If you would like any further information about Cambridge Centre for Housing and Planning Research, please contact the administrator on 01223 337118 or email landecon-cchpr-admin@lists.cam.ac.uk
Report from the Deputy Director of the Cambridge Centre for Housing and Planning Research, Sarah Monk

The Year 2003

This has been another successful year. We have collaborated with other academic institutions on three national projects: An Evaluation of English Housing Policy Since 1975, with the University of Glasgow and Heriot-Watt University; The Complementary Roles of Section 106 and Social Housing Grant in the Production of Additional Affordable Housing, with the University of Sheffield; and Monitoring and Evaluation of the Choice-Based Lettings Pilots, with the University of Bristol. These projects have been nationally based and help to balance the extent to which our expertise is rooted in the south of the country. We have continued to win research projects based in the South East and the East of England, but at almost the other extreme, we have undertaken a Review of Methodologies for Estimating Social Housing Demand in Glasgow, where our ‘different perspective’ was seen as particularly relevant.

The year also involved a re-assessment of our work for the Housing Corporation, which has proved very fruitful. A review by consultants Robson Rhodes highlighted our quality and stressed how many aspects of our work are pertinent to the Corporation’s needs. One important development is a three year grant with Moat Housing Group, which is expected to demonstrate how our database and analysis can provide practical, relevant inputs to housing associations in their development plans and monitoring their asset base.

Members of the CCHPR have taken part in a wide range of international events in the USA, Hong Kong and East and West Europe, building important research links. Perhaps most important in terms of our international profile is that we are hosting the European Network for Housing Research international conference in July 2004. The organisation and planning of this conference has continued throughout 2003. We are happy to report that preparations are going well, with a host of workshops and other activities already planned.

Research Areas

Once again, three strands of research have dominated our interests:

- the continuing work for the Housing Corporation on social sector rents, the structure of the Registered Social Landlord (RSL) sector and the development of the Regulatory and Statistical Return (RSR) in the changing regulatory environment;

- studies of local housing market areas, looking at the intermediate market and ways of defining affordability and measuring housing demand and need. This year has seen studies undertaken for the South East England Regional Assembly and the East of England region, as well as more local studies.

- planning and affordable housing, where we have received funding from both the Joseph Rowntree Foundation (JRF) and the Office of the Deputy Prime Minister (ODPM) to develop our research into the operation of S106 and rural exceptions policies.
A fourth strand is emerging as the JRF, and subsequently the ODPM, have funded analysis of secondary data on the role of the social housing sector both now and in the future. This also links to work undertaken for the Housing Corporation on mobility and aspirations in London, using CORE data and the Survey of English Housing, and an interrogation of the British Household Panel Survey to explore movement in and out of the sector over time.

Alan Holmans continues to update and develop his assessments of future housing demand and need, including work undertaken at a national level for Shelter to update the Shelter Housing Investment project, assessments for both Wales and Northern Ireland, and work at regional level for the Regional Assemblies in both the South East and the East of England.

Other research areas include continued work on the role of Foyers in providing housing and training or employment for homeless young people; the completion of an economic evaluation of an Emmaus project as a social enterprise; an abstract of historical housing statistics by Alan Holmans; and last but not least, Nicky Morrison continued to be a key partner in a European Union funded project on urban regeneration. Nicky is also involved in a comparison between the UK and USA on how innovation and enterprise can be created through policy initiatives.

Staff

One of our roles is to act as a training ground for new researchers as well as providing opportunities for people to extend their careers. In March we welcomed Christina Short, Amanda Fitzgerald and Donna Harris to our research group. In August two new members of staff, Ian Elliott and Craig Edwards, joined the Dataspring team. In addition Rosa Mottershead rejoined us for three months following completion of her law degree. Danuta Jachniak continues to provide assistance on a consultancy basis.

