

Glossary of Housing Terms

Affordable housing

For a term that is often used by governments, in politics, and in the media, there is no standard definition of 'affordable housing'. Housing that is provided for rent or shared ownership for local people who cannot afford to purchase a property on the open market. The housing is deemed affordable for people with a 'below-average' household income, depending on area and other factors.

Assured shorthold tenancy (AST)

This type of tenancy gives tenants the right to occupy a property for a fixed period of time, providing they keep to the terms of their tenancy agreement. At the end of this fixed period, the tenancy can be ended by either the landlord or the tenant, or they can agree that it is renewed for another fixed period.

Assured tenancy

Since January 1989, all new tenants of housing associations have been assured tenants. Their rights are fewer and different from those of secure tenants.

Fuel poverty

A household is experiencing fuel poverty if more than 10% of household income is spent on fuel bills.

Green Paper

Consultation documents produced by the UK Government and Welsh Government. Various stakeholders can give their views and feedback on proposals in a green paper.

HMO

A House in Multiple Occupation, which might be:

- A house split into separate bedsits
- A shared house where occupants have separate tenancy agreements (including student house shares)
- A hostel that isn't only used for holidays
- 'Bed and breakfast' accommodation that isn't only used for holidays

Housing First

Housing First is a model or approach to dealing with homelessness. Developed in the USA in the 1990s, the model is aimed at people with multiple and complex support needs who are experiencing homelessness. It provides access to permanent housing as a starting point to help people tackle their non-housing needs as well. [Housing First](#) is based on a set of principles, which we have adapted to fit the Welsh context

Legislation

Another word for a law, or set of laws.

Members of the Senedd/MS(s)

The Senedd is made up of 60 elected Members. 40 are chosen to represent individual constituencies and 20 are chosen to represent the five regions of Wales. Also referred to as MS(s). These MSs are the equivalent of MPs (Members of Parliament) who are elected across the UK. The Senedd can legislate on areas of law that are considered 'reserved' or devolved – that is, Wales has control over them. Examples include housing and health. Some areas of law are governed at a UK level instead – military issues, for example, as well as tax policy.

Right to Buy

If you have been a council tenant for a specified minimum time (depending on when your tenancy started) you have the right to buy your home – unless you live in sheltered housing or other housing that is particularly suitable for older people. Some other types of tenancy also qualify for the Right to Buy scheme.

RSL/Registered Social Landlord

A non-profit organisation, usually a housing association.

Safeguarding

Safeguarding means protecting a citizen's health, wellbeing and human rights, thus enabling them to live free from harm, abuse and neglect. It is an integral part of providing high-quality health care. Safeguarding children, young people and adults is a collective responsibility.

Senedd Committees

Committees in the Senedd scrutinise the expenditure and policies of the Welsh Government, holding Ministers to account and examining proposed legislation. Examples of committees include the [Equality, Local Government and Communities Committee](#) and the [Local Government and Housing Committee](#)

Supported accommodation

Housing that is intended for people with a range of support needs. It offers support services to enable residents to live independently. The person is usually referred by the local authority.

Systems change

‘Systems change’ refer to different aspects of a ‘system’ (for example, the entire approach to homelessness taken in a particular area) changing towards new outcomes and goals.

White paper

A paper which sets out a proposed piece of law and invites consultation responses.

Youth parliament

60 young people aged between 11-18 who have been elected to represent young people in Wales.