

Housing Strategy

2008 - 2011



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Foreward

This is both an exciting and challenging time for housing. We are proud of the progress that we have made since our last Housing Strategy. We have many advantages and our district is an attractive place in which to live. However it is important that we set ourselves high standards for the future.

We face some major challenges in the current economic climate. Providing more affordable housing, in both our urban and rural areas, is a key priority within our Corporate Strategy and this strategy sets out how we intend to do this.

Maintaining and improving both council and private sector housing, tackling homelessness, improving energy efficiency and supporting local communities are among the other important aspects within the strategy.

We will continue to work with many partners including charities, 'not for profit', private sector and public sector organisations to achieve our aim of decent homes for people within our district.

We have set stretching targets within the Action Plan and will work hard to achieve these. We are confident that we can continue to ensure that East Devon is a place where people are proud to live both now and in the future.

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October 2008

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Glossary of terms

Affordable housing - Social rented and intermediate housing provided to specified eligible households whose needs are not met by the market (Planning Policy Statement 3).

Allocation - The way in which tenants are offered suitable accommodation.

BME – Black and minority ethnic.

Choice Based Lettings - The scheme through which most council housing is allocated. There are 3 bands into which applicants are placed – **gold** (urgent need to move), **silver** (needing to move), and **bronze** (wanting to move).

CLG – Communities and Local Government Department.

DC&R – Devon Care and Repair.

DFG – Disabled Facilities Grant.

DHS - Decent Homes Standard.

EHS – Empty Homes Strategy

ETHMA - Exeter and Torbay Strategic Housing Market Assessment 2007.

GoSW - Government Office for the South West.

Floating Support - Housing support provided by Mobile Support Officers (MSO) rather than 'on site' Scheme Managers. MSOs cover a number of schemes rather than being based on one site at all times.

HomeBuy – This scheme enables social tenants, key workers and first time buyers to buy a share of a home and get a first step on the housing ladder.

Home Stay Grant - A discretionary grant which councils may give to repair

or improve dwellings, houseboats and mobile homes.

Housing Corporation - The Government agency that funds new affordable homes and regulates housing associations in England (includes any successor organisation).

HRA – Housing Revenue Account.

HRB – Housing Review Board.

Introductory tenancy – An initial tenancy, usually for 12 months, similar to a non secure tenancy but which becomes a secure tenancy after the first 'introductory' period.

ISPG – Interim Supplementary Planning Guidance.

LAA or Local Area Agreement - Agreements between central government and local areas, agreed at county level. They cover what is most important to that area, including targets to be met.

LDF – Local Development Framework.

Lifetime homes – These provide accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment.

LSVT – Large stock voluntary transfer.

Partners - Members of the Wider Housing Strategic Partnership (Annex 2) and other agencies as set out in Section 2.2.

PCT – Primary Care Trust.

PSHRS – East Devon Private Sector Housing Renewal Strategy.

NAHP – National Affordable Housing Programme.

Non secure tenancy – A tenancy which can be ended by giving Notice to Quit.

Respect Agenda - The Government's drive to tackle antisocial behaviour by working closely with local agencies, communities and residents.

RSL or Registered Social Landlord - A voluntary (not for profit) organisation which provides affordable housing to people in housing need and which is registered with The Housing Corporation.

RSS – Regional Spatial Strategy.

Rural Exceptions Policies – These are now a common element contained within Local Plans. They seek to provide a means whereby housing for local people in housing need can be provided where normal open market housing would not usually be allowed.

SAP - Standard Assessment Procedure for energy efficiency.

Secure tenancy – A tenancy which can only be ended by serving a Notice of Seeking Possession and going to court.

Supporting People - A UK government programme helping vulnerable people to live independently.

Section 106 Agreements - A legally binding agreement that ensures a developer provides agreed facilities or aspects of a development.

Telecare - A device connected to a call centre by technology such as a phone line.

Temporary accommodation - Accommodation provided on a non secure tenancy.

TPAS – Tenant Participation Advisory Service.

TLCP – Tenant and Leaseholder Customer Panel.

