

MAPS AND GLOSSARY

This glossary has been made with definitions from various documents, including the London Plan, the London Housing Strategy or Southwark emerging UDP

Affordable housing	Housing that is accessible to those households who cannot otherwise afford the cheapest habitable dwelling with the same number of habitable rooms, available anywhere within the borough at market prices. It comprises social housing and intermediate housing.
Association of London Government (ALG)	Represents local governments in London. Its member organisations include the 32 London boroughs and the Corporation of London.
Area Action Plan	Planning document of the new planning legislation providing the framework for specific areas where significant change or conservation is needed and should have a strong focus on implementation.
Arm Length Management Organisation (ALMO)	Bodies set up by local authorities with responsibility for management of improvements to the local authority's housing stock. This is part of separating the strategic and management roles of local authorities.
Black and Minority Ethnic (BME)	The reality behind that term is difficult to define. A first element is that being part of BME depends on ethnic origin, not nationality or place of birth. Therefore, non white Europeans are usually regarded as BME. However, this is not sufficient as elements of language and cultural differences are also part of it. BME is mostly self definition, which means that eventually it's up to each person to consider itself as BME or not.
Borough	One of the 32 territories conforming the Greater London
Council	Local authority in charge of a borough. All boroughs are not constituted the same way. Traditionally, they are made up of an assembly of directly elected Councillors, with a leader of the Council, belonging to the political majority, an Executive or Cabinet and, possibly, a Mayor, often ceremonial. Some boroughs now are having direct elections for a Mayor with extended powers
Council housing	Social housing provided by the local authority
Decent Homes Standards	The national minimum standard set in 2000 that all social landlords should meet by 2010. A decent home must i) meet the statutory minimum standard for housing; ii) be in a reasonable state of repair; iii) have reasonably modern facilities and

services; and iv) provide a reasonable degree of thermal comfort.

Estate

Mostly used to talk about Council housing. An estate is a group of buildings presenting some unity, having the same landlord, the Local Authority, built at the same time and managed as a whole, in particular when it comes to services and community facilities.

Government Office for London (GOL)

Body that delivers in London policies on behalf of the different government departments.

Greater London Authority (GLA)

Regional authority established in 2000 and covering the 32 London boroughs and the Corporation of London. It is made up of a directly elected Mayor (the Executive) and a separately elected Assembly (to scrutinise the Mayor). The GLA provides citywide, strategic government for London. Its principal purposes are to promote the economic and social development and the environmental improvement of Greater London.

Housing Association

Main type of Registered Social Landlord.

Housing Corporation

A statutory public body, which reports to the Office of the Deputy Prime Minister, and whose role is to fund and regulate Registered Social Landlords in England.

Indices of deprivation

The Indices of Deprivation 2004 is a set of data that ranks Super Output Areas (SOA) according to the level of deprivation. Each SOA is given a domain score for the following: Income, Employment, Health Deprivation and Disability, Education Skills and Training, Barriers to Housing and Services, Crime and Disorder and Living Environment. From these scores an overall SOA score is then calculated. A low score indicates high deprivation. When the local authorities SOA scores are put together, an average rank for the local authority can be calculated.

Intermediate housing

Sub-market housing which is above target rents but substantially below open market. It is affordable to those households on income less than £40,000 (as of 2003), who cannot be accommodated within the capacity of the social housing provision, and cannot access market housing. This category can include shared ownership, sub-market rent provision and key worker housing which meets this criterion. It may also include some low-cost market housing where its price is equivalent to other forms of intermediate housing.

Key Worker housing

Housing that is reserved or allocated for people who are given priority by virtue of their employment to ensure that they are able to live close to their work. These employees work in

essential public services such as health, education, police and emergency services.

