

# GLOSSARY

## A

**Affordable Housing** Consists of social housing where tenants pay fixed rents set by the council or Registered Social Landlord, and subsidised intermediate housing for key workers and others paying 70%-80% of market rents.

**Asylum Seeker** In UK law, someone who has made a formal claim for asylum and whose claim is being processed. If the claim is granted, the individual is given refugee status.

**Autonomous Suburb** (See Dormitory Suburb) A largely residential area outside of the city centre which provides a significant amount of local jobs and local amenities for its residents and which is equally well-connected by public transport to the city centre and to neighbouring suburban centres.

## B

**Barking** A suburban town in east London. Although located on the western edge of the borough, it is the main administrative centre of the Borough of Barking and Dagenham.

**Barking and Dagenham** The London Borough of (LBBD): Borough in east Greater London, England. It borders the London Borough of Havering to the east and the London Borough of Newham to the west. On the south it is bordered by the River Thames. It was formed in 1965 when the greater part of the Borough of Barking was combined with the Borough of Dagenham.

**Barking Town Centre** Centre of Barking, within the London Thames Gateway Development Corporation area.

**Biodiversity** This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society. Source: *London Plan*.

**BME** Black/Minority Ethnic.

**BNP** British National Party – far-right political party which has received strong support in parts of England, with several councillors elected in Barking and Dagenham.

**Borough** A local government administrative division. Greater London is made up of thirty-two boroughs.

**Bring System** A manner of collecting waste in which consumers transport their own materials to the recycling centres.

**Brownfield Sites** Both land and premises are included in this term, which refers to a site that has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development. Barking Riverside is an example in the LBBD. Source: *London Plan*.

## C

**Community Infrastructure** Facilities usable by the community as a living amenity. It usually includes community centres; leisure centres; childcare, education and healthcare facilities; and open public spaces.

**Composting** Biological decomposition of solid organic materials by bacteria, fungi and other organisms into a soil like product. Source: *London Plan*

**Connectivity** The ability to make and maintain a connection between two or more points in a geographical system.

**Creekmouth** The Creekmouth area, situated in what is now River Road Barking, existed as a self-contained village of fifty properties housing the workers at Lawes Chemical & Fertiliser Company and their families. This small community of a white working population was surrounded by growing industries and washed away by the floods known as “the great surge” in 1953. Source: Creekmouth Preservation Society

**Crossrail** Railway proposal for London and the South-East with a high frequency and accessible train service across the capital from 2017. At the moment only Crossrail 1 is planned, following an east-west axis and connecting Essex and Kent. Crossrail is meant to connect distant places through a fast transit system and to alleviate congestion on London’s transport network. It is expected to carry more than 1,500 passengers per train.

## D

**Density** Measure of number of dwellings or housing units over an area “which will be developed for housing and directly associated uses”. Standard density measurements include: Dwellings or units/hectare; Habitable rooms/hectare; People or bed spaces/hectare; and Plot ratio.

**Density Matrix** A strategic framework for appropriate densities in development areas, as defined by the London Plan.

**Department of Communities and Local Government (CLG)** Central government department that sets policy on local government, housing, urban regeneration, planning and fire and rescue.

**DLR** Docklands Light Railway, a light rail system serving the redeveloped Docklands area of East London. It currently serves the City of London and areas to the East of London.

**Dormitory Suburb** (See Autonomous Suburb) An area outside the city centre which is essentially residential and whose residents depend on the city centre for the provision and location of jobs and leisure, and for public transport interchange to other outer city areas.

## E

**East Thames Housing Group** A large multi-tenure housing provider operating in east London and Essex.

**Ecological Industries** Industrial activities which have a minimal impact on the environment and whose fundamental principle is to emulate the way ecosystems function, i.e. by making the most efficient use of available resources and wasting the least possible.

**Economic Migrant** Someone who leaves their country to seek better economic opportunities either permanently or temporarily. This category can include people from all social classes.

