



## SLDC Housing Strategy Action Plan 2016 to 2025 – updated October 2021

The following action plan has been produced in order to implement the Council's Housing Strategy 2016 to 2025. It will be reviewed and updated after the end of each financial year. The next update is due in Autumn 2022.

### Key targets:

- 1: To enable the completion of 1000 new affordable homes for rent in the period 2014 to 2025.
- 2: To enable the completion of 750 new affordable homes for sale in the period 2014 to 2025.
- 3: To enable the completion of up to 6400 new homes (market and affordable) in the period 2016 to 2036.
- 4: To enable the completion of 350 new self-build homes in the period 2018 to 2025.
- 5: To enable the completion of 300 new extra care housing homes in the period 2016 to 2025 (target jointly agreed with Cumbria County Council).
- 6: To reduce the percentage of private sector homes with category 1 hazards (those most serious to the health of inhabitants) from 21.8% to less than 15% by 2025.
- 7: To reduce the percentage of homes in the lowest energy performance certificate (EPC) bands (F and G) from 16.4% to less than 10% by 2025.
- 8: To reduce the number of long-term empty homes (those empty and unfurnished for a period of 6 months or more) through targeted interventions (target figure of 70 per annum)...
- 9: To ensure the number of homeless households living in temporary accommodation will be no more than 20 at any one time.

Completed	
On target	
Behind target	

Key Measures	Actions	Timescale	Lead Officer	Progress 2020	Update 2021
<p>A1 – Work closely with existing private housing developers, and seek to attract new ones to the District, to encourage the delivery of new market and affordable homes on allocated and other appropriate sites.</p> <p><i>Providing a range of new housing (type, tenure and different affordable levels – including Starter Homes within existing policy once implemented nationally) which will allow our young people to stay and attract new young people to our area; cater for the needs</i></p>	<p>1. Work closely with private developers to achieve a mix of new market and affordable housing in accordance with local planning policies (scale, location, type and quality).</p>	2016-2025	SLS/ PSP	<p>1027 dwellings completed between 2016 and 2020.(223 completed in 2020-21)</p> <p>2315 expected between 2020 and 2025</p> <p>Despite disruption due to Covid, development proceeding on K Village, Lumley Road, Kendal, Lund farm</p> <p>Construction commenced on West End Nursery, Ulverston, Underbarrow Road, Kendal, Sycamore Drive, Endmoor, and Extra Care scheme in Oxenholme.</p> <p>685 new affordable homes completed from 2014 base date to Quarter 2 of 2020-21 (523 for affordable rent). (49 new affordable homes completed in 2019/20.) Delivery has picked up in the first two quarters of 2020/21 and has already surpassed 2019/20 delivery.</p>	<p>1198 dwellings completed in SLDC planning area between 2016 and 2021.(163 completed in 2020-21)</p> <p>Housing land availability statement being updated</p> <p>In the SLDC planning area 1113 dwellings on 14 different large sites currently under construction</p> <p>Significant new permissions at Allithwaite Road Grange, at Kendal Magistrates Court, at the former Porsche Garage.</p> <p>Construction commenced on Swarthmoor Roundabout enabling 1000 new homes</p> <p>710 new affordable homes completed from 2014 base date to Q1 of 2021-22 (538 for affordable rent and 177 for affordable sale). A number of schemes are currently on site so it is expected that there will be further numbers coming through</p>

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<p><i>of key workers; and provide a wider range of provision for an ageing population.</i></p> <p>Key targets 1,2,3,4,5</p>	<p>2. Encourage new developers and more small building companies to develop new homes in the District.</p>	2016-2025	SLS	<p>New developers continue to enter the market. Igloo are working with the Ellerthwaite Estate in Burneside</p> <p>Brookhouse Group are working with the the Dallam Estate in Milnthorpe.</p> <p>Croftlands West site acquired by Homes England for derisking and onward sale.</p>	<p>in 2021-22.</p> <p>No change</p>
	<p>3. Maintain a register of brownfield sites suitable for housing development.</p>	2016-2025	SLS	<p>Dec 2019 register contains 27 sites totalling 12.47 ha with an estimated capacity of 438 dwellings.</p>	<p>Dec 2020 register contains 29 sites totalling 12.85 ha with an estimated capacity of 586 dwellings.</p>
<p>A2 – Work with and support housing associations, community land trusts and others where appropriate using the Council’s resources and planning policies to maximise the delivery of new</p>	<p>1. Work with the Council’s housing association partners, the national park authorities and the Homes and Communities Agency to deliver a development programme of</p>	2016-2025	PSP	<p>49 new affordable homes completed in 2019/20 which is a decrease from the previous year. However, delivery in 2020/21 is already higher in the first two quarters and further schemes are likely to boost delivery. RP partners have significant development programmes in place that should boost delivery.</p>	<p>79 new affordable homes completed in 2020/21, an increase from 49 new affordable homes in 2019/20. Further new affordable homes are expected due to some larger developments currently under construction.</p>

