

# 7

## GLOSSARY & DROPDOWN MENU OPTIONS

<b>Version</b>	<b>Issue date</b>	<b>Key changes</b>
1	11/12/2017	First issue

## 7.1 Glossary of key terms

All definitions in this Glossary are for the purposes of the [Homes for Londoners: Affordable Homes Programme 2016-21](#).

The definitions below are to assist with data entry only and do not supersede or take precedence over the terms defined in the funding contracts and the [GLA Affordable Housing Capital Funding Guide](#). For legal definitions, providers should refer to those documents or seek clarity from a GLA Area Manager..

The Capital Funding Guide will be updated in the coming months to reflect the new programme.

Term	Definition
Consortium	An association of partners for the purposes of bidding for funding through this programme. A consortium is different to a partnership; please see below for this definition.
Disposal Proceeds Fund (DPF)	An internal fund within the accounts of a Registered Provider allowing the re-use of the net proceeds of sales under Right to Acquire (RTA) and Social HomeBuy (SHB) schemes.
Estate Regeneration	The physical renewal of social housing estates through demolition, rebuilding or both.
Habitable room	The living accommodation of a dwelling - a bedroom, living room or dining room. A kitchen can only be counted as a habitable room if it provides space for dining.
Income from first sales (£)	Income from the sale of the initial percentage share of London Shared Ownership units, to be received by a partner and used to fund a project.
Income from rents (£)	Income from rents to be received by a partner and used to fund a project. This could be income from LAR, LLR or LSO homes. This should be the total amount from the rental income contributing to the capital costs of the project and not an annual figure.
Larger homes	A home with 3 or more bedrooms.
Milestone	An event marking when a significant stage within a project is reached. A milestone can be linked to a grant payment event.
Nil Grant Units	Units delivered without any GLA funding (including RCGF and/or DPF).
Offsite Provision	Affordable housing required by a planning permission but delivered on an alternative site.
Organisation Administrator	A GLA-OPS user responsible for updating the organisation details, approving and maintaining new and existing users and, where required, creating consortiums and partnerships. There should be a minimum of two Organisation Administrators per Organisation.
Other public subsidy (£)	Public subsidy which is not GLA grant funding, RCGF or DPF. For example, funding from a local authority.
Partner	Any external organisation working with the GLA.

<b>Term</b>	<b>Definition</b>
Partnership	A housing partnership such as a parent company with one or more subsidiary organisations within its control. A partnership is different to a consortium; please see above for this definition.
<b>Processing Routes:</b>	
Acquisition of Home and Works	The acquisition of an existing home and works to it (previously known as purchase and repair).
Development Only	Where the land or property is already owned by the partner (previously known as works only).
Lease and Repair	Where a property is leased to a housing association or borough for a defined period of time, where the lessee undertakes the necessary repairs, lets and manages the property.
Land and Development	The acquisition of land and development (previously known as acquisition and works).
Off the Shelf	The acquisition of completed units.
Project	A development project delivering affordable housing units; previously known as a scheme.
Project Editor	A GLA-OPS user responsible for inputting and processing projects (including submitting).
Provider Contributions (£)	The financial contribution from a partner into a project. For example, this could include borrowing or contributions from a provider's own resources. This should be the total Provider contributions input into the project.
Recycled Capital Grant Fund (RCGF)	An internal fund within the accounts of a Registered Provider which is used to recycle historic grant receipts in all their forms in accordance with GLA policies and procedures.
Registered Provider	An organisation registered with, and meeting the regulatory standards set by, the Homes & Communities Agency (or its successor).
Section 106 Project (s106)	(For the purposes of this funding programme) a project led by a private sector developer and subject to a Section 106 agreement.
Supported or Specialised units	Housing units or bed spaces offering support or care services as part of an integrated package.
Tenure	The terms upon which a unit is sold or let and occupied.
Total Development Costs	The total capital cost of delivering the affordable housing units. Eligible development costs are defined in the funding agreements.
Unit	A dwelling.
User	A person who is authorised to use the GLA-OPS system.

## 7.2 Dropdown menu options

Providers will be required to select from the following dropdown menu options to submit a funding bid. This should assist providers to collate the required information prior to entering bids into GLA-OPS.

### Block 6 - Questions

Question	Dropdown menu options
If you have selected 'Other Affordable', please confirm what tenure type	Rent to save
	Equity loan
	Shared equity
	Discounted market sale
	Other innovative home ownership
	London Affordable Rent - above benchmark
	Other
Select planning status	Not required
	Not yet submitted
	Submitted
	Outline granted
	Detailed with pre-commencement conditions
	Detailed with no conditions preventing SoS
Select land status	Land identified
	Purchase negotiations underway
	Acquired with conditions
	Owned - unconditional freehold
	Owned - unconditional long leasehold
Select tender status	Contracting process not yet begun
	Tender out to competition
	Partner identified, not yet in contract
	Unconditional works contract
	Works being provided by in-house team
Has this project had funding approval under any other programme?	Yes, all units
	Yes, some units
	No, none of the units

### Block 7 – Additional Questions (Negotiated route only)

Client group	Single homeless
	Homeless couples
	Homeless families
	Adults with physical or sensory disability
	Adults with learning difficulties
	Adults with mental health problems
	Older people with support
	Sheltered retirement community/village
	Extra care
	Domestic violence refuges
	Gypsy and Traveller Pitch
	General needs