At the end of 2002 Michelle Stubley left to have a baby and at the beginning of 2003 we lost Sarah Stewart who returned to New Zealand. In September Catherine Crowson also left for a new career in translation, and we welcomed Anne Hosmer as our new administrator. In October Rebecca Foreman left for a career in criminology and Amanda Fitzgerald left to do a Masters degree in Cambridge.

Dataspring

Dataspring, our local housing markets database, provides economic and socio-economic information at district, county, regional and national level. Its main clients are those working in housing; housing associations, local authorities, academic researchers and consultants.

The database has undergone a transformation with the development of the website and the move towards accessing data using the web. This process is on-going, meanwhile, the process has speeded up our ability to retrieve information.

Dataspring continues to produce an agreed set of outputs for the Housing Corporation such as the Guide to Local Rents and the annual profile of the HA Sector. Additionally, a series of Briefings have been produced to assist the Corporation to respond to key issues. The database remains a core element in many of our research strands, notably the local housing market analysis.
**Cambridge Homeless Partnership**

Based within the Centre until August 2003, and chaired by Michael Jones, this organisation acted as an umbrella group for voluntary and statutory homeless service providers in Cambridge, dealing with acute homelessness problems within the city. It employed one member of staff, Rebecca Foreman, who was also involved in the Emmaus project.

The Partnership has now been wound up, mainly because the local authority is now taking a much greater role in addressing homelessness. However, we continue to take an active interest in the work on homelessness in the city and elsewhere.

**The Future**

Our immediate plans for the future include hosting the European Network for Housing Research international conference in July 2004. This is a major event involving approximately 400 participants and requiring an enormous amount of organisation. We are also hosting a pre-conference event for New Researchers, which gives them the opportunity to present work in progress to a sympathetic but critical audience. We are continuing to raise sponsorship to assist people to attend who otherwise could not afford to do so, notably young researchers and those from less developed countries.

For the future, we propose to continue to concentrate on policy-related research and particularly on producing academic papers and extending our range of funding sources, including research councils. We are currently reviewing both the mix of work we undertake and our scale. But most of all we want to ensure that our work is not only valued but used!
People

The Team

**Jennie Abbott** has been working in the centre since April 2000. Over the past year she has been producing data along with a written analysis for the Annual Report, published by the Housing Corporation each year. She has also written a paper on how certain aspects of these data can be compared over time as well as an analysis of the Regulatory and Statistical Return variables from 1989 to 2002. She has also worked on an analysis of the Group RSR, the RSR 2002 and the RSR 2003.

**Daniel Banks** joined the Centre in January 2000 after graduating with a first in Law from the University of Essex. He is currently working on the Dataspring project. His main responsibilities include the creation, implementation and maintenance of a redesigned Dataspring database, the development and maintenance of a new Dataspring website with interactive data features and work on internal and external requests for rents and socio-economic statistics and analysis.

**Youngha Cho** joined the Centre in October 2000 after graduating with a PhD from LSE. She is working on several projects based on Dataspring. She has currently undertaken a residential mobility study of social tenants in London and Northern regions with Christine Whitehead, and a locational aspiration study of London social tenants relating to the Affordable Housing in London project. She is also conducting statistical analyses for other research projects within the Centre, using different sources of data. Her current interests are residential and labour mobility, housing finance, especially low-cost home ownership and home-buy, as well as housebuilding, industry and real estate finance.
**Ian Elliott** joined the Centre in August 2003 having recently graduated with degrees in Computer Science and Mathematics. He is supporting the Dataspring project and sourcing data for external clients. In addition he is working on the Market Intelligence project for the Moat Housing Group with Donna Harris and social housing rents with Wendy Solomou.

