



Glossary of Terms

Healthier Housing Strategy 2011-2014

Glossary of Terms

A

Administrative Boundaries

A limit or border of a geographic area under the jurisdiction of some governmental or managerial entity.

Affordable Housing

Term used to describe housing where costs are deemed affordable to those on an average income

Affordable Rent

Affordable rent homes are new social housing tenancies made available to tenants at up to a maximum of 80 per cent of the gross market rent.

Anti Social Behaviour (ASB)

ASB is behaviour that causes alarm or distress to one or more people in another household. To be antisocial behaviour, the behaviour must be persistent.

B

BME Communities

Black Minority Ethnic individuals or community groups

Business & Economic Partnership (BEP)

The Business and Economic Partnership covering Tamworth and Lichfield, better known as the BEP, is made up of representatives from public, private and voluntary sector organisations, all with the same goal: promoting economic growth for Tamworth.

C

Category 1 hazards

This is part of the HHSRS (see HHSRS) hazard rating. Local authorities are under a duty to take action in the case of category 1 hazards. There are 29 hazards in the HHSRS and Category 1 are the most serious.

Choice Based Letting Scheme (CBL)

A scheme introduced to provide an element of choice for people who apply for Council Housing or Housing Association properties. Properties are advertised and applicants can bid for the properties which become available on a points based system

Clinical Commissioning Groups (CCGs)

CCGs are intended to take on the commissioning responsibilities as part of the Government's plans for the NHS. The groups, made up of GPs and other medical professionals, will work together to manage their local budgets and buy health services for patients direct with other NHS colleagues and local authorities.

By being in charge of the decisions that affect their patients, the emerging CCGs will be able to commission quality care that is tailored to meet the specific needs of their patients and the wider community.

Clinical commissioning groups will assume full responsibility for commissioning in April 2013

Communities and Local Government (CLG)

Government Department that is dedicated to matters relating to the Community and Local Government

Core Strategy

Local Development document upon which every other local development policy is based regarding development and use of land

Covalent

Council's performance management software that records progress against business plans

D

Decent Homes Standard (DHS)

A 10-year target was set with the aim of bringing all social housing up to a decent standard by 2010. This standard encourages action on energy efficiency as well as wider comfort issues.

Department of Health (DH)

The Department of Health (DH) is the government department dedicated to health and all matters relating to it.

Disabled Facility Grants (DFG's)

A local Council Grant that helps towards the cost of adapting the home to allow a disabled person to remain living in their home

E

Early Eviction Protocol

A protocol identifying people at risk of eviction and working with the household or individual early on to avoid evictions where reasonably possible.

Empty Property

A long term empty property is a house that has been empty for 6 months or more and is not for sale or subject to any legal processes

Energy efficient

Efficient use of energy which may result in saving money

Energy Performance Certificate (EPC)

Certificates which contain information on a homes energy use and a report recommending how to reduce energy use

Extra-care housing

Housing that allows people to remain independent whilst having access to care and other services

F

Feed in Tariff

Where energy generating technologies, such as Solar Panels, are installed payments are made for any energy produced and used and any additional energy returned to the National Grid.

Financial Assistance Policy (FAP)

Council Policy which sets out, subject to resources, the financial assistance the Council can offer and any terms and conditions attached to these

Flexible Tenancies

Social housing let on fixed term rather than lifetime tenancies.

Flexi-care Housing

Flexicare Housing 'is a type of housing which provides choice to adults (usually older people) with varying care needs and enables them to live as independently as possible in their own self contained homes.

Fuel Poverty

A home is deemed to be in Fuel Poverty where it spends more than 10% of its income on energy in the home

G

General Practitioner (GP)

Medical Practitioner who treats illness and provides preventative advice and health education

Green Deal

A Government scheme allowing private companies to provide domestic and commercial companies with measures to boost the energy efficiency of the home or business. Costs of the measures will be recovered through instalments on the energy bill.

H

Handyperson scheme

Minor repair service for homeowners and tenants over the age of 60 and people of any age with disabilities

Health and Wellbeing Boards

A forum for local commissioners across the NHS, public health and social care, elected representatives, and representatives of HealthWatch to discuss how to work together to better the health and wellbeing outcomes of the people in their area.

Home Improvement Trust (HIT)

Scheme that provides low cost loans for homeowners over the age of 60 to make improvements to their homes

Homes and Communities Agency (HCA)

The Homes and Communities Agency (HCA) is the non-departmental public body that funds new affordable housing in England.

Home Energy Advice Tamworth (HEAT)

The Council's free phone energy advice line that offers free advice about energy efficiency and grants that may be available to improve the energy efficiency of properties with the main aim of alleviating fuel poverty

Homelessness application

An application to the local authority (by a household or individual) in which the Housing department assesses whether there is a duty to re-house the applicant. There is certain criterion in which the applicant is assessed in accordance with including eligibility, homelessness, priority need, intentionality, and local connection to the area.

Homelessness duty

This is a duty the local authority holds to re-house certain households based on meeting certain criteria as assessed by the homelessness application. If the local authority has a full duty they must aim to re-house the household.

Housing Benefit

Financial help to assist those who may be out of work or on a low income to pay their housing costs

Housing, Health and Safety Rating System (HHSRS)

All rented properties must meet certain standards to make them habitable. The HHSRS assesses faults in your house and how they might affect your health and safety. The HHSRS considers how likely it is that a hazard would occur and how serious the outcome would be.