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<p>affordable homes. <i>This specifically includes a programme of new bungalows for older people and affordable homes to rent in rural areas where there is an evidenced need.</i></p> <p>Key targets 1,2,3,4,5</p>	<p>affordable homes to rent, shared ownership, rent to buy and market homes, including innovative new delivery models. This includes encouraging associations to work together to produce efficiency savings.</p> <p>The development programme to specifically include:</p> <ul style="list-style-type: none"> <li>• Bungalows for older people</li> <li>• Affordable homes to rent in rural areas</li> </ul>				
	<p>2. Dispose of Council-owned land and property, and working proactively with other public sector authorities,</p>	<p>2016-2025</p>	<p>OLDCS PSP</p>	<p>Planning permission has now been granted for the Council-owned site at High Sparrowmire. Planning permission has also been granted on Boon Town which contains a Council-owned ransom strip.</p>	<p>The land disposal is due to be considered by Cabinet on 10.11.21 for High Sparrowmire, Kendal.</p>

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	for development of new affordable housing.				
	3. Encourage the formation of Community Land Trusts (CLTs) and other local delivery bodies to develop new affordable housing through advice, support, start-up funding and small-scale grants where necessary.	2016-2025	PSP	Grant approvals are in place to deliver 40 new homes subject to necessary planning consents and legal agreement. Two schemes did not go ahead hence the lower figure from the previous year.	Grant approvals are in place to deliver 40 new homes subject to necessary planning consents and legal agreement. One scheme is already near completion at Grasmere. A scheme is on site at Levens and a further scheme has now obtained planning consent at Holme. A new CLT is in the process of being established in Kendal.
	4. Deliver a Right to Buy Replacement scheme in partnership with South Lakes Housing and other Registered Providers as appropriate.	2016-2025	PSP	Further options need consideration in partnership with South Lakes Housing. Affordable housing grants can still be considered.	The development of alternative options is underway. This may include provision of grants and will be subject to the approval process. Reword action.
	5. Consider a Right to Buy (RTB) Replacement	2020-25	PSP	Not applicable at the moment. The Government is reviewing the voluntary RTB pilot. Reword action.	Voluntary RTB not yet rolled out.

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	Scheme with other housing associations if the voluntary Right To Buy is rolled out.				
A3 – To consider options to establish a mechanism to help with land identification, acquisition and assembly; coupled with on-lending where appropriate for new affordable housing delivery. <i>Subject to consideration of a business plan by Cabinet.</i>  Key targets 1,2,3,4,8	1. Develop affordable housing delivery options working with partner Registered Providers.	2020-2025	SLS	As per above.	Reword action as shown.
					Delete action as absorbed into the above.
A4 – Work with the private sector to convert unused non-residential properties in town	1. Operate the Affordable Housing Renovation Grant Programme.	2020 - 2025	S(HS)	Ongoing scheme.	Work on the Affordable Housing Renovation Grant Programme was paused during Covid and there have been no further schemes identified.

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centres into new affordable homes to rent.  Key target 1					
A5 – Provide advice, and where appropriate, promote initiatives (such as Help to Buy) and mortgage availability to help younger and other first-time buyers to buy their own home.  Key targets 1,2,3,4	1. Promote national and local first-time buyer initiatives where appropriate, and mortgage availability.	2016-2025	SHSD	109 affordable housing applications processed in 2019/20.	164 affordable housing applications processed in 2020/2021.
A6 – Enable the development and promotion of self-build/custom-build homes.  Key target 4	2. Operate a register of interest in self/custom-build.	2016-2025	SHSD	There are currently (December 2020) 70 households on the SLDC Self-Build Register.	As of September 2021 there are 71 entries on the SLDC Self-Build Register.
	3. Deliver a self-build pilot scheme on Council-owned land in partnership with South Lakes Housing and Kendal College.	2021-2024	PSP	Self Build Plot included in site at High Sparrowmire. Delivery date needs to be revised.	The Self Builder household has now been selected for the plot at High Sparrowmire.