**Amanda Fitzgerald** joined the Centre in March 2003 after graduating with a starred first in Geography from the University of Cambridge. During her six months with the Centre she worked as a data analyst for Michael Jones, Caroline Kiddle and Dawn Marshall. Her principle area of work was the investigation and mapping of social housing rent levels across Wales. The focus was a comparative, quantitative and spatial analysis of LA and RSL rents and service charges, based on stratification by property bed size. Additionally, she assisted in the completion of a project on Choice Based Lettings, examining the household characteristics and behaviours of participants in the Bolton, Harborough and Stockport schemes. She was involved in analysing PE1 data for an assessment of homelessness in the West Midlands, East of England and Central Regions and had a more minor input into the SEERA Project. Now back at the Department of Geography studying for her MPhil, she still joins the Centre on an occasional, temporary basis.

**Donna Harris** is an MSc graduate of the Economic History Department at the London School of Economics. Donna joined the Centre as part of the Dataspring team. She has been working on the Census Briefing Papers (Housing Tenure Structure in England (2001); Profile of HA stockholdings: Census 2001 Vs. RSR 2001; Tenure Changes between 1991 and 2001: The importance of the RSL sector), and the Market Intelligence Report Project for the Moat Housing Group, which is an on-going project for 3 years. This involves analysing the socio-economic backgrounds and the housing markets at the local authority level in the first year, and will focus on sub-district analysis for local authorities that have high prospect for asset management in the second and third years of the project. Donna has been organising the Dataspring Web Site Launch and will be presenting the Market Intelligence Report or Asset Management Toolkit to the housing associations, local authority housing and housing research organisations.
Alan Holmans has been working at the Centre as a Research Fellow since 1995. He continues to concentrate on research analysing future housing requirements. This has included forecasts and estimates of housing demand and need for the East of England Local Authorities Conference, and the Northern Ireland Housing Executive. His ESRC-funded work on an Abstract of Historical Statistics of British Housing is scheduled for completion in the spring of 2004. He has worked on the ODPM Evaluation of Housing Policy in England since 1975, and is Acting Editor for ODPM of a 2001 census-based report, Focus on Housing and Households. In the same subject area, his discussion paper on Dwellings and Households in England 1991-2001 is nearly complete.

Michael Jones is a Research Associate in the Centre. His current interests are incomes, affordability and the welfare benefit system, and the allocation of social housing. He has completed a joint project with the University of Bristol, on the monitoring and evaluation of the Choice Based Lettings pilots for ODPM, and a project on analysing social housing rents in Wales for the National Assembly. He is a co-opted member of Cambridge City Council’s Housing and Health Committee, and a Board Member of Hounslow Homes, an Arm’s Length Management Organisation created by the London Borough of Hounslow.

Caroline Kiddle joined the Centre in April 2000 and initially worked on updating and extending the work on cross tenure analysis of rents and housing costs and assisted Michael Jones with his work on modelling the effects of rent restructuring in the social sector as proposed in the government’s Green Paper on housing. This year Caroline has worked with Michael on two projects. The first is a joint project with the School of Policy Studies, University of Bristol, to evaluate the pilot schemes for choice-based lettings. The second project is investigating rent-setting procedures in Welsh social housing. She is currently working with other team members on a three-year project to identify and analyse the full range of annual statistical data collected by the Housing Corporation between 1989 and 2002.
**Diane Lister** joined the Centre in May 2003. Diane completed her PhD in 2001 at the Centre for Housing Policy, University of York, and prior to joining the Centre she was a researcher in housing law at the Centre for Regional, Economic and Social Research at Sheffield Hallam University. Her specialist research interests include housing law, the private rented sector, and the provision of housing for young people. She is currently working on a range of projects, including; the complimentary roles of social housing grant and the provision of affordable housing through the planning system; value for money of producing affordable housing through section 106 agreements; and the demand for social housing.

**Roland Lovatt** joined the Centre in 2001 after completing a period of research at the University of Sheffield. His specialist areas of expertise include housing and economic regeneration. Recent research has focused upon: the roles and impacts of Social Enterprises; the use of Section 106 Planning Agreements in the provision of Affordable Housing; the impact of Outstanding Planning Permissions on Planning Policy and the fluidity of building land availability; and the provision of Foyer schemes for young people. Past research has examined: Community Finance and Learning Initiatives; dispersed Foyers; Technopoles and the effectiveness of Government-funded development and land-reclamation incentives.

