



## Special Update Feature

### A Beginner's Guide to Regeneration Terms

#### **Active Citizenship**

The active involvement of citizens in defining and tackling the problems and issues faced by their communities, with the purpose of improving their quality of life.

#### **Area Investment Framework (AIF)**

A comprehensive study of the local economy which seeks to highlight economic issues and outlines actions to ensure future competitiveness and growth. Not only does it provide a clear picture of what is happening in the local economy, it sets a clear agenda for action. An AIF usually covers a period of 5–10 years and aims to adopt an inter-agency approach to both economic and social issues, rather than acting simply as an economic development strategy.

#### **Asset Based Development**

A development strategy that recognises that the possession of tangible assets such as land or buildings is the key to achieving the goals of self-sufficiency, independence and sustainability.

#### **Asset Lock**

A restriction, imposed upon Community Interest Companies (CICs) (see **Community Interest Company**), prohibiting the distribution of profits or assets to their members. Profits and assets must be: permanently retained within the CIC; used for the community purposes the CIC was set up to support; or transferred to another asset-locked body.

#### **Best Value**

A framework, based on a set of nationally determined indicators, to help local authorities measure value for money as well as manage and improve their performance.

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## **Brownfield Land**

Any land or premises which has previously been used or developed and is not currently in use, although it may be partially occupied or utilised. The land may also be vacant, derelict or contaminated, but excludes parks, recreation grounds, allotments and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation or amenity use. Brownfield land which has in the past been used by industry is often contaminated, and requires further treatment before it can be brought back into use. Common uses of reclaimed brownfield land include the creation of open spaces for public use, woodlands and residential housing development.

## **BURA (British Urban Regeneration Association)**

A key independent organisation in the field of regeneration which was set up as a forum in 1990 to exchange ideas, experience and information for the emerging regeneration sector.

## **Business Improvement District (BID)**

Part of an urban area where local businesses pay additional rates to the local authority to create improvements in services such as street cleaning, landscaping or crime reduction.

## **Capacity Building**

A wide-ranging term which includes support and development of skills and knowledge in local communities, to allow local people to have a say in their own future.

## **Civil Renewal**

The renewal of civil society through the development of strong, active and empowered communities, in which people are able to do things for themselves. It involves three elements: active citizenship; strengthened communities; and partnership in meeting public needs.

## **Closing the Opportunity Gap (CtOG)**

A major Government initiative in Scotland to tackle poverty and disadvantage. It has 6 objectives; one of which is to regenerate the most disadvantaged neighbourhoods in order that people living there can take advantage of job opportunities and improve their quality of life.

## **Co-Financing Organisation (CFO)**

An intermediary public body which offers European Social Fund (ESF) monies and UK public match funding in one single co-financing stream. Funding is available at a rate of 100% of project costs.

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## **Community Chest**

Funding worth £75m awarded by the Neighbourhood Renewal Unit over the period 2001-06 to the 88 Neighbourhood Renewal Fund areas in England. At a local level, the funds are administered by local authorities and are offered to community and voluntary groups working to improve the lives and neighbourhoods of the local community.

## **Community Development Finance Institution (CDFI)**

An organisation that provides financial services with the aim of generating both social and financial returns. CDFIs provide capital backed by appropriate business support to individual entrepreneurs and small businesses that are unable to obtain finance from conventional sources. They support both for-profit businesses and social enterprises.

## **Community Empowerment**

Measures which help citizens play more active roles in society.

## **Community Interest Company (CIC)**

The Community Interest Company (CIC) is a new type of company, designed for social enterprises wanting to use their profits and assets for the public good. To ensure their assets and profits are being used to benefit the community, the Regulator, who is responsible for registering a company as a CIC, undertakes a "community interest test" and "asset lock".

## **Community Interest Test**

An evaluation of potential and existing Community Interest Companies (CICs) (see **Community Interest Company**), to ensure that the aim of their activities is to benefit the local community rather than the individuals own, run or work in the CIC.

**Community Planning Partnerships** – See **Local Strategic Partnerships**.

## **Compulsory Purchase Order**

A statutory power which allows local authorities and the London Development Agency to acquire land and/or buildings, without the consent of the land owner, in order to enable the achievement of wider policy objectives. As a result, the land owner is compensated for any direct loss.

## **Community Regeneration Fund**

Established in 2004 to combine and replace existing programmes like Social Inclusion Partnerships, this Fund aims to bring improvements to Scotland's most deprived areas (as

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identified in the **Scottish Index of Multiple Deprivation**) and help individuals and families escape poverty.

