

Appendix 7: Glossary

Abbreviations Used

ALMO	Arms Length Management Organisation
BME	Black and Minority Ethnic
DFG	Disabled Facilities Grant
EMRA	East Midlands Regional Assembly
GOEM	Government Office for the East Midlands
HIA	Home Improvement Agency
LSP	Local Strategic Partnership.
OCPN	One City Partnership Nottingham
ODPM	Office of the Deputy Prime Minister
PCT	Primary Care Trust
RHB	Regional Housing Board
RHIS	Regional Housing Investment Strategy
RHS	Regional Housing Strategy
SCS	Stock Condition Survey
SP	Supporting People
SPD	Supplementary Planning Document
RSL	Registered Social Landlord
HLG	Homelessness umbrella group based in Nottingham
RDA	Regional Development Agency
CPA	Comprehensive Performance assessment

Terms used

Best Value - system for the measurement, management and improvement of local authority services

Comprehensive Performance Assessment - A measurement of performance of a local authority's service delivery conducted by the Audit Commission

Decent Homes – A decent home meets the following four criteria:

a – It meets the current statutory minimum standard for housing

Dwellings below this standard are those defined as unfit under section 604 of the *Housing*

Act 1985 (as amended by the *1989 Local Government and Housing Act*).

b – It is in a reasonable state of repair

Dwellings which fail to meet this criterion are those where either:

- one or more of the key building components are old and, because of their condition, need replacing or major repair; or
- two or more of the other building components are old and, because of their condition, need replacing or major repair.

c – It has reasonably modern facilities and services

Dwellings which fail to meet this criterion are those which lack three or more of the following:

- a reasonably modern kitchen (20 years old or less);

- a kitchen with adequate space and layout;
 - a reasonably modern bathroom (30 years old or less);
 - an appropriately located bathroom and WC;
 - adequate insulation against external noise (where external noise is a problem);
 - adequate size and layout of common areas for blocks of flats.
- A home lacking two or less of the above is still classed as decent therefore it is not necessary to modernise kitchens and bathrooms if a home passes the remaining criteria.

d – It provides a reasonable degree of thermal comfort

This criterion requires dwellings to have both effective insulation and efficient heating.

Floating support - housing related support provided to people in their own homes, irrespective of tenure.

Housing Corporation – the organisation responsible for the regulation and funding of housing associations

Regional Housing Board – established following the publication of the sustainable communities plan, they are responsible for the preparation of Regional Housing Strategies and advising Ministers on how the Regional Housing Pot should be spent. The East Midlands Regional Housing Board is made up of GOEM, the East Midlands Development Agency, the East Midlands Regional Assembly, Countryside Agency, English Partnerships and the Housing Corporation.

Regional Housing Pot – Consists of the Housing Corporation’s Approved Development Programme funding for new social housing development and the Government allocated Housing Investment Programme to Local Authorities for repairs and maintenance on their own housing stock, private sector renewal and new social housing.

Section 106 Agreements – Legal Agreements for land use planning that detail criteria of specific site development and provision of affordable housing units and/or commuted sums in lieu of specific site provision.

Unfitness - The current fitness standard was introduced by the *Local Government and Housing Act*. A dwelling is unfit if, in the opinion of the authority, it fails to meet one of the requirements set out in paragraphs (a) to (i) of s.604 (1) and, by reason of that failure, is not reasonably suitable for occupation.

The requirements constitute the minimum deemed necessary for a dwelling house (including a house in multiple occupation) to be fit for human habitation. They are that

a dwelling house should:

- be free from serious disrepair;
- be structurally stable;
- be free from dampness prejudicial to the health of the occupants;
- have adequate provision for lighting, heating and ventilation;
- have an adequate piped supply of wholesome water;
- have an effective system for the drainage of foul, waste and surface water;

- have a suitably located WC for exclusive use of the occupants;
- have a bath or shower and wash-hand basin, with hot and cold water; and
- have satisfactory facilities for the preparation and cooking of food including a sink with hot and cold water.

The fitness standard applies to both houses and flats. Flats (including flats in multiple occupation) are assessed under the requirements set out in paragraph 1 above, but the legislation also explicitly states that flats can be considered as unfit if the building or part of the building outside the flat fails to meet any of the following requirements and by reason of that failure the flat is not suitable for occupation:

- the building or part is structurally stable;
- it is free from serious disrepair;
- it is free from dampness;
- it has adequate provision for ventilation; and
- it has an effective system for the drainage of foul, surface and waste water.