

Appendix 7 – Glossary of Terms

Term	Definition
ADP / NAHP	Approved Development Programme is the term used up to 2006 for the Government grant funds for RSL development incorporated within the Regional Single Capital Housing Pot. From 2006 this will be referred to as the National Affordable Housing Programme to reflect the wider access to the Funds introduced by the Housing Act 2004
Affordability	Essentially the relationship of earnings or income to the price of housing. This can be calculated in a number of ways, including the use of lower quartile earnings when demonstrating the relationship between market entrants and (say) average house prices. The ration can be calculated for a range of scales from very local to national.
Affordable Housing	Low cost market housing and subsidised housing irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to rent or buy houses generally available on the open market (RPG 11 2004)
Asylum Seeker	An Asylum Seeker is a person who has arrived in the UK and made a claim for political asylum under the 1951 UN Convention for Refugees
Barker Review	Under the request of the Deputy Prime Minister, Kate Barker, Member of the Monetary Policy Committee undertook a review of the issues affecting housing supply in the UK. The final report and recommendations 'Review of Housing Supply, Delivering Stability: Securing our Future Housing Needs' was published in March 2004. Further guidance from Government is awaited on how these matters are to be taken forward, following consultation on Recommendation 6 in 2004.
Birmingham City Region	Birmingham City Council working with Solihull, Coventry and Black Country local authorities are developing the City Region concept. The aim of the City Region is to create a dynamic city region with Birmingham as its lead city.
Black Country Study	A particularly important study is underway for the Black Country to assist in resolving the many inter-connected issues affecting this part of the Region. This will advise on a broad range of issues including regeneration priorities, the strategic role of centres and Merry Hill, urban capacity, identification of employment land, scope for environmental and town centre improvements, and ways of improving access to regeneration sites particularly on the eastern side of the Black Country. The Study forms part of the partial review of WMRSS.
Conformity	<p>Under the new Planning Act, Development Plan Documents must be submitted to the West Midlands Regional Assembly as the Regional Planning Body (RPB) for an opinion of general conformity with the West Midlands Regional Spatial Strategy (WMRSS). The Regional Planning Body through its Regional Conformity Advisors provides an opinion of general conformity with the Regional Spatial Strategy. Only when a Development Plan Document inconsistency or omission compromises the implementation of the WMRSS can it be considered to be not in general conformity.</p> <p>In the future the Regional Assembly is likely to be a statutory consultee on regionally significant planning applications. Until this is formalised through planning regulations, the Regional Assembly offer an opinion of general conformity on regionally significant planning applications on an informal basis. This is in accordance with the protocol agreed by the Regional Planning Partnership in September 2004.</p>