Local Development Framework (LDF)	Under the new planning legislation, set by the Planning and Compulsory Purchase Act 2004, Councils are required to replace their existing UDP with a document called LDF. These frameworks will comprise a portfolio of development documents including a core spatial strategy, a Local Development Scheme, a Statement of Community Involvement, proposals and a series of Area Action Plans.
Local Development Scheme (LDS)	The LDS is part of the LDF, it sets out a programme, with a timetable, of what LDF documents the Local Authority is to produce or review in the next years
London Development Agency (LDA)	One of the GLA group organisations, acting on behalf of the Mayor, whose aim is to further the economic development and regeneration of London.
London Housing Board	Regional Housing Board in London, responsible for drawing up the London Housing Strategy and making recommendations to Ministers. It includes representatives from the GOL, the GLA, the ALG, the LDA, the Housing Corporation and English Partnerships.
London Housing Strategy	Strategy developed by the London Housing Board to orient housing policies in the Greater London.
London Plan	Spatial Development Strategy for the Greater London, prepared by the Mayor and adopted in 2004, replacing the strategic planning guidance for London (RPG3). Boroughs' development plans must be in 'general conformity' with it.
London Tenants Federation (LTF)	The London Tenants Federation is an umbrella organisation bringing together London's borough wide council tenants federations / organisations.
Low Cost market housing	Housing provided by the private sector, without public subsidy or the involvement of a housing association, that is sold or let at a price less than the average on the open market.
Mixed Use Development	Development for a variety of activities on a single site or across wider areas such as town centres comprising one or more activities within the same building or site, or across sites in close proximity to one another.
Office of the Deputy Prime Minister (ODPM)	Government department responsible for planning, local government, housing and regional development.

Opportunity Area	Areas identified in the London Plan that have the potential to accommodate large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
Private Finance Initiative (PFI)	A private sector service provider given responsibility for designing, building, financing and in some cases managing assets, from which a public service is delivered.
Regeneration	Lasting improvements to the economic, social and environmental conditions of an area and/or community that has been subject to urban deprivation.
Registered Social Landlord (RSL)	Semi private landlord owning and managing housing socially rented. The vast majority of RSL are Housing Associations.
Rent restructuring	Government policy for social rents determination, using a formula partly reflecting property values, in order to achieve a closer link between rents and quality valued in homes and to remove the differences between council rents and RSL rents so as to facilitate stock transfers. As a result, rents are to highly increase in the next years.
Right to buy	Possibility for council tenants to buy, under certain conditions, their home from the Council at a discounted price and thus become leaseholders.
Section 106 (s.106)	Agreement made, under Section 106 of the Town and Country Planning Act 1990, between a local planning authority and developers. It confers planning obligations to the developers in order to achieve the implementation of relevant planning policies, e.g. that a proportion of a development site will be reserved for affordable housing. Agreements run with the land and apply to successive owners.
Shared ownership	Form of low cost home ownership. Households buy a share of the property and pays rent on the remaining share not owned. They can gradually buy further shares until they own outright.
Social housing	Affordable Housing which is affordable by all those in housing need. This is typically provided as rented accommodation through the local authority or a Registered Social Landlord.
Southwark	One of 32 London boroughs, including areas such as Borough, Walworth, Camberwell, Peckham, Dulwich or Rotherhithe (see map)



**Statement of
Community
Involvement (SCI)**

The SCI is part of the LDF, it details how Local Authority will consult with the community about planning documents and applications.

Stock Transfer

Property transfer of all or part of a local authority housing stock to a Registered Social Landlord.

**Sub-Regional
Development
Framework (SRDF)**

Policy directions and focus for implementation for each of the five identified sub-regions, to be produced by the Mayor in partnership with boroughs and other stakeholders. The frameworks will provide guidance on Opportunity, Intensification and Regeneration Areas, town centres, suburbs and Strategic Employment Locations. SRDF are going through public consultation and will be non-statutory documents.