**ELT** East London Transit, a bus service planned for autumn 2009 travelling from Ilford to Dagenham Dock via Barking Town Centre.

**English Partnerships** The UK's national regeneration agency, responsible for land acquisition and major development projects, alone or in joint partnership with private sector developers, particularly in major regeneration areas such as the Thames Gateway.

## F

**Foyers** Housing projects modelled on French schemes to provide accommodation and work training opportunities to vulnerable, homeless or excluded young people.

## G

**Garden City** The garden city movement is an approach to urban planning that was founded in the late 1890s by Ebenezer Howard in the United Kingdom. Garden cities were to be planned, self-contained communities surrounded by greenbelts and containing carefully balanced areas of residences, industry, and agriculture.

**Gentrification** The influx of middle-class or higher income people into a lower income neighbourhood, thereby changing the socio-economic profile and character of a place.

**Greater London Authority (GLA)** Created by the Greater London Authority Act 1999, it includes the Mayor's office and the London Assembly and constitutes the strategic citywide government for London.

**Greater London Council (GLC)** 1965–1986. Elected successor body to London County Council as administrative authority for London encompassing Inner London and formed of 32 boroughs. Abolished 1986.

**GWT** Greenwich Waterfront Transit, a bus service between Abbey Wood and Greenwich.

## H

**Hazardous Waste** Waste that is reactive, toxic, corrosive or otherwise dangerous to living things and/or the environment.

Source: London Plan.

**Homes Fit for Heroes** Movement for housing improvement inspired by the poor physical health of recruits to the army during World War I. It led to the Housing Act 1919, which began public subsidy for the construction of social housing by local authorities. See Tudor Walters Report.

**Household Waste** All waste collected by Waste Collection Authorities under Section 45(1) of the Environmental Protection Act 1990, plus all waste arising from Civic Amenity sites and waste collected by third parties for which collection or disposal credits are paid under Section 52 of the Environmental Protection Act 1990. Household waste includes waste from collection rounds of domestic properties (including separate rounds for the collection of recyclables), street cleansing and litter collection, beach cleansing, bulky household waste collections, hazardous household waste collections, household clinical waste collections, garden waste collections, Civic Amenity wastes, drop-off and bring systems, clearance of fly-tipped wastes, weekend skip services and any other household waste collected by the waste authorities. Household waste accounts for approximately four-fifths of London's municipal waste. Source: DEFRA.

**Housing Act (1919)** In 1919 the Addison Housing Act attempted to provide 'homes fit for heroes to live in'. Local authorities were required to provide schemes on how they would achieve this in working class areas. Central government gave financial help for this between 1919 to 1923. The standards laid down in the act were based on the Tudor Walters Report.

**Housing Association (HA)** Non-profit and/or charitable organisation that provides and manages social housing units, and currently the predominant builders of new social housing. Those receiving funding from the Housing Corporation are known as Registered Social Landlords (RSLs). Housing Associations may also raise funds through charitable donations or private borrowing. A board of management made up of tenants and representatives from local authorities and community groups has overall responsibility.

**Housing Corporation** A statutory public body which funds and regulates Registered Social Landlords in England. The functions of the Housing Corporation will soon become the responsibility of Communities England.

**Hybrid Developer** A for-profit developer also minimally funded by the Housing Corporation on the basis of a project's commitment to affordable housing and sustainability targets.

## I

**Illegal Immigrant** This term has no legal meaning, but is widely used in the media as a pejorative to mean an illegal entrant: someone who enters the country in breach of a deportation order or by illegitimate means.

**Industrial Waste** Waste from any factory and any premises occupied by industry (excluding mines and quarries) as defined in Schedule 3 of the Controlled Waste Regulations 1992. Source: DEFRA.

## L

**Land Fill Gases** Gases arising from the decomposition of organic wastes, principally methane, carbon dioxide and hydrogen sulphide. Source: London Plan.

**Land Filling** The final disposal of solid waste by placing it in a controlled fashion in a place intended to be permanent. Source: London Plan.

