

GLOSSARY



A

Access system The network of vertical and horizontal access in a multi-level building, including building entrances, elevators and stairs, hallways, and individual dwelling entrances.

Affordable Housing

Homes rented or owned with public subsidy at lower cost to the resident than prevailing market prices. Includes social housing and intermediate housing. Rebecca Tunstall, *In the Mix*

Homes which meet decent homes standard in an area with suitable amenities that are of sufficient size for the household at a cost which is manageable on the average household income. *London Plan*

Alternate level corridor An access system where the corridor does not occur at every floor; also referred to as “skip-stop”. *See also Durand section*

Amenity The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors. The Minister of Town and Country Planning in 1951 stated that ‘anything ugly, dirty, noisy, crowded or uncomfortable may injure the interests of amenity’. Amenity is often a material consideration in planning decisions.

Approved Development Programme (ADP) The process by which government subsidy is allocated to Registered Social Landlords, via the Housing Corporation, for building and renovation costs for social housing.

Areas for Intensification Areas identified in the London Plan that have significant potential for increases in residential, employment and other uses through development of sites at higher densities.

Areas for Regeneration Areas identified in the London Plan comprising the wards in greatest socioeconomic need, defined on the basis of the 20 per cent most deprived wards in the London Index.

B

Back-to-back A terrace consisting of a double row of houses sharing a common back wall.

Bakema section Housing block with a split-level units and corridors alternating position on alternate levels. Derived from a 1960s Berlin housing project by van den Broek & Bakema.

The Barker Review Kate Barker’s review of housing supply, entitled *Delivering stability: securing our future housing needs*, published in 2004. The report made recommendations for the subsidy of affordable housing and new funding sources.

Bedrooms Flat size in the UK is commonly defined by number of bedrooms. In the Swiss/German context an x-bedroom flat would translate into an x+1.5 room flat, where the living room counts for 1.5.

Brownfield Previously developed land or land that contains or contained a permanent structure and associated infrastructure. Brownfield land occurs in rural and urban areas, but does not include agricultural or forestry land or buildings. PPG3 calls on local planning authorities to maximise the use of previously developed land.

C

Capital gain Profit earned from the sale of an asset.

Capital goods Physical or financial assets capable of generating income.

Central Activity Zone (CAZ) The area in central and east London where planning policy promotes finance, specialist retail, tourist and cultural uses and activities.

Communities and Local Government (CLoG) Ministry with responsibility for policies relating to housing and the built environment. Formerly the Department of Communities and Local Government (DCLG) (2006–2007), Office of the Deputy Prime Minister (ODPM) (2001–2006), Department of Environment, Transport and the Regions (DETR) (1997–2001).

Communities England A new agency responsible for housing and regeneration in England assuming the combined responsibilities and functions of English Partnerships and the Housing Corporation.

Compact City This concept uses a model for city development akin to traditional high-density European cities such as Paris and Barcelona. It offers a sustainable form of development, reducing travel distances through high-density mixed-use development.

Conceived space That of ‘planners, urbanists... and social engineers, all of whom identify what is lived and...perceived with what is conceived’; ‘the dominant space in any society’, ‘tending towards a system of verbal signs’ (Lefebvre 1991: 38–39).

D

Decent Homes Standard Minimum standard for the quality of social housing in England, which defines a decent home as one that is wind and weather tight, warm and has modern facilities. A target was set in 2000 to meet the Decent Homes Standard in all social housing by 2010.

Deep plan A dwelling that is deep in regard to the distance from the entrance to the furthest room.

Density Housing density describes how many people or households occupy an area of land. Density is usually expressed in terms of the number of habitable rooms (bedrooms, living rooms, dining rooms and large kitchens) or dwellings per hectare – hrh or dph. In addition, it is now common to assess the density of a development in terms of the number of people, bed spaces or even children accommodated. In commercial developments, density is measured as plot ratio, the floor space of a building in relation to plot area.

