



Glossary



Glossary

Affordable Rent	This is subsidised rent under a government scheme that started in 2011. Under this scheme rent must not exceed 80% of the local market 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.
Assignment	This is one of the ways in which a tenancy can be legally transferred or 'signed over' from one person to another.
Bedroom Standard	<p>The Bedroom Standard is the number of bedrooms social housing tenants are assessed as needing, based on the size of their household. Under current rules tenants are allowed one bedroom for:</p> <ul style="list-style-type: none"> - married or cohabiting couples - one single person over 21 years of age - two children under 10 years, regardless of gender - two children aged 10 to 21 years old of the same gender - a person aged 10 to 20 is then paired, if possible, with a child under 10 of the same sex (if that is not possible, he or she is counted as requiring a separate bedroom, as is any child on his/her own).
Downcasing	This is where a shared owner sells back some of the shares of their property back to the landlord
'East London sub-region'	<p>Greater London has been divided into five sub-regions as part of the London Plan (statutory spatial development strategy). These are: Central; East; North; West; and South.</p> <p>The East London sub-region (in which Triathlon operates) consists of Barking & Dagenham; City of London; Hackney; Havering; Redbridge; Tower Hamlets; and Waltham Forest</p>
'G15'	The g15 is a group of London's largest housing associations.

GLA	Greater London Authority
Grant Agreement	The Housing and Communities Agency has provided Triathlon Homes with a grant to subsidise the purchase of the homes it owns to enable the delivery of a range of affordable tenures. The provision of the grant is subject to a number of conditions and obligations set out in the Grant Agreement.
HCA (Homes and Communities Agency)	This organisation took over from the Tenant Services Authority and regulates all social housing providers in England.
Housemark	This is a membership-based organisation, which seeks to help the social housing sector to improve performance and achieve value for money
Housing Ombudsman	This is a statutory organisation that deals with complaints about social housing.
Intermediate Rent	This is a scheme introduced by the Government which allows a way into home ownership for people who cannot afford paying a lump sum deposit to buy a home. The rent is subsidised so that tenants pay between 60-80% of the local market rent. This reduced amount is intended to aid tenants in saving for a deposit to purchase the home they are renting.
'Key Performance Indicator'	These are quantifiable measurements agreed by an organisation which helps an organisation define and measure progress towards organisational goals.
Lease extension	A legal agreement that extends the term of a rental agreement.
Overcrowding	When the accommodation is considered to be too small for the household according to legal guidelines on room standards and space standards.
Probationary tenancy/ Assured Shorthold/ starter tenancy	This is a fixed term tenancy granted to new residents for a 12 months probationary period. If the tenancy has been conducted satisfactorily during this time, it will continue to run. If not, the tenancy can be ended.
Property Letting Standard	Triathlon Homes Property Letting Standard

Recharges	A recharge relates to the cost of a repair or other work done by Triathlon Homes for which the tenant /leaseholder is responsible. If we need to do this work, we will recharge the cost of the work to you.
Residents	Social Rent tenants, Intermediate Market Rent tenants and Shared Owners, Tenant or leaseholder
S. 106 Planning Obligation	This is a planning obligation agreed in pursuant of Section 106 of the Town and Country Planning Act 1990 (as amended) and is a mechanism which places responsibilities on parties to deliver commitments often designed to help a new community or neighbourhood develop
Shared ownership	This is a scheme provided by housing associations whereby a share of a home can be bought while paying rent on the remaining share.
Shared ownership (no rent, restricted equity)	This is more complex than a standard shared ownership lease whereby the profit on re-sale during and after staircasing to a 100% can be restricted.
Staircasing	When a Shared Owner (part rent, part buy) has or wants to increase the percentage of the property they own
'Tenant in situ'	This refers to buying a property with tenants already in residence.
Team East Village	This is name of East Village Management Ltd's team of staff that maintain the communal parts, the shared courtyards and the wider public realm.
Tenant	Social rent and Intermediate rent tenants. See also definition for 'resident'.
Homeseeker	A potential resident, someone seeking a home on East Village.
Treasury Solicitor	The solicitor who is the head of the Government's legal department in England and Wales.