

Appendix B: Glossary of Terms

Acronyms and Initials

AMR	Annual Monitoring Report
APS	Annual Population Survey
ASHE	Annual Survey of Hours and Earnings
BME	Black and Minority Ethnic
COA	Census Output Area
CORE	The Continuous Recording System (Housing association and local authority lettings/new tenants)
DEFRA	Department for Environment, Food and Rural Affairs
CRE	Commission for Racial Equality
DCLG	Department for Communities and Local Government
DETR	Department of the Environment, Transport and the Regions
DPD	Development Plan Documents
DWP	Department of Work and Pensions
EERA	East England Regional Assembly
EHCS	English House Condition Survey
GIS	Geographical Information Systems
HA	Housing Association
HARI	Housing and Regeneration Initiative
HBF	House Builders Federation
HESA	Higher Education Statistics Agency
HIP	Housing Strategies and Investment Programmes
HMA	Housing Market Area

HMO	Houses in Multiple Occupation
HSSA	The Housing Strategy Statistical Appendix
IMD	Indices of Multiple Deprivation
KCDC	Key Centre for Development and Change
LA	Local Authority
LCB	London Commuter Belt
LDf	Local Development Framework
NASS	National Asylum Support Service
NES	New Earnings Survey
NHSCR	National Health Service Central Register
NOMIS	National On-line Manpower Information System
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
ORS	Opinion Research Services
PCT	Primary Care Trust
PPG	Planning Policy Guidance note
PPS	Planning Policy Statement
RHS	Regional Housing Strategy
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
RTB	Right to Buy
SHMA	Strategic Housing Market Assessment

Definitions

Affordability is a measure of whether housing may be afforded by certain groups of households.

Affordable housing includes social 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; and
- 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.

Bedroom standard is an objective measure of occupation density. A standard number of bedrooms was allocated to each household depending upon the household composition.

Census Output Area is the smallest area for which UK Census of Population statistics are produced. An output area usually comprises 100-200 households.

Concealed household is a household that currently lives within another household but has a preference to live independently and is unable to afford appropriate market housing.

Debts exclude any mortgage/house loan, but include debts on credit cards, hire purchase etc.

Equity is the difference between the selling price of a house and the value of the outstanding mortgage.

A forecast of housing needs or requirements is a prediction of numbers which would arise in future years based on a model of the determinants of those numbers and assumptions about (a) the behaviour of households and the market and (b) how the key determinants are likely to change. It involves understanding relationships and predicting behaviour in response to preferences and economic conditions.

Headship rates measure the proportion of individuals in the population, in a particular age/sex/marital status group, who head a household. Projected headship rates are applied to projected populations to produce projected numbers of households.

Hidden households include anyone who lives as part of a household who are likely to leave to establish independent accommodation during the next two years.

A household is one person living alone, or two or more people living together at the same address who share at least one meal a day together or who share a living room (e.g. 5 adults sharing a house like this constitute one 5-person household).

Household formation refers to the process whereby individuals in the population form separate households. 'Gross' or 'new' household formation refers to households that form over a period of time, conventionally one year. This is equal to the number of households existing at the end of the year that did not exist as separate households at the beginning of the year (not counting 'successor' households, when the former head of household dies or departs). 'Net' household formation is the net growth in households resulting from new households forming less the number of existing households dissolving (e.g. through death or joining up with other households).

A household living within another household is a household living as part of another household of which they are neither the head or the partner of the head.

Households sharing are households (including single people) who live in non-self contained accommodation but do not share meals or a living room (e.g. 5 adults sharing a house like this constitute 5 one-person households).

Housing demand is the quantity of housing that households are willing and able to buy or rent.

Household income includes all salaries, benefits and pensions, before deductions such as tax and National Insurance.

Housing Market Areas are geographical areas in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay.

Housing need is the quantity of housing required for households who are unable to access suitable housing without financial assistance. For the purpose of technical assessment, this definition means partnerships need to estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.

Housing requirements encompasses both housing demand and housing need, and is therefore the quantity of housing necessary for all households to have access to suitable housing, irrespective of their ability to pay. In other words, it is the amount of housing necessary to accommodate the population at appropriate minimum standards.

Housing size can be measured in terms of the number of bedrooms, habitable rooms or floor space. This study uses the number of bedrooms.

Housing type refers to the type of dwelling, for example, flat, house, specialist accommodation.

Intermediate affordable housing is housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria for affordable housing set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

Key Workers: The Government's definition of key workers includes those groups eligible for the Housing Corporation funded KeyWorker Living programme and others employed within the public sector (i.e. outside of this programme) identified by the Regional Housing Board for assistance.

Lending multiplier is the number of times a household's gross annual income a mortgage lender will normally be willing to lend. The most common multipliers quoted are 3.5 times income for a one-income household and 2.9 times total income for dual income households.

Low cost home ownership or shared ownership is housing designed to help people who wish to buy their own home, but cannot afford to buy outright (with a mortgage). Through this type of scheme you buy a share in the property with a Housing Association or other organisation.

Lower quartile means the value below which one quarter of the cases falls. In relation to house prices, it means the price of the house that is one-quarter of the way up the ranking from the cheapest to the most expensive.

Market housing is private housing for rent or for sale, where the price is set in the open market.

Migration is the movement of people between geographical areas. In this context it could be either local authority districts, or wider housing market areas. The rate of migration is usually measured as an annual number of individuals, living in the defined area at a point in time, who were not resident there one year earlier. Gross migration refers to the number of individuals moving into or out of the district. Net migration is the difference between gross in-migration and gross out-migration.

Non-self-contained accommodation is where households share a kitchen, bathroom or toilet with another household, or they share a hall or staircase that is needed to get from one part of their accommodation to another.

Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. There is no presumption that land that is previously-developed is not suitable for housing development nor that the whole of the curtilage should be developed.

A projection of housing needs or requirements is a calculation of numbers expected in some future year or years based on the extrapolation of existing conditions and assumptions. For example, household projections calculate the number and composition of households expected at some future date(s) given the projected number of residents, broken down by age, sex and marital status and an extrapolation of recent trends in the propensity of different groups to form separate households.

Relets in this context are social rented housing units which are vacated during a period and become potentially available for letting to new tenants, or tenants transferring. Net relets are total relets, or turnover, minus transfers and successions (where the tenancy is transferred to an existing occupant such as the child or spouse of the previous tenant).

Secondary data is existing information that someone else has collected. Data from administrative systems and some research projects are made available for others to summarise and analyse for their own purposes (e.g. Census, national surveys).

Shared equity schemes provide housing that is available part to buy, usually at market value, and part to rent.

Social rented housing is rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the National Rent Regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Specialised housing refers to specially designed housing, (such as mobility or wheelchair accommodation, hostels or group homes) or housing specifically designated for particular groups (such as retirement housing).

A sub-region is a set of local authorities which interact closely with each other. The local authorities may all be in one region, or they may spread across two or more regions.