

Annex B: Glossary

Term	Definition
Affordable Housing	Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions in Annex 2 of the National Planning Policy Framework .
Affordable Rent	Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).
Broad Rental Market Area (BRMA)	A geographical area defined by government for the purposes of setting Local Housing Allowance rates. The Cambridge BRMA covers a wide area, including Ely & Littleport, Newmarket, Haverhill, Huntingdon, St Neots, etc and surrounding areas. The result is that Local Housing Allowance rates for Cambridge are significantly lower than private rents in the more expensive area of Greater Cambridge .
Fixed term tenancy	A tenancy which runs for a fixed period of time and is reviewed, and either renewed or terminated, at the end of the fixed term. From April 2012, Councils and Housing Associations have been able to offer fixed term tenancies instead of having to offer long term security of tenure as previously required.
Local Housing Allowance (LHA) rates	LHA rates are set by government, and used to assess the level of housing benefit (or housing element of Universal Credit) to be paid to tenants renting from private landlords, depending on the area in which they live and the size of their household. LHA rates are set at the 30th percentile of rents in the local Broad Market Rental Area (BRMA) – see above.
Homes England	Homes England (previously the Homes & Communities Agency) is the Ministry of

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	<p>Housing, Communities and Local Government's non-departmental public body.</p> <p>Its remit is to bring together land, money, expertise, and planning and compulsory purchase powers, to facilitate delivery of sufficient new homes, where they are most needed, to deliver a sustained improvement in affordability. It is also responsible for social housing regulation through the Regulator of Social Housing.</p>
Local Lettings Plan	<p>Local Lettings plans are agreed local plans for the allocation and letting of homes within an agreed area: eg to help create balanced, mixed and sustainable communities.</p>
Registered Provider/Private Registered Provider	<p>Registered Providers are providers of social housing registered with the Regulator of Social Housing (RSH).</p> <p>Private Registered Providers are providers registered with RSH which are not local authorities.</p>
Tenancy Policy	<p>A policy which, under the Regulatory Framework for Social Housing in England, Registered Providers are required to have in place showing various information, including: the types of tenancy they will grant, the length of any fixed terms, circumstances in which fixed term tenancies will/ will not be renewed etc</p>
Tenancy Strategy	<p>A document which, under the Localism Act 2011, all local housing authorities are required to produce, setting out the matters to which Registered Providers operating in the area are to have regard to in formulating policies relating to:</p> <ul style="list-style-type: none"> • The kinds of tenancies they grant • The circumstances in which they will grant a tenancy of a particular kind • Where they grant a tenancy for a 'term certain' (ie a fixed term), the lengths of the terms, and • The circumstances in which they will grant a further tenancy at the end of a fixed term.