**Fiona Lyall Grant** has continued to work on Definitions of Ownership projects for the Housing Corporation. This includes writing a technical report as an aid to the RSR 2002 and working on the RSR 2003. Further research has included a Sector Study about housing association stock managed pending transfer into ownership in the future, as well as working with Youngha Cho and Christine Whitehead on affordable housing in London: Local evidence on mobility and aspirations, which is near to completion. Fiona has also been involved with organising the New Housing Researchers Conference to be held in Cambridge in 2004, prior to the main ENHR conference.
Dawn Marshall is a research associate mainly working in Dataspring. In March 2003, Dawn was awarded funding for a three year Fellowship in Social Housing by the Housing Corporation. Her research continues to focus on the housing association sector in England, including the role of the sector within wider housing systems. This includes the Housing Corporation's approach to regulating and monitoring HAs, the diversity of HAs and their stock, the changing structure of the HA sector, including the growing importance of group structures, and the wider role of HAs. The economic evaluation of an Emmaus Community as both an accommodation option for homeless people and as a social enterprise project reflects her on-going interest in homelessness issues.

Sarah Monk is Deputy Director of the Centre and currently manages a range of research projects on a day-to-day basis. Sarah also undertakes some teaching for the Department on housing and urban economics. Her current main research areas are the production of affordable housing through the planning system and housing needs and costs and affordability. Sarah retains a keen interest in housing and labour markets in both urban and rural contexts. She has recently been working more closely with Alan Holmans in his estimation of future housing demand and need, and in assessing housing needs more generally. Work for the South East England Regional Assembly resulted in the production of a Good Practice Guide for local authorities.

Nicky Morrison is a lecturer in the Department of Land Economy. Her teaching and research specialisms are in urban planning and housing policy. She is currently involved in a three year European Commission project where she is collaborating with other researchers across Europe to evaluate housing initiatives to improve the quality of life in deprived urban areas. She is also involved in the CCHPR research project on providing affordable housing for key workers in the Cambridge sub-region.
Christina Short joined CCHPR in April this year to work on projects involving the provision of affordable housing through the planning system. She has been particularly involved in two policy-orientated projects for JRF and ODPM. After completing the MPhil in Land Economy (option B) in 2002, Christina worked with Dr Derek Nicholls at the Cambridge International Land Institute; developing its website and online library of real estate resources. Prior to her masters degree she completed a BSc in Geography at Exeter University.

Wendy Solomou joined the Centre as Research Associate in September 2002 to take up responsibility for research on rents in the social housing sector, and for projects and research development using Dataspring, the housing markets database. Her previous work in the University includes an epidemiological study of health and lifestyles in elderly people (Department of Psychiatry) and a study of parents and health professionals following the confirmation of a fetal abnormality during prenatal diagnosis (Centre for Family Research).

Christine Whitehead has been director of the Centre since it was founded in 1990. Her research interests are mainly in housing and urban economics, finance and policy. Over the last few years she has concentrated on questions related to privatisation, deregulation and evaluation. In 2003 she was particularly involved in an assessment of the costs of anti-social behaviour and completing projects across housing and related subjects. She is Professor in Housing in the Department of Economics, London School of Economics and Visiting Professor at the University of Glasgow. Christine’s current work includes a range of projects on planning and housing and the Evaluation of English Housing since 1975.
Associates and Departmental Colleagues Working With Us During the Year

Craig Edwards worked with us on evaluating changing approaches to sheltered and supported housing.

Nicky Morrison has been working with Pete Tyler and Barry Moore on a collaborative project with the Department of Urban Studies at MIT.

Danuta Jachniak has been working with the Centre on a range of employment related projects and is also helping to build relationships with Krakow University.