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<p>A7 – Enable the development of new infrastructure required to deliver additional housing through the Cumbria Infrastructure Plan; to be funded through a variety of means including the Community Infrastructure Levy and other external sources of funding.</p> <p>Key target 3</p>	<p>1. Implement the Community Infrastructure Levy (CIL) in areas outside of the national parks.</p>	2016-2025	SLS	<p>As of September 2020, just under £2m had been collected of which £1.6M is available for strategic infrastructure. A further £2.3m is due.</p> <p>Areas proposed for CIL spending include new school capacity in Kendal and contributions to pedestrian and cycle infrastructure.</p> <p>New infrastructure delivery plan being prepared by Alastair McNeill/Damian Law</p> <p>Nearly 300K has been passed to parish and town councils as Neighbourhood CIL.</p>	<p>As of April 2021, just over £2.6m had been collected of which £2.1m is available for strategic infrastructure. A further £2.2m is due.</p> <p>Areas proposed for CIL spending include health, education and contributions to transport including, pedestrian and cycle infrastructure. A contribution of £75K towards the new Gooseholme Bridge</p> <p>Infrastructure Funding Statement in place</p> <p>Nearly 390K has been passed to parish and town councils as Neighbourhood CIL.</p>
	<p>2. Work with the Cumbria Local Enterprise Partnership to secure funds for local infrastructure to enable additional housing.</p>	2016-2025	SLS	<p>Funding agreement for Swarthmoor Roundabout concluded. Construction due to start in early 2021.</p>	<p>Construction of Swarthmoor Roundabout commenced. Due for completion June 2022.</p>



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A8 – Commission and help to produce evidence of housing needs at housing market and key service centre levels; and for more specific rural areas where resources permit (including input from parish councils and other stakeholders).	1. Review the District-wide Strategic Housing Market Assessment and SLDC Planning Area Objectively Assessed Need report as necessary.	2020-2025	SLS	Need to keep under review in the light of proposed changes in the Planning White Paper. Amendment to Action.	The Strategic Housing Market Assessment (SHMA) to be refreshed through Local Plan process.
B1 - Work with private housing developers and housing associations to deliver new extra care housing schemes in areas where there is a proven need.  Key target 5	1. Work with private housing developers, housing associations, Cumbria County Council to deliver new extra care housing schemes in the key service centres of Ulverston, Milnthorpe, Grange and Kendal.	2016-2025	PSP	The Oxenholme scheme (104 units) has started on site and is due for completion 2022. Planning permission has been applied for at Allithwaite Road for an extra care scheme.	The Oxenholme scheme is well underway and completion is scheduled for 2022 that will provide 104 units.
	2. Work with private	2016-2025	PSP	Three additional units were	Work to identify further extra care

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	housing developers, housing associations, Cumbria County Council and the national park authorities to deliver additional new extra care housing schemes in the national parks where evidenced need exists.			completed at Gatesbiel and there are now 22 extra care units in Windermere as a result.	housing schemes that are part-funded by County Council are currently paused due to Local Government Re-Organisation. However, there are potential schemes that may deliver some further units at early stages of discussion.
B2 – Address the housing needs of older people by implementing the Council’s Older Persons’ Housing Strategy.	1. Implement the South Lakeland District Council and Eden District Council Older Persons’ Housing Strategy.  See the existing Older Persons’ Housing Strategy for specific actions.	2025	PSP	Actions ongoing to deliver the Older Persons’ Housing Strategy.	Actions are ongoing to deliver the Older Persons’ Housing Strategy.
B3 – Work with Cumbria County Council and other partners to consider innovative ways of	1. Work with Cumbria County Council and other partners to consider new innovative	2016-2025	S(HO)	Further work has been undertaken with the Clinical Commissioning Group to ensure that wraparound support is provided to people who are homeless and at risk of/are rough	The council has secured funding for 12 supported bed spaces in conjunction with HOME group, this includes 4 complex needs spaces with 24/7 support. Additional funding through