London Plan policy links housing density to the availability of public transport in an area, measured on the Public Transport Accessibility Index (PTAI). Acceptable density ranges are 50–150 dph in moderately accessible areas and 150–435 dph in highly accessible locations.

Double loaded corridor A corridor running centrally through a housing block with dwellings on each side.

Double orientation Apartment with openings on two sides, usually opposite sides of the apartment.

Durand section A multi-level terrace type based on an *alternate-level corridor system*, derived from Le Corbusier's 1943 project of the same name.

E

Empowerment The capacity to influence the decision making process, and the consequent feeling of gaining control, as an individual and/or group.

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. *See Communities England*

Existenzminimum Translates as minimum existence. Term applied to minimum dwelling type developed in Frankfurt in 1920s. Often used as a pejorative term to describe less than adequate or simply routine repetitive dwelling.

F

Foyers Residential projects providing accommodation and work training opportunities for young people.

G

Gentrification The social upgrading of a neighbourhood, incurring changes to its physical environment and social composition.

H

Homebuy Open Market Homebuy is a low cost home ownership scheme in which RSLs provide interest-free loans to homebuyers for 25% of the purchase price of a private home. The buyer must be able to obtain a mortgage for the rest of the property's value. The loan does not need to be repaid until the participant sells the property, and must be repaid at 25% of the home's value at that time. Participants are considered full owners of their homes and are not required to make rental payments.

Social Homebuy is a scheme that allows tenants of participating RSLs to buy a share of their current social rental at a discount. The tenant pays rent to the RSL for the portion not owned. Over time, the tenant can purchase more shares and 'staircase' up towards full ownership. The discount is available only on the first purchase. Southwark was the first Local Authority to take part in the government's pilot programme, launched in April 2006.

New Build Homebuy works like Social Homebuy, but the participant does not have to be a current social housing tenant, and he or she buys a newly built home rather than an existing unit. These units are usually built by housing associations and target *key workers*.

High-rise A building high enough that an elevator is necessary to reach upper floors. The definition can vary according to cultural context.

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.

Housing Association (HA) Non-profit and/or charitable organisation that provides and manages social housing units, and 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*.

Housing of the Working Classes Act 1890 Established the first standards for the condition of workers' housing, and called for the compulsory purchase and demolition of slums.

Human scale The use within a development of elements that relate well in size to an individual human in a way that makes people feel comfortable rather than overwhelmed.

I

Inclusive design Approach to design that creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment.

Institutional investor A large financial institution which invests its own assets or those held in trusts for others; a pension fund, insurance company, or investment trust.

Intermediate Housing Housing allocated for those who do not qualify for social housing, yet who are unable to afford the purchase of a home in their area. According to the London Plan, intermediate housing is targeted to those households earning less than 40,000 per year. This type of housing usually takes the form of shared ownership, *key worker housing*, and low-cost or subsidised home purchases.

K

Key Worker Housing Shared ownership or subsidised rental housing for people considered essential to the day-to-day functioning of London, such as employees of hospitals, schools, and transportation, and those in occupations that have severe recruitment and retention problems.

Kink A kink in a housing plan normally houses the lift and staircase.

L

Large Scale Developments Proposed developments in London that are considered strategically important due to their size. Planning applications must be scrutinised by the GLA as well as the borough. Thresholds applications for more than 500 housing units, or the provision of flats or houses in a development occupying more than 10 hectares.

Large Scale Voluntary Transfer (LSVT) Process begun in response to Right to Buy mandated sales in the 1980s and 1990s. Local Authorities began selling their stock to Housing Associations rather than to tenants at discounted prices. Through this transfer, Local Authorities have become housing facilitators rather than housing providers or managers, and Housing Associations have increased their control of the social housing sector.

Leaseholder A person who does not own the land their home is built on, and pays a ground rent for a fixed number of years. Social housing tenants who live in flats and use their Right to Buy, Preserved Right to Buy or Right to Acquire become leaseholders. They are responsible for internal repairs and maintenance whilst their landlord is responsible for external maintenance. The leaseholder has to pay a service charge to cover the cost of any work their landlord carries out on their home.

