

### Regeneration: the Table of Terminology

<b>Term</b>	<b>Meaning</b>
Decant	The process whereby residents are moved out of their home to make way for its refurbishment or redevelopment. The development is often planned in phases so that residents need only move once.
Mixed-tenure development	A development that provides a range of both subsidized housing as well as housing at full market rate. It is a popular method used to promote diverse communities and social mobility.
Affordable housing	Tenures including social rent, intermediate rent (<80% market rate), shared ownership and shared equity.
Viability	An assessment of the capability of a project working successfully, looking at covering the costs of development under different scenarios.
Stock Condition Survey	An assessment of the state of properties to inform the delivery of maintenance services or improvements
Shared equity	A form of affordable housing where a resident obtains an equity loan to boost their deposit and/or meet the shortfall between their mortgage and the value of the property .The resident owns 100% of their property but has to repay the loan within a specified period or on the resale of the property.
Share ownership	A form of affordable housing where a resident buys a percentage of a property and rents the part that they don't own at a reduced rate.
Mixed-use development	The physical and functional integration of residential, commercial, cultural, institutional or industrial uses of land.
Infill	The development of vacant or underused spaces within the existing built environment.
Density	How compact an area is. This can be measured in various ways – one example is the number of dwellings per hectare within the site area.
Compulsory Purchase Order	A legal function usually used by local authorities to obtain land or property without the consent of the owner, often used as a last resort
Master planning	A framework for development within a specific location, usually indicating layout and land use.
Massing	The perception of shape, form and size of a building. Designers will consider this to ensure that the building suits its context.
Co-design	A collaborative approach to design, which puts users at the centre of the design process.
Design code	A set of design rules agreed for a specific area, which further development must follow.
Street pattern	The layout of roads and blocks, which has an impact on the way people and vehicles move through an area.
Urban fabric	The physical aspect of the buildings and open spaces in an area and how they work together
Frontages	The 'façade' of a building that faces the street
Scale	The ratio of size between different buildings or between an architectural plan and the actual building it represents.