructured Rents

From April 2002 rents are calculated according to a formula based on relative property values, local earnings and property size. Restructured rents are calculated using the formula and data set out in the DCLG's Guide to Social Rent Reforms. Guidance from the Regulator [the Regulator](#) sets out the calculation for target rents.

Right to Acquire (RTA)

Under the Housing and Regeneration Act 2008, specified tenants of specified IP rented stock developed with SHG/SHA (but not HAG) have the legal right to purchase their home.

Section 106 Agreement

A contract entered into by a local planning authority and a property developer under section 106 of the Town and Country Planning Act 1990 under which the developer agrees to provide defined facilities, such as affordable housing, as part of the proposed development.

Such planning obligations are often used as a legally binding agreement between a local authority and developer to deliver additional affordable social housing within a development.

Self Build or self-build

Self Build refers to a housing development for outright sale undertaken by a mutual co-operative Self Build Group, with sale permitted only to members of that group. This was a historic Housing Corporation funding stream under the National Loan Fund.

The term self-build refers to funding to an IP for Affordable Rent or Affordable Home Ownership. The IP seeks funding for the product in the normal way, but the construction is undertaken by self-builders instead of by a commercial house builder. The self-builders' physical contribution to the construction is reflected in what is referred to as 'sweat equity'. The 'sweat equity' can then be offset against an equivalent 'share' in a shared ownership property, or the first option on any property developed for Affordable Rent.

Shared Housing

Residential accommodation other than in separate and self-contained premises.

Short Life project

Property brought into short term use for a period of between 2 and 10 years which was not owned by the IP (ex-RSL) prior to such use and which otherwise would have remained vacant. Last funded in 2004. However, please see Temporary Empty Homes and Temporary Social Housing below.

Shared Ownership

Housing sold on a part rent/part sale basis. The shared owner buys a percentage of the property, funded by a mortgage and/or savings. The remaining percentage is still owned by the developing organisation who charges rent on it.

Social HomeBuy (SHB)

Scheme introduced in April 2006 to allow IPs and LAs to voluntarily dispose of their rented housing at a discount, which is linked to the RTA discount in the local area, to secure tenants to purchase either outright or on shared-ownership terms.

Social Housing

Low cost rental accommodation and low cost home ownership as defined by [sections 68-70 and 77 of the Housing and Regeneration Act 2008](#). Aimed at people whose needs are not met by the commercial market.

Social Housing Assistance (SHA)

Capital grant provided by the GLA to fully or partially fund Investment Providers when developing social housing as defined within the Housing and Regeneration Act 2008. SHA is paid under S19(6) of that Act and replaces Social Housing Grant paid under S18 or S27A of the Housing Act 1996.

Social Housing Grant (SHG)

Capital grant provided by the GLA to fully or partially fund Investment Providers who were formerly Registered Social Landlords or those paid via a Grant Agreement – see definitions above) when developing social housing, under S18 or S27A of the Housing Act 1996. It replaced Housing Association Grant (HAG), a similar capital grant paid under previous legislation. From 1 April 2010 no new allocations of SHG will be made; subsequent allocations of capital grant are to be paid as Social Housing Assistance (SHA – see definition above).

Social Rent

Social housing available for rent at or close to Target rents on the basis of the Rent Influencing Regime Guidance.

Start on Site (SOS)

For schemes being delivered under the 2008-11 NAHP, the Start on Site grant claim was triggered by the building contractor taking possession of the site or property, and the IP & builder having both signed the building contract.

For schemes being delivered in subsequent Affordable Homes Programmes, the above requirements apply, but there is an additional condition that SOS works must also have commenced. For details of SOS works, please see the definitions section in the relevant Framework Delivery Agreement or contract, and also the Finance section of the General chapter of the Affordable Housing Capital Funding Guide.

Supported Housing

Supported Housing is accommodation provided for a specific client group to enable them to adjust to independent living or to enable them to live independently. The term supported housing applies to purpose-designed or designated supported housing. See the Procurement and Scheme Issues section of the General chapter for definitions of supported housing and housing for older people.

Sustainable Development

Development that balances the environmental, social and economic needs of the present generation, without compromising the ability of future generations to meet their own needs.

Target Rent

The rent which is derived by applying the formula set out in the guidance from [the Regulator](#).

Temporary Empty Homes (TEH)

A product available under the AHP 2011-15 to help IPs bring into use at affordable rents, accommodation acquired on a temporary basis with a life of more than 5 but less than 30 years. Replaced Temporary Social Housing (see below).

Temporary Social Housing (TSH)

A product available under previous programmes to help providers bring into use at sub market rents, accommodation acquired on a temporary basis with a life of more than 2 but less than 30 years. This funding, and the related Temporary Empty Homes funding is no longer available.

Tenant Services Authority

The former national regulatory body for social housing landlords and standards for tenants. Replaced by the HCA Regulation Committee from 1 April 2012 (please see Regulation Committee entry above).

Valid Valuation

A valuation dated no more than three months before the date of exchange of contracts to sell a Property or land, or the period of validity stated in the valuation, or the shared ownership lease if applicable.

Works Only New Build

A new build development on land in an IP's ownership which has previously had the support of public sector funding/grant. It can also be the demolition and redevelopment of property owned by the IP whether or not the property was originally public-funded. The prior permission of the GLA is needed if Grant funded property is to be demolished.

Works Only Rehabilitation

Works to property in an IP's ownership that has previously had the support of public sector funding/grant.

Works to IP Existing Stock (WTRPES)

A NAHP term covering Miscellaneous Works, Works Only Rehabilitation and Re-improvement