

Appendix B – Glossary

Private management of public amenities on housing estates working paper

AEC	Adverse Effect on Competition
Barratt	Barratt Development plc
Bellway	Bellway plc
Berkeley	The Berkeley Group Holdings plc
BNG	Biodiversity Net Gain
Bloor Homes	Bloor Investments Limited and Bloor Homes Limited
Broadoak	Broadoak Management Limited.
Cala	Cala Group (Holdings) Limited and Cala Group Limited
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
Crest Nicholson	Crest Nicholson Holdings plc and Crest Nicholson plc
DLUHC	Department of Levelling Up, Housing and Communities
EMC	Estate management charge: fees charged to property owners for the ongoing management of public amenities on housing estates either by way of a rentcharge or any other kind of financial arrangement.
Embedded MC	Management company appointed by the housebuilder to manage parts of new housing estates. The embedded MC is made party to the transfer deed.
Enterprise Act	The Enterprise Act 2002
Estate management company	A company providing estate management services, responsible for the management of amenities on housing estates. Includes firms that both own and directly manage

	communal public amenities as well as firms that act as an agent for others in providing these services.
Estate management services	Services relating to the ongoing management (including maintenance) of public amenities on housing estates.
Factor	A person or firm charged with managing properties and estates in Scotland.
FirstPort	FirstPort Group Limited, a subsidiary of Emerica RES UK Limited
FMB	Federation of Master Builders
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.
Gateway	Gateway Property Management Limited, a subsidiary of Gateway Group Services Limited
Greenbelt	Greenbelt Group Limited, a subsidiary of Greenbelt Holdings Limited
HBF	House Builders Federation
Highway Authority	A public authority with a duty to maintain public roads at public expense.
HML	HML PM Limited, a subsidiary of Vegner Group Limited
Kingston	Kingston Property Services Limited, part of Bernicia Group.
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
LPA	Local Planning Authority
MC	Private estate management company that may be either embedded or acting as an agent for an RMC.
Meadfleet	Meadfleet Limited
Miller Homes	Miller Homes Group Limited and Miller Homes Limited

MIR	Market Investigation Reference
NHO	New Homes Ombudsman
NHOS	New Homes Ombudsman Service
NHQB	New Homes Quality Board
NHQC	New Homes Quality Code
NPPF	National Planning Policy Framework
Persimmon	Persimmon plc
POS	Public Open Spaces
Preim	Preim Limited, subsidiary of Encore PMG Limited
Premier	Premier Estates Limited, part of Odevo UK Group
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 for example include (but are not limited to) roads, sewers, playgrounds, parks and other green spaces.
Redrow	Redrow plc
Relevant estate	Freehold estates in England and Wales (as defined above) and developments in Scotland requiring estate management services.
Remus	Remus Management Limited, a subsidiary of Fexco Property Services Limited
Rendall & Rittner	Rendall & Rittner Limited, part of Odevo UK Group
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. A not-for-profit company incorporated by a housing developer to own and manage the

	shared facilities and public amenities on a newbuild housing estate.
RMG	Residential Management Group Limited, subsidiary of Places for People Group Limited
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
Scanlans	Scanlans Property Management LLP
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
SuDS	Sustainable Urban Drainage Systems
Taylor Wimpey	Taylor Wimpey plc
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.
Trinity	Trinity Property Group Limited, part of Odevo UK Group
UILs	Undertakings in Lieu of a reference
Vistry	Vistry Group plc