**Local Development Framework (LDF)** Replaced Unitary Development Plans (UDP) as part of the reforms incorporated under the Planning and Compulsory Purchase Act 2004. A document produced by a Local Authority, it sets the borough's policies for meeting the community's economic, environmental, and social aims for the future, where this affects the development and use of land.

**London Assembly** Established in 2000, this elected body, part of the Greater London Authority, scrutinises the activities of the Mayor of London and has the power, with a two-thirds majority, to amend the Mayor's annual budget. The Assembly is also able to investigate other issues of importance to Londoners, publish its findings and recommendations, and make proposals to the Mayor.

**London County Council (LCC)** 1889–1965. Elected administrative body for Inner London created following the 1888 Local Government Act in succession to the Metropolitan Board of Works with additional authority over education, planning and council housing. Abolished 1965 on the creation of the Greater London Council.

**London Plan** Regional Policy for London, drafted and administered by the Greater London Authority and the Mayor of London. It is the name given to the Mayor's spatial development strategy and is the Regional Planning Guidance for London. The Mayor of London is responsible for The London Plan, which replaced the previous strategic planning guidance for London (RPG3).

**London Thames Gateway Development Corporation (LTGDC)** Agency responsible for delivering social and economic growth to transform the London Thames Gateway, part of Europe's largest regeneration project. It works between the Government, the GLA, and the London boroughs with land within the "Thames Gateway area" to "improve the quality of life for residents and businesses" in the regeneration area.

**LSP** Local Strategic Partnership. A single body that brings together at local level public, private, voluntary and community organisations to work together to address key issues for local people.

## M

**Masterplan** A combination of a vision, marketing strategy, procedural document and formulation of a spatial design approach.

**Mayor of London** The executive of the strategic authority for London. The Mayor is also the intermediary between central government and the borough-level authorities. Mayoral powers were extended under the GLA Act 2007, supplementing the original Act of 1999. The Mayor's office prepares the London Plan, which sets out the policies for new building and land use in London (see London Plan).

**Mobility** The ability to move from one place to another, it is often contingent on the modes of transport available.

**Mobility Patterns** The way people move routinely from one place to another, including time of movement, destination and mode of transport used.

**Municipal Solid Waste (MSW)** All waste under the control of local authorities or agents acting on their behalf. Includes all household waste, street litter, waste delivered to council recycling points, municipal parks and garden wastes, council office waste, civic amenity waste, and some commercial waste from shops and smaller trading estates where local authorities have waste collection agreements in place. It can also include industrial waste collected by a waste collection authority with authorisation of the waste disposal authority. Source: DEFRA.

## N

**National House Building Council** Industry-based standard setting body and leading warranty and insurance provider for new and newly converted homes in the UK. It works with the house-building and construction industry to provide risk management services that raise the standards of new homes, and to provide consumer protection to new home buyers.

**National Housing Federation (NHF)** Trade body representing 1,400 Housing Associations in England.

**Night-time Economy** Economic activities taking place in the evening or later. Most of these activities are related to the entertainment sectors. Some are common to daytime activities (like restaurants or pubs), while others occur exclusively at night such as night-clubs and bars.

## O

**Overcrowding** A dwelling is considered to be overcrowded when the number of persons sleeping in the dwelling exceeds a certain floor area or number of rooms.

**Oversupply** Situation where there is insufficient demand for a product at the market price. Sometimes even with lower prices there is still oversupply if demand is structurally very low.

## P

**Parker Morris** In 1961, The Parker Morris committee drew up an influential report on public housing in the UK, 'Homes for Today and Tomorrow', which made recommendations for improving the quality of social housing, particularly regarding size standards.

**Planning Obligation** Community gain that the planning authority can demand from developers under Section 106 in planning control.

**Plot** Demarcated land for development or sale.

**Polycentric Metropolis** A large urban centre in terms of population, whose economy and economic activities are spatially organised into several nuclei all connected to the larger centre, usually the historical base of the city, and to each other.