**Community Strategy Partnerships – See Local Strategic Partnerships.**

### **Compact**

At a national level, this is an agreement between the voluntary and community sector and government to improve their relationship for mutual advantage. Local Compacts aim to do this locally between the sector, councils and other local public bodies. Further information is available from: <http://www.thecompact.org.uk>

### **Convention of Scottish Local Authorities (COSLA)**

Representing the voice of Scottish local government, COSLA also acts as the employers' association on behalf of all Scottish councils, negotiating salaries, wages and conditions of service for local government employees with the relevant trade unions.

### **Corporate Social Responsibility (CSR)**

Activities to ensure that businesses and employers realise their responsibility in the area of the environment, local community and work/life balance.

### **Council for Voluntary Service (CVS)**

A voluntary organisation that is set up, owned and run by local groups to support, and develop local voluntary and community action. Members have access to a range of services including:

- access to basic facilities, such as meeting rooms, photocopiers and ICT equipment;
- community accountancy and employment advice; and
- regular newsletters, training, funding advice and specialist services.

In some areas, the CVS is known as Voluntary Action or Voluntary Sector Council. Usually funded by the local authority and other local statutory agencies, the CVS usually works to the same geographical boundaries.

Further information is available from: [www.nacvs.org.uk/nacvs/whatcvs](http://www.nacvs.org.uk/nacvs/whatcvs)

### **Credit Union**

Organised as financial co-operatives, this type of organisation is established to help people save and borrow money. They may be community-, association- or employee-based.

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## **Cross Cutting Review**

Involving not just a single Government department but a wide range of departments and agencies.

## **Development Trusts**

Registering either as companies limited by guarantee, charities or industrial and provident societies, development trusts are independent bodies that set up and administer a range of services or facilities which respond to the needs of a community. These could include: property development; managed workspace; community businesses; arts programmes; sports and leisure facilities; retail and market space; town centre management; building restoration; environmental improvement; community transport; education work; employment training; information services; health centres; and horticulture and agriculture. They are all members of the Development Trusts Association.

## **Environmental Justice**

Having the right to live and work in a clean and pleasant environment.

## **Floor Targets**

Targets set by Government as being the minimum acceptable standards to be reached. There are 5 in total: Crime; Education; Health; Housing; and Employment.

## **Government Offices for the Regions**

The primary means by which many Government policies and programmes are delivered in the English regions. The following Whitehall departments are represented: Cabinet Office, Communities and Local Government, Department for Business, Enterprise and Regulatory Reform, Department for Children, Schools and Families, Department for Culture, Media and Sport, Department for Environment, Food and Rural Affairs, Department for Work and Pensions, Department for Transport, Department of Health, Home Office and Ministry of Justice.

## **Growth Areas**

Areas in England earmarked for development by the Government because they are considered to be hotspots in terms of lack of available housing. They include: the Thames Gateway; Milton Keynes/South Midlands; London/Stanstead/Cambridge; and Ashford.

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## **Housing Association**

Run as businesses but not trading for profit, housing associations provide homes for people who either cannot afford to buy their own or who need special types of housing, for example elderly people. Any surplus funds are put back into the organisation to maintain existing homes and to help finance new ones.

## **Indices of Deprivation**

Indices have been used since the 1970s to measure deprivation in comparison to accepted social standards in wards in England. The Indices make available data, for example on employment, health deprivation and housing, to improve policy making and delivery at all levels. The Index of Multiple Deprivation 2004 (IMD 2004) updated the Indices of Deprivation 2000. IMD 2004 contains indicators (37 in total) for the following seven different domains of deprivation: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Living Environment Deprivation; and Crime.

## **Local Area Agreement**

A new approach to build a more flexible and responsive relationship between central government and local authorities and their partners, whereby Government funding is delivered to areas in England by combining existing funding streams. The aim is that councils and local partners will benefit from less ring-fenced funding, empowering their decision-making in how to spend funds at a local level.

## **Local Enterprise Growth Initiative (LEGI)**

Funding targeted at local authorities in England, in receipt of Neighbourhood Renewal funds, to support locally developed and owned proposals that pursue new or proven ways of stimulating economic activity and productivity through enterprise development.

## **LETS (Local Exchange Trading System)**

A trading system through which the community can exchange its skills or services, without using money. Its purpose is to put local people in touch with local skills, which can range from plumbing to simple garden-tidying. Each member has a 'cheque book' and a copy of a directory in which the services of all members are listed. The price of a service, or how many tokens it is worth, is agreed between the member wanting the service and the member offering it. LETS currency is only earned by trading, ie members put currency into their accounts by doing work for other members.