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supporting vulnerable people..  Key targets 1,2	ways of supporting vulnerable people.			<p>sleeping. This has ensured that during Covid-19 health services have been provided such as GPs, dental, optical, drug and alcohol, mental health and plans in place to help individuals move on into more settled accommodation where possible.</p> <p>Further successful bids have been made for the Rapid Rehousing Pathway/Rough Sleeping Initiative and this now means that there are 1.8 FTE support workers in post, a Rough Sleeping Co-Ordinator recruited to post to work exclusively in South Lakeland and a Private Rented Sector post extended until March 2021.</p> <p>A further bid to the Next Steps programme has been the only successful bid in Cumbria and will mean that 12 supported housing units will be provided with an RP Partner, with 4 for complex needs.</p>	<p>MHCLG to provide support for offenders particularly those leaving custody, an increase in funds in Q1 to continue the work that was done during the pandemic through the protect+ programme. Funding through the county to support both victims and perpetrators of Domestic abuse and ensure families stay safe and in required can access a place of safety.</p> <p>We have also been successful in gaining some funding through the county council to support the Changing Futures programme to support those most vulnerable in our communities.</p>
B4 – Provide a handyperson scheme to assist older and vulnerable people with minor	1. Continue to fund and provide the Handyperson Service.	2016-2025	S(HS)	596 jobs were completed in 2019/20.	The handyperson service was paused for a period of time during the pandemic and resumed again during 2020 to 2021 with 317 jobs completed.

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household repairs.					
B5 – Provide Disabled Facilities Grants (DFG) to adapt existing homes.	1. Review the Council’s DFG policy to identify service improvements (as part of a Cumbria-wide review).	2022	SHSD	Work has been undertaken with Foundations to review the DFG processes and an audit is due to commence in January 2021. As such, the Policy will then be reviewed so that the recommendations from this work can be implemented. The date needs to be altered to reflect this work.	Following an internal Audit in January 2021 a review is being undertaken and due to be completed March 2022. Amend date.
	2. Deliver and promote the availability of statutory Disabled Facilities Grants to eligible applicants and, where funds are available, to top up mandatory grants with discretionary grants where an adaptation is the most appropriate option.	2016-2025	S(HS)	111 adaptations completed in 2019/20.	DFGs were paused during the pandemic for a period of time during 2020 to 2021, however, there were still 91 adaptations completed during the year. OT referrals have seen an increase in Q1 of 2021 to 2022.
B6 – Consider establishing a Home Improvement Agency, working	1. Develop the Home Improvement Agency to include energy improvement	2020-2025	SHSD	Work is underway with Foundations to review DFG processes and this will also include the Home Improvement Agency role.	Approval for funding has been given to enter into an agreement for the Local Authority Delivery Scheme phase 2. The MOU with Eden DC, the accountable

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with the health and third sectors, as well as Cumbria County Council, to deliver housing and health-related services which will lead to public health improvements such as reduced hospital and residential care admissions. <i>Subject to approval of a business case for this.</i>  Key targets 4,5,6	and other measures.				authority in the consortium, is due imminently 23.09.21 in order to start the project.
	2. Work with the South Lakeland Independent Living Group to devise appropriate services and make better use of existing services.	2016-2025	S(H)	Work has commenced with Foundations regards the DFG process and Policy. An audit is due to take place in January 2021 and it is proposed that the DFG Policy and Procedure is reviewed to take into account the recommendations arising.	Following work with Foundations and an internal Audit, the DFG Policy and procedures are being reviewed due to be completed by March 2022.
B7 – Improve access to affordable housing for young people and, where possible, link to training and employment opportunities.  Key Target 1	1. Work with housing association partners to develop affordable rented shared housing for young people (under 25) linked to training and employment facilities.	2016-2025	PSP	A pilot scheme has been developed in South Lakeland by Impact Housing Association for young people.	There are 2 units currently occupied for the shared accommodation scheme by two young people who moved on from supported accommodation. The scheme was set up in 2020. These units are about to become vacant and there are young people lined up for them.
	2. Promote the use	2016-2025	PSP	39 young people housed at the	

