



MONMOUTHSHIRE HOMESEARCH

JARGON BUSTER

Adaptations: Property has disabled features such as wetroom, ramp access

Band: You will be allocated band based your housing need according to your circumstances.

Bedroom Need: The need is based on your size household and the needs within a household.

Bidding: a bid is to register interest in property advertised

DHP - Discretionary Housing Payment: They granted local authorities power to pay discretionary amounts. This is to top up the Housing Benefit statutory scheme. The scheme covers shortfalls between rental liability and payment of Housing Benefit. This is if the claimant is unable to meet the shortfall themselves.

Downsizing: To be considered as a tenant under-occupying you must be a current tenant of one of the housing partners i.e. MHA; Melin; Charter; United Welsh Housing Association or Derwen under occupying accommodation by one or more bedrooms.

Enhanced Rate for mobility: A component awarded by DWP through PIP (personal Independence payment).

Exclusions: We may suspend someone from the Housing Register for a variety reasons- details can be found in the policy.

Home Buy: A way to make owning a home more affordable. An eligible buyer would be required to fund 50 to 70% of the full purchase price of a property through a mortgage.

Housing Options Team: Service provided by Monmouthshire County Council if you are threatened with Homelessness or Homeless already. Where possible the Housing Options Team will help prevent you from becoming homeless, this could involve working with you to keep you in your existing home or find you alternative accommodation and depending on your circumstances and eligibility, they can offer you temporary accommodation.

HB: Housing Benefit

Intermediate Market Rent Properties: Assured Shorthold Tenancies (initially for 6 months) – usually 20% lower than the market rent.

Letting Quota: To help ensure that all groups of applicants are given an opportunity to move under this scheme, (based on housing need) and to further promote sustainable communities, letting quotas may be applied if deemed necessary

LLP - Local Lettings Policy agreed by MCC: Aim is to sustain tenancies and reduce tenancy turnover.

Level access shower: A shower area that doesn't have a step or lip in any way to enter the showering area.

Maximising Occupancy: A shortlist will prioritise households who fully occupy a property. See Guidance on eligibility in the scheme user guide.

Mutual Exchange: If you are already a council or Housing Association tenant you can swap (exchange) your home with another tenant.

OAP: Older Person's Accommodation

Priority Date: The date you are awarded the band priority.

RSL- Registered Social Landlord: Melin Homes, Charter Housing, Monmouthshire Housing, Derwen, United Welsh

Sheltered: Accommodation will only be allocated to over 60 years of age will be subject to further assessment. Each Housing Association have different policies and the age will vary dependent on the property.

Support Charge: When you have a Hard Wire alarm or personal alarm charge at the property.

Tenure Neutral: Whereby applicants can rent or purchase the new properties.

Under Occupation: Under occupation by up to one bedroom will be allowed in limited circumstances. The RSL of the property will carry out an affordability assessment prior to letting the property and if under occupation will create an affordability issue, the offer may be withdrawn.

Wet room: Shower room with no screen or tray.