## **Local Intervention and Development Funding (LID)**

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Available for Learning and Skills Councils (LSCs) to use at their discretion, LID funding is allocated on an annual basis to support the achievement of local and national targets. Work is focused on capacity building in deprived areas and delivers four key themes of the Government's Success for All agenda:

- \* Meeting needs and improving choice.
- \* Focusing on the importance of teaching and training.
- \* Developing the leaders, teachers, lecturers, trainers and support staff of the future.
- \* Developing a framework of quality and success.

### **Local Public Service Agreement (LPSA)**

Agreements between individual local authorities and the Government setting out the authority's commitment to deliver specific improvements in performance, and the Government's commitment to reward those improvements.

### **Large Scale Voluntary Transfer (LSVT)**

The selling-off of council homes to a housing association following the successful ballot of the tenants involved.

### **Local Strategic Partnerships (LSPs)**

LSPs bring together the public, private, voluntary and community sectors (VCS), working in union for the benefit of people at a local level within neighbourhoods. Acting as single non-statutory bodies, these groups have the responsibility of addressing issues which directly affect the heart of the community and the regeneration of the areas in which they operate.

Whilst LSP is often the umbrella term across the UK, this type of organisation is most commonly known as Community Strategy Partnership in Wales; Community Planning Partnership in Scotland; and Local Strategy Partnership in Northern Ireland.

**Local Strategy Partnerships – See Local Strategic Partnerships.**

### **Local Transport Plan (LTP)**

A plan prepared by the Highways Authority outlining the transport policy and proposals for action which form a bid for funding to government. District and Borough Councils provide supporting statements.

### **Managed Work Space**

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Buildings providing accommodation for start-up and existing businesses. In addition to leased space, new businesses also have access to training and advice.

### **Neighbourhood Development**

Initiatives which tackle community priorities such as improving housing, supporting businesses and raising educational standards, to make a long-term difference to the quality of life of local residents.

### **Neighbourhood Renewal Fund (NRF)**

Non ring-fenced funding to the 88 designated deprived NRF areas in England to allow local authorities to link regeneration spending to improvements in mainstream services by spending more on teachers, police officers, crime prevention programmes, social services, etc.

### **New Deal for Communities (NDC)**

A programme administered by the Office of the Deputy Prime Minister designed to tackle multiple deprivation in the most deprived neighbourhoods in England. Its aim is to provide some of the poorest communities the resources to tackle problems such as poor educational attainment and poor job prospects. Further information is available from:

[www.neighbourhood.gov.uk/](http://www.neighbourhood.gov.uk/)

### **Noble Index**

Measuring deprivation in Northern Ireland, this Index is made up of seven indicators: income; employment; health and disability; education; skills and training; access to services; and housing stress.

### **Non-Departmental Public Bodies (NDPBs)**

Bodies which have a role in the processes of national government, but are not a government department or part of one, and which accordingly operate to a greater or lesser extent at arm's length from Ministers. Examples include the Regional Development Agencies and the Health and Safety Executive. NDPBs are sometimes referred to as Quangos.

### **ODPM - Office of the Deputy Prime Minister**

A Government department, set up in 2002, following the merger of the former Department for Transport, Local Government and the Regions (DTLR) and the Cabinet Office. The Department is responsible for the areas of regional and local government, housing, planning and regeneration, social exclusion and neighbourhood renewal; the latter specifically through its Neighbourhood Renewal Unit.

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## **Office for National Statistics (ONS)**

Responsible for producing a wide range of UK economic and social statistics on behalf of the government. It also registers life events and holds the decennial census of the population. Further information is available from: <http://www.statistics.gov.uk>

## **Policy Action Team (PATs)**

The 18 cross-cutting PATs are responsible for driving forward Government policy on neighbourhood renewal. They number: Jobs; Skills; Business; Neighbourhood Management; Housing Management; Neighbourhood Wardens; Unpopular Housing; Anti-Social Behaviour; Community Self-help; Arts and Sport; Schools Plus; Young People; Shops; Financial Services; Information Technology; Learning Lessons; Joining It Up Locally; and Better Information.

## **Primary Care Trust (PCT)**

Local health organisations responsible for managing primary care services such as doctors, dentists and pharmacists. They work with local authorities and other agencies to make sure the community's needs are being met. They also receive about 75% of the NHS budget.

## **Public Interest Company (PIC)**

A concept for delivering public services. A PIC exists to provide a specific public benefit. It stands apart from public limited companies and the voluntary sector because its services cannot be changed without direct agreement from the appropriate publicly accountable body, thereby protecting the public's interest.

## **Public - Private Partnership**

A contract for work between the public sector, such as a local authority or the NHS, and a private sector organisation.

