

Appendix C - Glossary

AEC	Adverse Effect on Competition
Barratt	Barratt Developments plc
Bellway	Bellway plc
Berkeley	The Berkeley Group Holdings plc
BNG	Biodiversity Net Gain
Bloor Homes	Bloor Homes Limited
Buildout rate	The speed at which a site is developed once the build phase has started
Cala	Cala Group (Holdings) Limited
CAT	Competition Appeals Tribunal
CCHB	Consumer Code for Homebuilders
CIL	Community Infrastructure Levy
CPI-H	Consumer Price Index including owner occupiers' housing costs
CSS	Consumer Satisfaction Survey
Crest Nicholson	Crest Nicholson Holdings plc
Deliverable	Housing sites that are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years.
DLUHC	Department of Levelling Up, Housing and Communities
EMC	Estate Management Charge
Embedded MC	MC appointed by the housebuilder to manage a new house estate in perpetuity.
Enterprise Act	The Enterprise Act 2002

Factor	A person or firm charged with managing properties and estates in Scotland.
FHS	Future Homes Standard
FMB	Federation of Master Builders
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, heritage coast; irreplaceable habitats; designated heritage assets; assets of archaeological interest and areas at risk of flooding or coastal change.
HBF	Home Builders Federation
HDT	Housing Delivery Test Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data.
Highway Authority	A public authority with a duty to maintain public roads at public expense
Landbank	The amount of land which housebuilders own or control (for instance via options to purchase the land)
Large housebuilders	The 11 largest housebuilders in Great Britain, by 2020/21 and 2021/22 revenue. Barratt, Bellway, Berkeley, Bloor Homes, Cala, Crest Nicholson, Miller Homes, Persimmon, Redrow, Taylor Wimpey and Vistry
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
LPA	Local Planning Authority
LURB	Levelling Up and Regeneration Bill
MC	Private estate management company, that may be either embedded or acting as an agent for an RMC.

Miller Homes	Miller Homes Group Limited
MIR	Market Investigation Reference
MMC	Modern Methods of Construction
NHQB	New Homes Quality Board
NHQC	New Homes Quality Code
NHO	New Homes Ombudsman
NHOS	New Homes Ombudsman Service
NPPF	National Planning Policy Framework
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
Persimmon	Persimmon plc
POS	Public Open Spaces
The Presumption	The presumption in favour of sustainable development (as defined in paragraph 11 of the NPPF).
Redrow	Redrow plc
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.
RFI	Request for Information
RMC	Residents' Management Company
S106 agreement	Planning obligation under section 106 of the Town and Country Planning Act 1990
S38 agreement	Agreements made under Section 38 of the 1980 Highways Act for the adoption of roads

S75 agreement	Planning obligation under s75 of the Town and Planning (Scotland) Act 1997
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 1000 houses per year.
SuDS	Sustainable Drainage Systems
Taylor Wimpey	Taylor Wimpey plc
TMR	Total Market Return
UILs	Undertakings in Lieu of a reference
Vistry	Vistry Group plc