Lived space That which is 'directly lived through its images and symbols', a 'more or less coherent system of non-verbal...signs' that 'overlays physical space'; 'the space of "inhabitants" and "users"; 'the dominated – and hence passively experienced – space which the imagination seeks to change and appropriate' (Lefebvre 1991: 38–39).

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

London Plan (2004) Regional Policy for London, drafted and administered by the Greater London Authority and the Mayor of London.

Low Cost Home Ownership (LCHO) Schemes providing government subsidies, loans and discounts to help people purchase homes. An umbrella term to include many different types of programmes, including *shared ownership*, *key worker housing*, and *Homebuy*.

M

Maisonette Diminutive of 'maison', literally translates as a small house. Describes an apartment with two levels like a little house. Known as a duplex in the USA.

Mixed Communities Initiative (MCI) A Department of Communities and Local Government (DCLG) initiative which encourages neighbourhood renewal through a more balanced mix of tenure and income, improvements to the environment, increased employment and reductions in crime.

Mixed Income New Communities (MINC) Mixed-tenure new housing developments, significant in size (at least 300 units), in disadvantaged urban areas.

Mixed Tenure Social housing organisations mix tenures in different ways: 'Pepper-potted' social housing is dispersed through a development in which most units are privately owned or rented. In general the social housing could account for 10% to 30% of the total amount of property.

Building new communities to provide homes through Section 106 agreements. Social housing provided in this way is rarely pepper-potted but clustered together, often on discrete parts of a development plot. Around 15% to 25% of properties would be affordable though a smaller percentage would be rented social housing.

N

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

O

Opportunity Areas Areas within London with good public transport access that are capable of accommodating development which will create more than 5000 jobs and 2500 housing units. In Southwark, Elephant and Castle and London Bridge, both within the CAZ, are designated Opportunity Areas.

Overcrowding According to Housing Act 1985, a dwelling is overcrowded when the number of persons sleeping in the dwelling exceeds a certain floor area or number of rooms.

Number of rooms	Number of persons
1	2
2	3
3	5
4	7.5
5 or more	2 for each room

Floor area of room	Number of persons
110 sq. ft. or more	2
90 sq. ft. or more but less than 110 sq. ft.	1.5
70 sq. ft. or more but less than 90 sq. ft.	1
50 sq. ft. or more but less than 70 sq. ft.	0.5

Overdevelopment An amount of development (the quantity of building or intensity of use) that is considered excessive in terms of its effects on the local infrastructure and services, and its impact on local amenity and character.

P

Parker Morris The Parker Morris committee drew up the influential 1961 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.

Perceived space The association between 'daily reality' and 'urban reality'; that is, both 'daily routine' and the 'urban routes and networks' that 'link up the places set aside for work, "private" life and leisure' (Lefebvre 1991: 38–39)

Planning Policy Statement 3 (PPS3) The national planning policy framework for delivering the Government's housing objectives. Replaced PPG3 in December 2006.

Private Finance Initiative (PFI) A government or public authority initiative to acquire private financing for public sector infrastructure or development or service provision.

Public Private Partnership (PPP) A system in which a government service or private business venture is funded and operated through a partnership of government or public body and one or more private sector companies.

Public Sector Comparator A method of estimating the cost to the public sector of delivering the outputs that could be delivered under public private partnership contracts.

Q

Quango Quasi-Autonomous Non-Governmental Organisation set up by and answerable to a government department.

R

Randstad The urban agglomeration of western Holland comprising the four big cities (Amsterdam, Rotterdam, Den Haag, Utrecht) and approximately eighteen other municipalities. In policy terms, this is recognised as the most densely populated part of the Netherlands and its most significant generator of the national economy.

Rate of Return The annual increase in value of an asset over time in proportion to its original value, including rents received.

Real Estate Investment Trust (REIT) A publicly traded company which manages a portfolio of real estate to earn profit for shareholders, usually exempt from corporate income tax. Investments commonly include office buildings, shopping centres, or apartment buildings.

