

Appendix 2d

HRA Business Plan Glossary

Adverse Childhood Experiences (ACEs)	
Additionality	Extra properties built or acquired over and above the existing provision on the site
Department for Levelling up, Housing and Communities (DLUHC)	The Department for Levelling Up, Housing and Communities is a ministerial department which supports communities across the UK to thrive, making them great places to live and work.
Homes England	An executive non-departmental public body, sponsored by the Department for Levelling Up, Housing and Communities - it funds new affordable housing in England through partnership working.
Housing First	Partnership initiative focused on housing rough sleepers with complex case needs.
Housing Revenue Account (HRA)	Housing Revenue Account - rental income is paid into the HRA and is ring fenced to support housing. CBH is paid a management fee from the HRA.
Legislative compliance	The 'Big Six' areas of legislative compliance are gas, electric, fire, asbestos, lifts and water hygiene.
Net present value (NPV)	NPV is the difference between the present value of cash inflows and the present value of cash outflows over a period of time. It considers the rental income from homes against the cost to maintain them and therefore identifies whether they are financially viable. This information can then be used to identify homes where option appraisals may be required prior to significant capital investment.
PESTLE	Political, Economic, Social, Technological, Legal and Environmental factors - it allows a company to assess factors that might impact their business or industry.
PRS	Private Rented Sector Housing is dwellings which are owner-occupied and are privately rented by residents, rather than dwellings owned by the Council.
Social Housing Decarbonisation Fund (SHDF)	SHDF is a government fund that aims to upgrade a significant amount of social housing stock.
Social Housing White Paper (SHWP)	Published in 2020, the white paper presents a charter setting out seven commitments that social housing residents should be able to expect from their landlord.
Social value	Is the mechanism to create additional benefits for CBH tenants and communities through the procurement of contracts and supplies
SWOT	Strengths, Weaknesses, Opportunities, and Threats - a SWOT analysis is a technique for assessing these four aspects of your business.
TSM	Tenant Satisfaction Measures - measures of tenant satisfaction that have been developed as part of the Social Housing White Paper.

