

Interim Reports

Report	Content
Benefit Level Rents and How is the Private Rented Sector used to Accommodate Need?	The number of households in receipt of Housing Benefit/Local Housing Allowance. How the sub-region encourages the use of the private rented sector.
Buy to Let	The numbers of 'Buy to Let' properties by location.
Distribution of Bungalows	The number and location of bungalows within the sub-region.
Dwellings, Households and Populations	Projections for the number of dwellings, households and populations by location for 2006 and 2011.
Economic Framework	A detailed comparison of economic factors in the ten Greater Norwich housing markets.
Housing Choice	A qualitative study of housing choice using evidence from estate and letting agents and from district council housing registers.
Housing requirements of BME communities	An analysis of the BME communities within Greater Norwich identifying any specific housing requirements.
Housing Requirements of Specific Household Groups	An identification of housing need for specific household groups including older people and people with special needs.
Housing Supply and Housing Requirement	A comparison of the supply of housing with the requirement for housing – both demand and need.
Impact of Nearby Sub-regions	The demographic and economic effects of nearby sub-regions on Greater Norwich
Patterns of Migration	How migration has affected populations, households and household types over the five years to 2006.
Site Delays	A look at the factors that delay the development of land allocated for housing. It includes comment from developers.
Student Housing	Current and likely future demand for student housing.
Sub-tenures of the Private Rented Sector	An analysis of the private rented sector broken down into constituent sub-tenures.
Supply of New Housing	Projections of housing supply by property type, property size and location for 2006 to 2011.
Under-occupation of Housing	The number of under-occupied homes by tenure and location.

Glossary of Terms

Term	Meaning
Assured Tenancy	This form of tenancy replaced regulated tenancies in the late 1980s. In the private sector the market sets the rents. The shorthold version of the tenancy allows the landlord to grant a tenancy for a fixed period with a minimum of six months.
HomeBuy Agent	A housing association responsible for marketing Homebuy products on behalf of all housing associations in the area.
Housing requirement	The total amount of housing required. This includes both the demand for market housing and the need for affordable housing.
Internal Migration	Migration within the UK.
International Migration	Migration into and out of the UK.
Regulated tenancy	An old form of tenancy with the rent set by the Rent Officer Service. The last regulated tenancies were issued in the late 1980s. However, there remain a small number of tenants with regulated tenancies.
Right to acquire	The right enjoyed by most housing association tenants to buy their housing association home at a discount on the market value.
Right to buy	The right enjoyed by most council tenants to buy their council home at a discount on the market value.
Rural exception site	A site outside of the normal development boundary for a village. Local planning authorities have powers to grant planning permission for site that provide affordable housing for local need.
Section 106 agreement	An agreement between the developer and the local planning authority. Under the terms of the agreement the developer contributes towards the cost of infrastructure such as roads and schools. A Section 106 agreement might also commit the developer to provide a proportion of affordable housing on their site.

Table of Abbreviations

Abbreviation	Reference
Fordham Research	The Housing and Support Needs of Black and Minority Ethnic Communities.
HSSA	Housing Strategy Statistical Appendix
NEGS	Norfolk Employment Growth Study - Roger Tym and Partners for Norfolk County Council LGA/EEDA and EERA (2005)
NELMA	Norwich Economic and Labour Market Assessment produced by Norwich City Council in 2005
ONS	Office for National Statistics.
ORS	A Study of Housing Need and Stock Condition – Opinion Research Services (2006).
Practice Guidance	Strategic Housing Market Assessment Practice Guidance – Communities and Local Government (2007)
RSS	Regional Spatial Strategy
SP	Norfolk Supporting People