

HOUSING: GLOSSARY OF TERMS

1. **Local Housing Allowance:** The way of working out the maximum Housing Benefit payable if renting in the private sector.
2. **Benefit Cap:** The limit on the total amount of benefit that most non-working adults aged 16 – 64 can receive.
3. **Under Occupation:** Having more bedrooms in a home than is necessary (as defined by criteria set by the Government)
4. **Universal Credit:** New benefit to support people if they are in work and on a low income or if they are out of work. It replaces existing benefits and combines payments for living and housing costs.
5. **Housing Benefit:** Benefit paid to help towards the cost of rented accommodation.
6. **Social Rent:** Social housing that is let at low rents to those who are most in need or struggling with their housing costs. Normally councils and not-for-profit organisations (such as housing associations) provide social housing. Social rent is set at 60% of local market rents.
7. **Affordable Rent:** The new regime introduced a new type of social housing – Affordable Rented homes – with rents charged at up to 80% of market rents and less secure tenancies than tenants in social rent housing get (though they are more secure than typical private tenancies). The majority of new build and re-let social housing is now let at affordable rent rates.
8. **Market Rent:** This is the amount of rent that can be expected for the use of a private rented sector property, in comparison with similar properties in the same area.
9. Affordable tenures (types): The main affordable tenure types are:
 - Social and Affordable rented homes
 - Shared Ownership homes
 - Housing for Older People (HOPS)
 - Extra Care housing
10. **Community-Led Housing:** Community-led housing is a term commonly used to describe homes that are developed and/or managed by local people or residents, in not for private profit organisational structures. Organisational structure varies but governance should be overseen by people who either live or work in the locality of benefit, or are direct beneficiaries. Schemes can include new build or existing properties, in both rural and urban areas.
11. **Five Year Land Supply:** Is the total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the forthcoming five year period. An additional “buffer” is added to this (in accordance with paragraph 47 of the National Planning Performance Framework), of 5% or, where there is a record of “persistent under-delivery”, of 20%.

The maths of this is: the Core Strategy housing requirement (5,700 net additional dwellings over the period 2011-2028) LESS completions to date DIVIDED by number of years of plan period remaining TIMES five years PLUS 20%.

It is important to have a good supply of deliverable housing sites; lack of this is significant in several respects:

- it shows that identified housing needs, whether for purchase or rent, are not being sufficiently met by new development;

- it effectively reduces the weight that can be given to the Local Plan and Neighbourhood Plans when determining planning applications; and
 - it has a key bearing upon New Homes Bonus receipts to the Council.
12. **Housing Register:** Is essentially the list of people who wish to be housed by a Housing Association in the Rother district and existing tenants who wish to transfer to another housing association property.
13. **Registered Providers:** Also known as Housing Associations – Housing Associations in England are independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones. They are now England's major providers of new homes for rent; while many also run shared ownership schemes to help people who cannot afford to buy their own homes outright. The following Housing Associations have housing stock in Rother:
- Clarion
 - Hastoe
 - Optivo (formerly AmicusHorizon)
 - Orbit
 - Sanctuary
 - Southern Housing Group
 - Stonewater
14. **Nomination Rights:** The Council has nomination rights which enable them to allocate vacant affordable homes and new build affordable homes to households registered on its housing register. In some cases we only have a percentage of nomination rights for properties becoming vacant i.e. 75% of all vacancies. The remaining 25% of vacancies are nominated to by the Housing Association enabling them to undertake moves within their own housing stock, sometimes from one area to another.
15. **Homelessness:** Being homeless does not just mean people who are 'sofa-surfing' (living with friends on a temporary basis), rough sleeping or sleeping in vehicles. The legal definition also includes the following:
- You have a home but you cannot return to it because you or a member of your family would be at risk of violence;
 - You have a home but have been locked out and cannot get in (e.g. by your landlord);
 - You have a home but it is unreasonable for you to continue to live there;
 - Your home is a moveable structure, for example a boat or a caravan and you have nowhere to put it legally.

The Council does not have to find housing for everyone who is homeless or threatened with homelessness. The duty owed by us depends on the following set of legal tests. These are whether the applicant:

- Is actually homeless.
- Is eligible for assistance
- Falls within one of the priority need categories
- Did not make themselves intentionally homeless (e.g. by not paying the rent or causing anti-social behaviour)
- Has a local connection with the Council where the application is made

An assessment of the applicant's circumstances will be carried out and they will be given a formal decision as to whether the Council has a duty to assist them.