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	of the South Lakeland Foyer for young people.			Foyer and Miller Court, an increase of 22%.	
C1 – Improve housing standards by liaising with landlords (private and housing association), tenants and others; implementing the Council’s Enforcement Policy where necessary; and promoting the Cumbria Landlord Accreditation Scheme.  Key target 5	1. Implement the Council’s Enforcement Policy.	Ongoing	S(HS)	46 interventions in 2019/20.	The pandemic impacted on the number of interventions, though there were still 18 interventions during 2020/21.
	2. Promote, encourage and incentivise landlords to join the Cumbria Landlord Accreditation Scheme operated by the National Landlord Association (NLA); and work with the NLA to stage local events.	2016-2025	S(HS)	Landlords are regularly signposted to join the Cumbria Landlord Accreditation Scheme.	Landlords are regularly signposted to join the Cumbria Landlord Accreditation Scheme.
	3. Commission and publish a new private sector stock condition survey.	2020-21	S(HS)	Tender Brief prepared and this is due to go out to tender imminently.	The work has now been completed and final report received. This will assist in identifying homes that could benefit from green homes grants.

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C2 – Work in partnership with the private sector and local communities to provide advice and help maximise the targeted delivery of home energy improvements to those households in greatest need based on clear criteria (including a wide range of publicity). Key targets 6,7	1. Work in partnership with energy companies and other local authorities to deliver home energy improvements making use of national funds and, where appropriate, providing financial assistance to vulnerable households using Council funds.	2016-2025	S(HS)	Opportunities to work with other Districts on a consortia basis are being explored. This would result in a bid being made for Government funding for retrofit of existing homes.	As per B6 Approval for funding has been given to enter into an agreement for the Local Authority Delivery Scheme phase 2. The MOU with Eden DC, the accountable authority in the consortium, is due imminently 23.09.21 in order to start the project.
C3 – Operate a licensing scheme for Houses in Multiple Occupation (HMO).	1. Implement the statutory HMO licensing scheme.	2016-2025	S(HS)	13 HMO licences were issued/renewed.	23 HMO licences were issued/renewed during 2020/21.
C4 – Work with housing developers to improve the standard of new housing in respect of space standards, accessibility and	1. Promote the use of highly energy efficient design and technology for new housing.	2016-2025	SLS	Government response to consultation on Future Homes Standard still awaited. Likely that standards will be set nationally but, if there is discretion to set local targets, we will examine through the next local plan process.	Still no response from Government on Future Homes Standard  Housing standards including sustainability being addressed through the new Local Plan.

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green standards.  Key targets 6,7				Note that the general tenor of the proposals in Planning White Paper is to set development standards nationally.	Issues and Options consultation has been under way most of the summer. The consultation has been extended to the end of October to allow for some face to face events.
D1 – Reduce the number of long-term empty homes (those empty unfurnished and over 6 months empty).  Key target 8	1. Ongoing interventions to bring empty homes back into use.	2020-25	SHSD/CM(EH)	There were 80 successful interventions. The number of empty homes reduced from 1019 in March 2015 to 898 in Q4 of 2019/20. Remaining actions to be incorporated into the Housing Strategy Action Plan.	There were 73 successful interventions. The number of empty homes reduced from the baseline figure of 1019 in March 2015 to 916 in Q4 of 2020/21.
D2 – Monitor the delivery of the revised Tenancy Strategy to ensure the social housing stock is being used effectively.	1. Develop an annual monitoring return to monitor the revised Tenancy Strategy.  See the existing Tenancy Strategy for specific actions.	2020-25	SHSD	Action changed to monitor the delivery of the new Tenancy Strategy.	Monitoring return being devised to collect information from Registered Providers on the provisions contained within the Tenancy Strategy.
D3 – Regularly monitor, review and promote the Council's	1. Provide annual reports to the South Lakeland Housing Advisory Group on	2016-2025	S(HO)	Policy Review completed. This was taken to the Housing Advisory Group 17.6.20.	Review is completed and the policy will be implemented in the coming months once the IT infrastructure is in place to support the policy.