Term	Definition
Decent Homes Standard	In 2000, the Government made a commitment to bring all public sector homes up to a decent standard, establishing a 10 year target and an interim target to: “ensure that all social housing meets set standards of decency by 2010, by reducing the number of households living in social housing that does not meet these standards by a third between 2001 and 2004, with most of the improvement taking place in the most deprived local authority areas”. This places a responsibility on councils to set a timetable for eliminating backlog repairs in their stock, carrying out ongoing maintenance and take the necessary actions to ensure these targets are met. A decent home will pass four tests; it must meet the current statutory minimum standard for housing; it must be in a reasonable state of repair; it must give reasonably modern facilities and services and it must provide a reasonable degree of thermal comfort
Housing choices	Refers to the housing options available to households at any one time
Housing Stress	Proxy measures of stress include the level of overcrowding, number of persons per room and number of rooms per household. There is a strong relationship between overcrowding, poor health and deprivation, therefore, Housing Stress refers to the degree of hardship experienced by residents in their current housing circumstances
Intermediate Housing	All forms of shared ownership and equity share, with some form of subsidy to allow access to home ownership at less than market rates. This group of tenures does not include social rented housing or owner occupied housing at full market rate.
Local Development Frameworks	The local development framework is a folder of documents which includes all the local authority's local development documents. These include development plan documents which forms part of the statutory development plan and supplementary planning documents which do not form part of the statutory development plan.
Major Urban Areas	The focus of Urban Renaissance which will underpin the Spatial Strategy. There are 4 MUA's in the West Midlands; Birmingham, the Black Country, Coventry and the North Staffordshire Conurbation (WMRSS)
Partial Review	The WMRSS is part of a continuous planning process. Although the core strategy and vision should be reasonably robust, WMRSS revisions will be required periodically. Revisions may be made to parts of the WMRSS or there may be a comprehensive revision of the entire WMRSS
Pathways of Choice & Pathways of Housing Choice	Providing ‘pathways of choice’ means encouraging a variety of housing opportunities for people in terms of type, tenure and location over the length of their housing career, so that people can exercise different choices within a locality rather than having to make choices between localities when they want to adjust their housing situation. The concept reconciles the importance of delivering sustainable housing close to employment and choice for people to get housing in various life stages.
PPG 3	Planning Policy Guidance: Housing. Planning Policy Guidance (PPG) notes set out the Government's policies on different aspects of planning. This guidance (PPG3) introduces a new approach to planning for housing which, for most authorities, will mean that their development plan will require early review and alteration in respect of housing. This PPG provides guidance on a range of issues relating to the provision of housing. It replaces the 1992 version of PPG3. Circular 6/98 Planning and Affordable Housing will continue to apply, within the framework of policy set out in this guidance.

Term	Definition
Refugee	A Refugee is a person who has been granted leave to remain (a positive decision) under the 1951 UN Convention for Refugees.
Regulatory Reform Order (RRO)	The Regulatory Reform (Housing Assistance) (England Wales) Order 2002 came into force on 18th July 2002 and repealed much of the existing prescriptive legislation governing provision for housing renewal. The order enables local authorities to develop new means of providing assistance to households living in the private provides local authorities with much greater flexibility in devising policies to deal with poor condition housing.
Regional Spatial Strategy	The Regional Spatial Strategy (RSS), incorporating the Regional Transport Strategy (RTS), provides a spatial framework to inform the preparation of Local Development Documents (LDDs), Local Transport Plans (LTPs) and regional and sub-regional strategies and programmes that have a bearing on land use activities. The WMRSS should provide a broad development strategy for the Region for a fifteen to twenty year period.
RPG 11	The West Midlands Regional Spatial Strategy (WMRSS)
Rural Renaissance	The objective of addressing the challenges facing rural areas in the Region and to maintain viable and sustainable rural communities (WMRSS)
Section 106	Section 106 is a form of obligation or agreement made under Section 106 of the Town and Country Planning Act (1990) between the Council and the Developer. It may be used to address concerns that may affect the wider community as a result of the development, for example to secure on site affordable housing provision that can then be provided to house local people or other essential works.
Social Housing Grant	A Capital grant provided by the Housing Corporation to fund Registered Social Landlords to develop social housing.
Spatial	Spatial planning goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function
Sub-regional foci	Beyond the Major Urban Areas, longer-term strategic housing development should be in those locations which are capable of balanced and sustainable growth. The five towns identified in the Spatial Strategy (Worcester, Telford, Shrewsbury, Hereford and Rugby) will fulfil this role as sub-regional foci for development. The partial review of WMRSS will include the identification of roles for each sub-regional foci and the potential role of Burton-on-Trent.
Supporting People	Supporting People is a government programme launched by the Office of the Deputy Prime Minister in April, 2003. The programme is committed to providing a better quality of life for vulnerable people to live more independently and maintain their tenancies. The programme provides housing related support to prevent problems that can often lead to hospitalisation, institutional care or homelessness and can help the smooth transition to independent living for those leaving an institutionalised environment. See: What is Supporting People; ODPM: London (2004).
Urban Renaissance	The objective of addressing the challenges facing urban areas in the Region and also to maintain viable and sustainable urban communities (WMRSS)