**Population Projection** Projected change in the population for a given area, extrapolated from previous population trends and other key social, economic and political factors such as economic and employment growth projections and policy initiatives.

**PPS3** 'Planning Policy Statement 3: Housing' is a document produced by the Department of Communities and Local Government that underpins the delivery of the Government's strategic housing policy objectives and the Department's goal to ensure that everyone has the opportunity to live in a decent home which they can afford in a community where they want to live.

**PTAL** Public Transport Accessibility Level. Method to assess the access level of geographical areas by public transport. The accessibility level varies between 1 and 6. The higher the level, the better served is the area.

**Public Health** The health of communities and human population as a whole. The health that affects communities from environmental influences through exposures to physical, chemical and biological risk factors, and through related changes in our behaviour in response to those factors. Source: World Health Organisation.

**Public Realm** The spaces between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces. Source: London Plan.

## R

**Recycling** Involves the reprocessing of waste, either into the same product or a different one. Many non-hazardous wastes such as paper, glass, cardboard, plastics and metals can be recycled. Hazardous wastes such as solvents can also be recycled by specialist companies, or by in house equipment. Source: London Plan.

**Refugee** In the UK, this term is used to describe someone who has successfully applied for asylum. Asylum applications either: give the applicant indefinite leave to remain in the country; limited leave to remain; or are refused.

**Regeneration** A term applied to that part of the urban housing or real-estate market cycle in which physically deteriorated neighborhoods attract an influx of investment and undergo physical renovation. This transformation can lead to an increase in property market values and change in the socio-economic profile of the local population.

**Registered Social Landlord (RSL)** an English or Welsh non-profit organisation regulated by the Housing Corporation to manage social/affordable housing.

**Right to Buy** First introduced in 1980, the Right to Buy scheme is aimed at secure tenants of local authorities (councils) and those assured tenants of registered social landlords/housing associations who previously held secure tenancies with local authorities. It is open to virtually any secure tenant who can afford to buy.

## S

**Setting** An independent variable used in the Density Matrix to define the suggested density for a development area in accordance with its PTAL. It was introduced by the London Plan (2008: 69) and adopted in UDPs and LDFs of London boroughs that use the Density Matrix. It consists of three types as listed below (in hierarchical order):

1. **Central** Central Areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an international, Metropolitan or Major town centre.
2. **Urban** areas with predominantly dense development such as terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or along main arterial routes.
3. **Suburban** areas with predominantly lower density development such as detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.

**Social Exclusion** Lack of involvement in and access to resources, rights and services – out of personal choice or due to government action or economic processes. Individuals and groups are therefore unable to participate in the cultural, economic, social or political spheres in a full manner, impacting on individual quality of life and levels of cohesion in the wider society.

**Space Standards** A qualitative and quantitative set of minimum requirements relating to the design and construction of the key habitable parts of a dwelling.

**Sustainable Development** Development designed to utilise non-renewable resources as economically and efficiently as possible so as not to jeopardise the well-being of future generations.

## T

**Tudor Walters Report** 1917 report by Sir John Tudor Walters on the quality of housing provided for colliery employees. Based upon the design principles of the garden suburb movement, it provided a standard of quality in the construction of homes for the working classes.

## U

**Urban Development Corporation** Public-private planning body operating in an area for a limited amount of time which strategically manages and directs development in it.

**Urban Infrastructure** Networks which enable mobility and provide resources for urban dwellers, such as transport, communication, energy and waste networks. They are highly complex systems due to the dense nature of the urban environment, the limited amount of space and land available and the need to provide extensive infrastructure throughout the city.

**Urban Metabolism** An interconnected space of flows dependent on the external input of energy, materials, and information. Urban metabolism as an assemblage of material flows or web of movement enabling what we would recognise as an archetypal modern city to function effectively. Source: Gandy, M. (2004). Rethinking Urban Metabolism: Water, Space and the Modern City. City. 8, 363–379.