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Allocations Policy to ensure social rented housing is let fairly and takes account of housing needs and local connections.	the operation of Cumbria Choice in South Lakeland and undertake policy reviews where appropriate.				Reinvigorated the partnership with SLH to ensure an early intervention and prevention model is on place and removes barriers to social housing
	2. Devise new ways of promoting and publicising Cumbria Choice registration.	2016-2025	PSP	Procurement has taken place and contracts are being prepared for signature in November 2020. A new IT platform is due to go live in 2021. A communications plan is being developed by the Board.	The Cumbria Choice scheme has been publicised with a range of relevant stakeholders as part of the Policy Review in 2021. The IT platform is due to go live in 2021. The Board have developed a Communications Plan to lead up to the go live of the new system.
E1 – Prevent and reduce homelessness by monitoring, reviewing and implementing the Council's Homelessness Strategy.  Key target 8	1. Undertake an annual review of the Homelessness and Rough Sleeping Strategy Action Plan.	2020-2024	PSP /S(HO)	A review of the Action Plan was completed in 2020 and this has subsequently been updated. Change action to Undertake an annual review of the Homelessness and Rough Sleeping Strategy Action Plan.	The action plan has been reviewed throughout 2021 (delayed due to the pandemic) with partners and prompted discussions on how all partners can play their part in preventing homelessness. Refreshed look at how we capture prevention work and showcase the positive work within the district
E2 – To develop the revised Lettings Scheme.	1. Continue to develop the revised lettings scheme.	2019-2020	CMTL(CCS)	Achieved. The new Private Rented Sector scheme has achieved its targets within the first 6 months. Small amendment suggested to action to keep up-to-	To revise the action so this is relevant to the operation of the new scheme Lakeland Connect.

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				date.	
E3 – Review the housing options and homelessness service.	1. Review the service to ensure it is fit for purpose.	2021-22	CMTL(CCS)	The service is in the process of transition as part of the new Customer Connect model. Date needs changing.	The service is due to in the process of transition in 2021/22 as part of the Customer Connect project. However, in the meantime MHCLG have undertaken a recent visit on 13.9.21 and their report will be further considered to make improvements to the service.

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## Glossary

**Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Community Infrastructure Levy (CIL)** - The Community Infrastructure Levy (the levy) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area.

**Cumbria Choice** – a choice based lettings system used to allocate social housing in Cumbria.

**Disabled Facilities Grants (DFGs)** - a means-tested grant that enables the home of disabled homeowners and private tenants to be adapted to meet their needs, with for example, a walk-in shower.

**Empty Home** – a long-term empty home is one that is empty and unfurnished for a period of over 6 months. They may be empty as they wait to come onto the market, sit empty whilst being available for sale or rent, or be held off the market as an asset. In the majority of cases empty homes are in private hands, given that social landlords such as housing associations let homes through Cumbria Choice and there is high demand for the few that become empty in any one year. Homes that do not meet the definition of an empty home include:

- Holiday homes – sometimes these may be visited by their owners only once or twice a year.
- Homes where the owner is receiving care elsewhere.
- Homes where the owner has recently died.

**Extra care housing** – a type of supported housing for older people that provides independent living accommodation with varying levels of care and support available on-site.

**Help to Buy** – a range of Government funded scheme to help people buy a home.

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**Home Improvement Agency (HIA)** - not for profit organisations funded and supported by local and central government. They provide advice, support and assistance to elderly, disabled and vulnerable people who own and live in their own property. They help people to repair, improve, maintain or adapt their home to meet their changing needs.

**Housing, Health and Safety Rating System (HHSRS)** – a risk assessment approach to measuring the condition of properties. It is concerned with avoiding or, at the very least, minimising potential hazards.

**Key workers** – an employee who provides a vital service, especially in the police, health or education sectors.

**Open market housing (or market housing)** – an unrestricted, for example prices, competitive market in which any buyer and seller is free to participate.

**Right to Buy** - a scheme under which longstanding local authority tenants are entitled to purchase their homes at a heavily discounted price. This is being extended to housing association tenants.

**Self-build/custom build housing** - projects where someone directly organises the design and construction of their new home.

**Social housing** – housing provided for people on low incomes or with particular needs by government agencies or non-profit organisations. This forms part of the wider definition of affordable housing.

**Specialist housing** - housing that has been specifically designed to meet the needs of people with particular needs. It can refer to housing that has been purpose designed or designated for a particular client group to assist tenants to live independently.

**Strategic Housing Market Assessment (SHMA)** – an approach to assessing housing need and demand which can inform the development of local plans and housing policies.

**Supporting People programme** - a government initiative aimed at enabling vulnerable people with housing related support needs to live independently in the community.