**Supplementary
Planning Guidance
(SPG)**

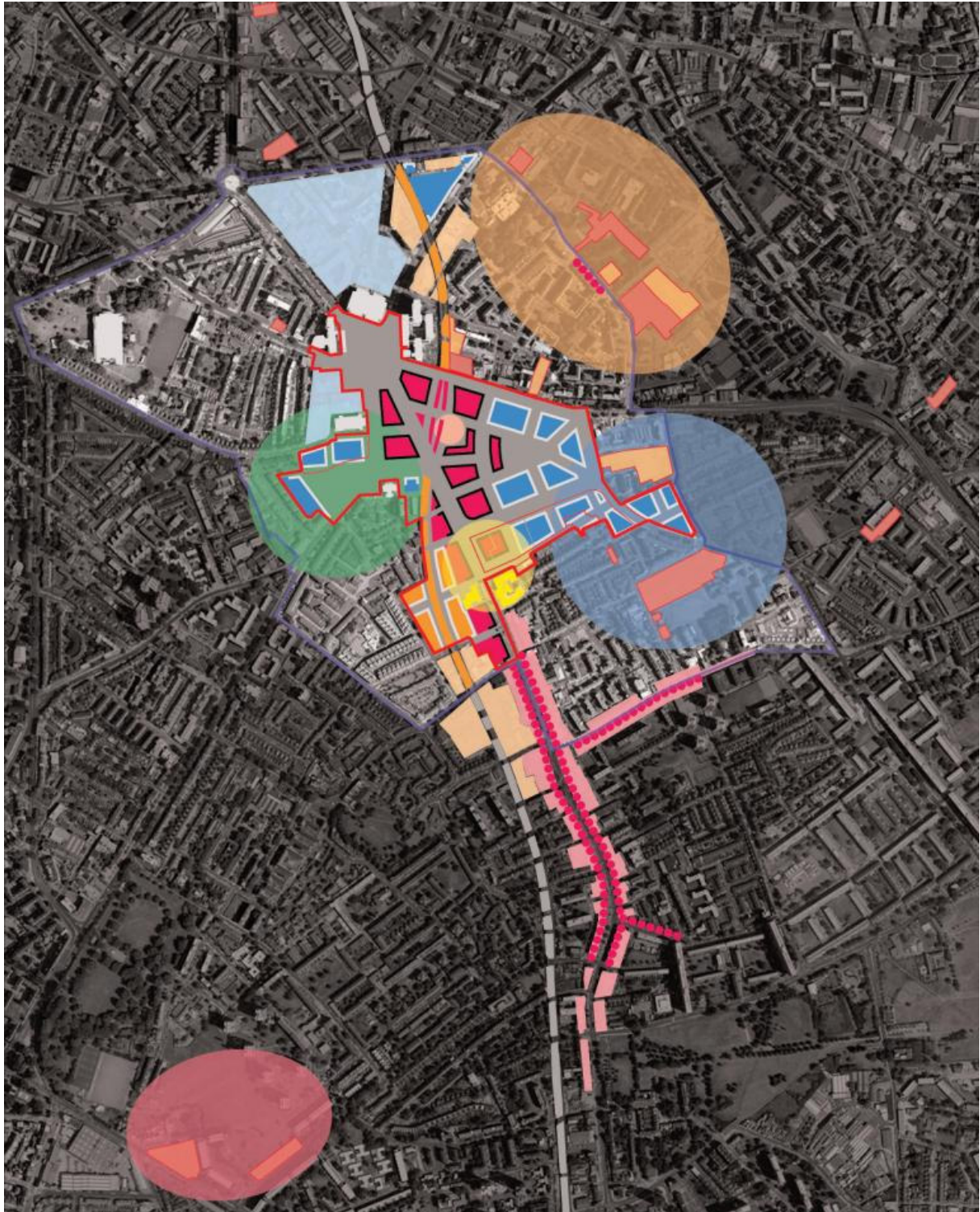
Guidance notes, additional and supplementary to development plans, on how to implement the policies. They also contain background information applicants may find useful when preparing their planning applications. An SPG does not form a part of the statutory plan. It can take the form of design guides or area development briefs, or supplement other specific policies in the plan.

**Unitary Development
Plan (UDP)**

Statutory plans produced by each borough which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.

Key principles for the Elephant and Castle regeneration.

(source: Elephant and Castle Development Framework)



The map shows the core area of the regeneration in the centre and the wider area around it.