

Good Practice Guidelines

Participatory Approach to Core Area Development A Guide to Good Practice

DFID Research Project R 6860

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Glossary of Terms¹

Action planning: the process of establishing a brief or developing proposals as a combined effort involving all of the different stakeholders; an action planning process can take several different forms

Brief (development brief; planning brief): see dev brief and planning brief below

Capacity building: the process of increasing the strength, organisation, knowledge and skills of a community, usually undertaken in parallel with a third party

Capital investment: an investment in fixed capital assets (land, property, construction of property, internal fittings, equipment)

Communal property association: a type of community organisation which allows a community to own a piece of land collectively; the rights of individual members are democratically negotiated

Community land trusts: a type of community organisation that owns the land and property on a communal basis; houses are sold (on a long lease) to qualifying members of the trust, whilst the trust retains ownership of the land and buys back the properties when an owner wishes to sell

Community organisation: a means of establishing the community as a single legal entity

Companies: a type of legal organisation (adhering to specific criteria), defined according to the way that it raises capital, either through issuing shares or guarantees

Co-operatives: a type of community organisation, where a co-operative owns residential buildings and then leases them on to their tenants; each tenant purchases shares in the co-operative and each receives a housing unit

Core area: a central and most accessible area within a city

Design brief: another form of supplementary design guidance. The term has a variety of meanings and is used inconsistently. Different planning authorities use different terms: planning brief, development brief, principles of development, planning guidance, planning framework, as well as design brief. One of the common characteristics of different definitions of briefs is that they provide detailed development guidance for specific sites, distinguishing them from design guides, which focus on areas or issues.

Development brief: a statement that may be produced by a local planning authority or developer setting out guidelines of their view for the development of a specific site or area. It will usually identify the *planning gains* that a local planning authority hopes to achieve from the development, and may incorporate

¹ The glossary of terms relates to selected words as used within the context of the Good Practice Guide.

and *urban design brief*. A developer's brief will naturally set out what the developer hopes to achieve and may vary considerably from that of the local planning authority.

Development gain: the increased value (usually extracted in the form of commercial profit) accruing as a consequence of the development process

Development trusts: community-led enterprise organisations, working in towns, cities and rural areas across the UK, combining community-led action with business expertise (<http://www.dta.org.uk/content/devtrusts/why.html>)

Financial Viability: the most commonly used method for appraising the viability of development proposals is the *residual method of evaluation*.

Freehold: ownership of land or property for an indefinite length of time

Gentrification: the process whereby the property and land within a run-down neighbourhood increases in value due to improvements in the physical fabric and/or external image or commercial desirability, which consequently forces out existing inhabitants due to increased rents and property values

Honest broker: an intermediary (third party) who acts during the negotiation process to ensure that all information presented is neutral and unbiased, and acknowledged as such

Illegal construction: building on land without permission from either the owner or local authority

Illegal purchase and sale of land/property: the illegal purchase or sale of land that is legally owned by another party

Illegal squatting: living on land without permission from either the owner or local authority

Illegal subdivision: the legal owner subdivides the land or property for residential or commercial reasons without the permission of the local authority

Instalment sale: similar to *rent to buy*, but with the exception that the tenant must declare their intention to buy as soon as they occupy the property

Leasehold: long-term rental of a property or piece of land; the lessor controls rights of use and development.

Low-income community: the urban poor, living and working within the core area

Mixed Use: development comprising more than one use and value, within a single plot or building, or a site with multiple buildings

Miri: an Islamic form of tenure; the state retains ownership and registration of the land but transfers rights of *usufruct* allowing an individual to sell or let land, or transfer it to their heirs

Mulk: an Islamic form of tenure; individual right of ownership

Musha: an Islamic form of tenure, mainly rural; land that is collectively owned

Planning for real: Technique for community involvement in planning and development focussing on the construction and use of flexible cardboard models and priority cards. Devised by Tony Gibson and now promoted by the Neighbourhood Initiatives Foundation (Wates 1996:93)

Planning gain: a procedure used by local planning authorities to get some of the increased value that can accrue to a site and its owner by the granting of planning permission returned to the public realm. Conditions are attached to the permission that require the developer to pay for investments in infrastructure or community facilities that would normally be paid for from the public purse. It is a procedure fraught with controversy but is now recognised by government and incorporated in the planning legislation as planning obligations (S 106 Town and Country Planning Act 1990). Policy guidance is given in DoE circular 19/91 Planning Obligations.

Property rights: relate to the use or ownership rights that an individual or group of people may have over property or a piece of land.

PRA methodologies: Participatory Rural Appraisal approach and method for learning about rural life and conditions from, with, and by rural people (Chambers, 1992).

Regeneration: a fashionable term in the UK that implies the possible involvement of one or more of the many government sponsored funding agencies promoting public/private partnerships in financing city redevelopment projects. There is now a niche market for advisors to lead a way through this maze (MT version). A term that in the UK implies physical redevelopment; cultural, social or economic measures that promote improvement, or a mixture of any number or all of these (Roberts 2001 p170).

Regularisation: (of tenure); the legal endorsement of informal or constitutional rights to use/own land

Rent to buy: after an agreed time, a renting tenant is given the opportunity to purchase the property

Rental: a fixed term agreement between the owner of a property and a tenant to possess and use a property

Residential density: sometimes measured in number of dwellings or bed spaces per hectare and, in local plans in the UK, the number of habitable rooms per hectare.

Shared ownership: The tenant purchases a share of the freehold of the property and pays the remaining amount in rent instalments to a housing association that owns the housing unit

Social capital: the rules, norms, obligations, reciprocity and trust embedded in social relations, social structures, and society's institutional arrangements, which

enable its members to achieve their individual and community objectives (Narayan 1997 p50).

Stakeholder: an individual or group that have an 'interest' in development, either through ownership, residency (legal or otherwise), employment, control, or end-user

Stakeholder analysis: An analysis of identifying people, groups and organizations that may be affected by the policy reform or that may affect the reform (World Bank website accessed 11/12/03).

Super block development: large scale development of simplistic form which limits the opportunities to sub-divide the development into small elements

Sustainable livelihoods: a livelihood that can cope with and recover from stressed and shocks and maintain or enhance its capabilities and assets both now and in the future, while not undermining the natural resource base (Carney, 1998, p4).

Tenure: land tenure relates to the way a piece of land is either held or owned and how it is used.

Urban design brief: Sometimes also called *design brief* or *urban design framework*.

Urban design framework: a policy document setting out the broad guidelines for a city district within which more detailed urban design studies will be carried out.

Urban renewal: the clearing and rebuilding and redevelopment of urban slums (<http://www.hyperdictionary.com/dictionary/urban+renewal>, accessed 11/12/03)

Waqf: an Islamic form of tenure; land held by god in perpetuity to protect public buildings (e.g. mosques, schools etc) from land speculators and developers