

APPENDIX X GLOSSARY

Term	Meaning
5YHLS	Five-year housing land supply
Adoption	Where a relevant authority or body – such as local authority or water company – takes on responsibility for maintaining amenities, such as roads, drains, sewers and public open spaces, in perpetuity.
ASP	Average Selling Price
BNG	Biodiversity Net Gain
Build out rate	The speed at which a site is developed once the build phase has started.
CCHB	Consumer Code for Homebuilders
CIL	Community Infrastructure Levy
Commuted sum	Local authorities (in their capacity as highways authority and local planning authority) can request the payment of commuted sums as a condition of adoption as compensation for taking on future maintenance responsibility for roads.
Contractors	Contractors employed to undertake maintenance works for a Management Company
CSS	National New Homes Consumer Satisfaction Survey
Embedded MC	MC appointed by the housebuilder to manage parts of new-build housing estates. The embedded MC is made party to the transfer deed.
EMC	Estate management charge: fees charged to property owners for the ongoing maintenance of public amenities on housing estates either by way of a rentcharge or any other kind of financial arrangement, where those amenities have not been adopted by the relevant authority/body.
Estate management company	A private provider of estate management services. An estate management company may act as the contracted agent of a developer, Residents Management Company (RMC) or similar, or it may be an embedded management company whereby the estate management company is named in the deeds as the provider of such services.
Estate management services	Provision of services relating to the ongoing management and maintenance of public amenities on housing estates.
FHS	Future Homes Standard

Term	Meaning
Footnote 7 land	Land including habitats sites; sites of special scientific interest; land designated as green belt, local green space, an area of outstanding natural beauty, a national park, or heritage coast; irreplaceable habitats; designated heritage assets; assets of archaeological interest; and areas at risk of flooding or coastal change.
Freehold estate	A housing development in England and Wales which includes any housing of a freehold tenure. As such, mixed tenure estates that include freehold homes would also be classed as freehold estates.
FTB	First Time Buyers
HDT	Housing Delivery Test. Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data.
HHI	Herfindahl-Hirschman Index is a common measure of concentration, calculated as the sum of the squares of market shares of each firm in a market. Its value ranges from 0 to 10,000, with values less than 1500 considered to be unconcentrated, 1500 to 2500 indicating moderate concentration and values above 2500 indicating high concentrated.
Highway Authority	A public authority with a duty to maintain public roads at public expense.
HPI	House Price Index
HTB	Help to Buy
Hurdle rate	A target rate of return that a project or investment must achieve in order to be approved.
IL	Infrastructure Levy
IRR	Internal Rate of Return
Large housebuilders	Housebuilders that build more than 1,000 homes a year.
LCC	Leicestershire County Council
LHA	Local Highway Authority: this is Leicestershire County Council
LHDG	Leicestershire Highway Design Guide: The design guide written by Leicestershire County Council and guides the delivery and adoption of proposed highway and transportation assets.
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community.
Long-term land	Land which has not yet received any form of planning approval.

Term	Meaning
LPA	Local Planning Authority: the District / Borough Council responsible for determining planning applications, which is HBBC
Management Company	A company that manages some Open Spaces on behalf of residents
MC	Private estate management company that may be either embedded or acting as an agent for a housebuilder or an RMC.
MEA	Modern equivalent asset value
NHO	New Homes Ombudsman
NHOS	New Homes Ombudsman Service
NHQB	New Homes Quality Board
NHQC	New Homes Quality Code
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
NPV	Net present value
NRV	Net realisable value
Open Space	The Town and County Planning Act 1990 defines Open Space as any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground
Option agreement	Agreement whereby the developer has the right to buy the landowner's land within a set period, conditional on some action, e.g. securing planning permission.
POS	Public Open Space
POS Study	HBBC Open Space and Recreation Study (October 2016)
Promotion agreement	Agreement whereby a company agrees to secure planning consent on a landowner's land and then to market the land for sale once planning consent has been obtained. The company has the exclusive right to promote the land for a specific period of time.
Public amenities	Amenities on a housing estate which are available for use by the general public (including the residents of the estate). Such public amenities may include (but are not limited to) roads, sewers and drains, pumping stations, playgrounds, parks and other green spaces.
Rentcharges	Section 1 of the Rentcharges Act 1977 defines a rentcharge as an annual or other periodic sum charged on or issuing out of land. It has the practical effect of ensuring successors pay the estate charge and are subject to the covenants.

Term	Meaning
Restrictive covenant	A legally binding clause written into the title deeds of a property that limits what can be done to/with the property or land.
RFI	Request for Information
RMC	Residents' Management Company. A not-for-profit company incorporated by a housing developer to own and manage the shared facilities and public amenities on a new-build housing estate.
ROCE	Return on Capital Employed
RP	Registered provider/s
RSA	Road Safety Audits: a systematic process for checking the road safety implications of highway improvements and new road layouts. The LHA has 4 Stages of Road Safety Audits towards the adoption of Highways (See Appendix 5)
S104 Agreement	Section 104 Agreement: Severn Trent Water (STW) connection agreement between the developer and STW
S106 Agreement	Section 106 Agreement: A legal agreement between the landowner(s), developer, the Borough Council and / or the County Council securing financial and nonfinancial obligations that relate to the development. For example: Affordable Housing, Health Contributions, on site Open Space, Biodiversity Enhancements, Highways Works (off site Public Realm, off site Open Space Contributions, Education Contributions, Library Contributions, Civic Amenities, County Council Travel Contributions, Travel Packs
S278 Agreement	Section 278 Agreement: A legally binding agreement between the developer and the Local Highway Authority for highway works relating to a development but are not within the application site (they are off site works)
S38 agreement	Agreements made under Section 38 of the 1980 Highways Act for the adoption of roads
S38 Agreement	Section 38 Agreement: Highways Agreement with the developer for internal potentially adopted roads
Short-term land	Land which has been given some form of planning approval
SME	Small and Medium-sized Enterprise
SME housebuilder	Small and Medium-sized Enterprise housebuilder. Any housebuilder building less than 1,000 houses per year.
Specialist	Specialist Property Asset Management Limited

Term	Meaning
Stewardships	Long-term stewardship is an alternative approach to management companies, where stewardship of assets within a development is undertaken for the benefit of the community in a long-term financially sustainable way. It typically involves more community participation than the management company approach.
SuDS	Sustainable urban Drainage Systems: designed to manage stormwater locally (as close its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment.
TMR	Total Market Return
TP1	Registered title(s): part transfer form used to transfer part of a registered title.
Transfer deed	A conveyancing document which serves to transfer legal ownership of a plot / property to the purchaser.
UU	Unilateral Undertaking: A unilateral undertaking is like a S. 106 agreement, is a legal deed where developers covenant to perform planning obligations however they don't have to be entered into by the local authority.
VTB	Value to the business
WACC	Weighted Average Cost of Capital
Windfall Site	Sites not specifically identified in the development plan.