## **Public Service Agreement (PSA)**

Voluntary agreement between the Council and the Government, made up of measurable targets that the Council must achieve either more quickly or to a greater extent than otherwise, aimed at improving the quality of life for local residents.

**QUANGO** - Quasi-Autonomous Non-Governmental Organisation - See **Non Departmental Public Bodies (NDPBs)**.

## **Regeneration**

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A programme of local development which addresses physical, social, environmental and economic disadvantages in both rural and urban areas.

### **Regional Development Agency (RDA)**

Non-departmental public bodies set up in 1999 (and in London in the year 2000) in the nine regions of England. Each RDA has five statutory purposes:

- \* To further economic development and regeneration.
- \* To promote business efficiency, investment and competitiveness.
- \* To promote employment.
- \* To enhance development and application of skills relevant to employment.
- \* To contribute to sustainable development.

The nine RDAs are as follows:

- \* One NorthEast (ONE)
- \* Yorkshire Forward
- \* Advantage West Midlands (AWM)
- \* East Midlands Development Agency (emda)
- \* East of England Development Agency (EEDA)
- \* Northwest Development Agency (NWDA)
- \* South West of England Regional Development Agency (SWRDA)
- \* South East England Development Agency (SEEDA)
- \* London Development Agency (LDA)

### **Regional Economic Strategy (RES)**

A strategy from each RDA in England which sets out and assesses the current economic, social and environmental climate in the region and outlines how the RDA will address key issues for the region over the next 5 - 10 years.

### **Registered Social Landlord**

Not-for-profit organisations that provide social housing. Registered with the Housing Corporation, they can include: housing associations; housing trusts; and housing co-operatives.

### **Scottish Centre for Regeneration**

An independent organisation which works with other partners to ensure decent housing and strong communities across Scotland.

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## **Scottish Index of Multiple Deprivation**

Data zones (which are areas of around 750 people) are ranked from no 1 (the most deprived) to no 6,505 (the least deprived) in order to ensure that regeneration funds such as the **Community Regeneration Fund** are focused on the most deprived areas.

## **Section 106 Agreements**

Section 106 of the Town & Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally binding agreement (planning obligation) with a land developer over a related issue. Such obligations, often termed as Section 106 Agreements, can act as a main instrument for placing restrictions on the developers, often requiring them to minimise the impact on the local community and to carry out tasks which will provide community benefits.

Examples include:

- the developer will transfer ownership of an area of woodland to a LPA with a suitable fee to cover its future maintenance;
- the local authority will restrict the development of an area of land or permit only specified operations to be carried out on it in the future (eg amenity use);
- the developer will plant a specified number of trees and maintain them for a number of years;
- the developer will create a nature reserve.

## **Service Level Agreement (SLA)**

A contract for the provision or receipt of any important service, which defines the parameters for the delivery of that service, for the benefit of both parties.

## **Social Enterprise**

Businesses that operate for a social objective or community benefit rather than for the sake of profits to be distributed to shareholders. Surpluses of the business are re-invested in the company.

## **Social Exclusion**

Where people or groups find themselves excluded from society and from opportunity for reasons such as poverty, ethnic origin, age, lack of skills, bad health, low income, criminal record or gender.

## **Sub-regional Strategic Partnership (SSP)**

Partnerships which bring together local business, the public sector and voluntary and

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community groups - to help ensure that the Regional Economic Strategy is being delivered and that the strengths of the area are being developed.

## **Sustainability**

There are two meanings to this term: one relates to the financial stability of an organisation; and the other to the adoption of environmental policies and practices which minimise the impact on the environment.

## **Sustainable Development**

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

## **Tenants Participation Advisory Service (TPAS)**

A national non-profit making organisation that provides information, advice, training, consultancy, seminars and conferences on all aspects of involving tenants in their housing management. Its ultimate aim is to increase tenant empowerment. Further information is available from: [www.tpas.org.uk](http://www.tpas.org.uk)

## **Urban Regeneration Company (URC)**

A formal partnership of representatives from the public and private sector who operate from a distance to deliver physical and economic regeneration in specific areas.

## **Vacant and Derelict Land Fund**

Finance awarded to local partnerships in Glasgow, South Lanarkshire, North Lanarkshire and Dundee to: tackle long-term vacant and derelict land; stimulate economic growth and job creation; and promote environmental justice and improved quality of life.

## **Welsh Index of Multiple Deprivation (WIMD)**

Updated in 2005, the WIMD is a measure of deprivation in Wales. It contains seven domains: Income; Employment; Health; Education, Skills and Training; Housing; Physical Environment; and Geographical Access to Services by Bus and Walking.

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