Regeneration The process of acquiring and redeveloping property for the purposes of increasing its profitability or utility. May be conducted by government, private interests or a combination of the two.

Registered Social Landlord (RSL) See Housing Association

Right to Acquire A scheme to give eligible tenants of Registered Social Landlords the right to purchase their home from their landlord at a discount. Similar to Right to Buy, though Right to Acquire applies to units owned by RSLs but built or purchased with public funds after April 1, 1997. Other RSL units are exempt from mandatory participation in these discounted purchasing schemes.

Right to Buy Gives eligible council tenants the right to buy their homes with discounts if they have lived in their home for more than two years. The Preserved Right to Buy is given to eligible council tenants whose homes transfer to a Registered Social Landlord. Introduced in 1980, RTB allowed social housing tenants of more than three years to purchase their current rentals at a discount of at least 33%. The initiative was extremely popular among tenants, but resulted in the sale of local authorities' best units, as well as an overall decrease in social housing stock

S

Section 106 An agreement made between the applicant for planning permission and the local authority, which obliges the applicant to implement a certain project or invest a certain sum of money to mitigate the impact of the proposed development.

Shared Equity Arrangement where an RSL provides a loan for a certain percentage of the purchase price of a home, and so in effect owns that portion of the property, sharing the equity (and the risk) with the partial owner, who takes out a mortgage on the remainder of the property. Open Market Homebuy is an example of a shared equity scheme, as opposed to a shared ownership scheme, in which the partial owner buys shares directly from the RSL.

Shared Ownership A strategy to help participants overcome the high cost of buying a home by allowing them to purchase a part of their home while paying rent to the Housing Association for the share they do not own. Over time the owner can increase the proportion owned, and eventually reach full ownership.

Skip-stop Access system where corridors do not occur at every level. The elevator therefore skips stops or floors. Usually used with a system of maisonettes or flats and internal stairs that connect to corridor floors.

Slab A multiple-floor building of long rectangular volume.

Southwark Plan The spatial development plan for Southwark, adopted by Southwark Council on 24 January 2007. The Southwark Plan replaces the Unitary Development Plan from 1995.

Spatial planning The activity of mediating between the competing uses of space by assigning identity and economic value to that space.

Studio apartment A dwelling without a bedroom where the bed usually doubles as a couch. 'Bed-sit' (bedroom sitting room) is the common term in the UK.

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.

I

Tall Buildings Defined by the London Plan as buildings that exceed 30 meters in height, or 25 metres in the Thames Special Policy Area, or that are significantly taller than their surroundings.

Temporary Accommodation Provided by the council to those people who have made an application for social housing but have not been offered a permanent tenancy. A person in temporary accommodation is granted a license of permission to occupy a dwelling, rather than a tenancy, which affords a legal right to remain in council housing. Tenants may live in temporary accommodation for several years.

Tenant Management Organisation (TMO) A legally constituted organisation managing social housing for a local authority under a Modular Management Agreement. There are two types of TMOs: Tenant Management Co-operatives and Estate Management Boards. The organisation is run by an elected board, made up of a majority of residents, and may employ its own staff.

Tenure-blind design Developments where the external appearance and quality of dwellings of different tenures is identical.

Thames Gateway London's main development corridor, stretching for 40 miles from the city along the Thames Estuary, including areas of Essex and Kent.

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

Unit Dwelling

Urbanites People living in city centres, generally young professionals, who rely on services consumed outside their home. Their flats do not need to provide for cooking and are sometimes reduced to a kind of 'non-serviced' hotel suite.

V

Vierde Nota Ruimtelijke Ordening Extra (VINEX) Housing and spatial development policy set by The Netherlands' Government Ministry VROM (1994).

W

Walk-up Multi-storey housing accessible only by stairs.

Walk band The distance that can be walked from a particular point at an average pace in a certain time, usually five or ten minutes.

Z

Zoning A North American term for a system of land-use regulation that designates permitted land uses according to mapped zones. Its primary purpose initially was to segregate land uses thought to be incompatible.