Houses of Multiple Occupation (HMO)

An HMO is a house used as living accommodation by more than 2 people who are not part of the same family, where they occupy the property as their only or main residence and share amenities and pay rent

I

J

Job Seekers Allowance

A financial payment for those of working age who are out of work or who work less than 16 hours per week.

K

Kickstart

Scheme set up to help low income and vulnerable homeowners to undertake essential repairs and improvements to their home to meet the Governments Decent Homes Standard.

L

Let's Work Together Scheme

Following the death of Olive Simcock, an elderly Staffordshire lady, in a fatal house fire in 2006, the Olive Branch initiative was launched. The aim of the initiative was to help prevent unnecessary deaths, like Olive's, by helping the Fire Service and Social Care & Health to work more closely together.

Lifetime Homes

The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.

Local Enterprise Partnership (LEP)

Local enterprise partnerships have replaced the Regional Development Agencies and are led by local authorities and businesses across natural economic areas.

Local Housing Allowance

The Local Housing Allowance (LHA) arrangements are a way of working out Housing Benefit (HB) for people who rent from a private landlord. Local authorities use LHA rates based on the size of household and the area in which a person lives to work out the amount of rent which can be met with HB.

Local Investment Plan

Local investment plans provide a basis for local authorities to identify and prioritise the investment needs of their places and communities. They are also a means to allocate resources and manage delivery across local partnerships over a long period of time. The priorities identified by local authorities in their local investment plans shapes the HCA's business planning, delivery of our investment programmes and the enabling support to local partners.

Locality Working

The Locality Working initiative is operating in four identified neighbourhoods in Tamworth including Amington, Belgrave, Glascote Heath, and Stoneydelph and aims to close the gap between Tamworth's communities. This project is

being led by Community Development Officers who are working to set up, manage and coordinate community hubs, alongside other organisation to provide improved services and better use of available resources.

M

N

National Health Service Health Inequalities National Support Team

The Health Inequalities National Support Team (HINST) is part of the Government's programme to support local areas to promote equality and tackle inequalities in access to healthcare.

New Homes Bonus

The scheme will provide local authorities with a New Homes Bonus, equal to the national average for the council tax band on each additional property and paid for the following six years as an unringfenced grant. There will be an enhancement for affordable homes.

O

Open space

Land, within a developed area, that is left undeveloped and serves as an amenity to surrounding occupants.

Owner occupier

A person who owns or is in the process of buying the house or flat he lives in.

P

Place Survey

National survey carried out every two years by every local authority in England.

Planning Policy Guidance

A series of documents issued by the Government. They set out government policy and advice on planning issues such as housing, transport and conservation.

Primary Care Trust (PCT)

Primary Care Trusts (PCTs) manage the provision of primary care services in a specific area. These include services provided by doctors surgeries, dental practices, opticians and pharmacies.

Private Rented Sector

The Private Rented Sector (PRS) is defined as accommodation that is privately owned, that is, not by a social landlord, and rented out, usually at a profit.

Private Sector Stock Condition Survey

The Government requires that private sector housing conditions are understood on an ongoing basis in a local authority area and duly acted upon. The 1985 Housing Act requirement to carry out regular stock condition surveys was updated in the 2004 Housing Act which stated: A local housing authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them.

Q

R

Recovery Community

A term used to convey the sense of shared identity and mutual support of those persons who are part of the social world of recovering people. The recovery community includes individuals in recovery, their family and friends, and a larger circle of “friends of recovery” that include both practitioners as well as recovery supporters within the community. This concept is based on the belief that there is a well-spring of untapped hospitality and service within this community that can be mobilized to aid those seeking recovery for themselves and their families.

Registered Providers

A provider of social housing, registered with Tenant Services Authority

S

Social Housing

Social housing is housing that is let at low rents and on a secure basis to people in housing need. It is generally provided by councils and not-for-profit organisations such as housing associations.

T

Tamworth Homelessness Education Prevention Programme (THEPP)

THEPP is a homelessness prevention awareness programme to help reduce the risk of people becoming homeless in Tamworth. This programme which is part of the multi agency Turnaround project is done by educating young people, community groups and organisations about homelessness.

Tamworth Landlord Accreditation Scheme

Tamworth Landlord Accreditation Scheme (TLAS) is a voluntary scheme that landlords with properties in the Borough of Tamworth can join. The scheme encourages and promotes good standards of privately rented accommodation to assist landlords and tenants to undertake their respective responsibilities to each other.

Tamworth Strategic Partnership (TSP)

The Tamworth Strategic Partnership is an umbrella partnership that brings together key local agencies from the public, private, voluntary and community sectors.

Temporary Accommodation

Accommodation used to accommodate homeless households. This could be in the form of private sector leased accommodation or bed and breakfast used by the local authority.

Total Place

Total Place is a new initiative that looks at how a 'whole area' approach to public services can lead to better services at less cost. It seeks to identify and avoid overlap and duplication between organisations – delivering a step change in both service improvement and efficiency at the local level, as well as across Whitehall.

U

V

Vulnerable People

A person who is unable to safeguard their own well-being, property, rights or other interests, at risk of harm, or because they are affected by disability, mental disorder, illness or physical or mental infirmity, are more vulnerable to being harmed than other persons who are not so affected.

W

Warm Front

Warm front scheme a UK Government plan to provide insulation grants to private home owners and tenants in Wales, England, Scotland and Northern Ireland.

X

Y

Z

DRAFT