Kath Scanlon and others at Enterprise LSE have worked with us on a number of projects, including policy options for the provision of affordable housing, co-operation housing finance systems and local housing market assessment.

Collaboration with Other Universities

At present we are collaborating with the following universities on major research projects:

Alex Marsh with Ailsa Cameron, David Cowan and Misa Izuhara from the School for Policy Studies at the University of Bristol have been working with us on a two year project on Choice Based Lettings, funded by the ODPM.

Tony Crook and Steven Rowley from the Department of Town and Regional Planning at the University of Sheffield are collaborating with us on a new project to analyse the Complementary Roles between s106 and Social Housing Grant in Producing Additional Affordable Housing, funded by the JRF.

We also collaborated with Peter Bibby and Robin Smith from Sheffield’s Town and Regional Planning Department on Outstanding Planning Permissions, funded by ODPM.

The Evaluation of English Housing Policy since 1975 has involved close collaboration with teams from the Universities of Glasgow and Heriot Watt University, led by Mark Stephens and also funded by ODPM.

A number of projects have been carried out with the London School of Economics, via Enterprise LSE. These included the Glasgow Housing Needs Study, a comparative analysis of housing finance across Europe for CML, and a range of local market analyses including work in London, South East Hampshire and Brighton and Hove.
Research Projects

Providing a Context for the Analysis of RSL Rents: Phase V Projects 1, 2, 3 and 4
In this year the project includes the development of the Dataspring website into an interactive data source for users. This development will be ongoing into 2004. This umbrella Housing Corporation project is broadly concerned with the further development of Dataspring, the local housing market’s database. The aim is to provide the Housing Corporation with specific outputs from Dataspring that meet their requirements and provide RSLs with sector-wide analysis and information to assist the sector to play its role in the wider housing and economic environment. The project will also provide a series of Discussion Papers, Briefing Papers and Sector Studies setting out more detailed analyses of aspects of the sector and particular aspects of RSLs’ behaviour. Topics for 2003/04 include the wider role of HAs, analysis of cross-tenure housing costs, the spatial pattern of HA rents, target rents and an evaluation of rent increases data returned by HAs.
Researchers: Daniel Banks, Ian Elliot, Donna Harris, Youngha Cho, Jennie Abbott, Wendy Solomou and Dawn Marshall
Funding: £243,540
Contact: Dawn Marshall
Dates: February 2003 - February 2004
This project follows on from Providing a Context for the Analysis of RSL Rents: Phase V (March 2003 – February 2004)

Providing a Context for the Analysis of RSL Data, Phase 6, Project 5: Definitions of Ownership: The RSR 2004
This project effectively represented the continuation of the Definitions of Ownership research undertaken between 1998 and 2002. The overall aim is to ensure that the data returned in the Regulatory and Statistical Return (RSR) are not only accurate, but are also meaningful and proportional to the regulator’s needs.
Researchers: Fiona Lyall Grant and Dawn Marshall
Contact: Fiona Lyall Grant
Dates: 1 March 2003 – 29 February 2004
Funding: £6,500 Housing Corporation

Providing a Context for the Analysis of RSL Data, Phase 6, Project 7: Affordable Housing in London: Mobility and Locational Aspirations Stage 2: Local Evidence on Mobility and Aspirations
A HC commissioned project as a second stage of project assessing evidence at the local authority level on the extent to which households in the social sector are prepared to move, their aspirations and the attributes of households and dwellings that help to determine their attitudes and requirements. The second stage will examine evidence at the local authority level which can help to give a handle on the question both of aspirations and responsiveness to specific initiatives aimed at increasing choice based mobility.
Researchers: Youngha Cho, Fiona Lyall Grant, Christine Whitehead
Contact: Christine Whitehead
Funding: £28,330 Housing Corporation
Providing a Context for the Analysis of RSL Data, Phase 6, Project 8: HA Sector Trends 1989-2001: Ten Years On

This is a three year project. In the first year the project has two aims. First to provide a series of outputs about new census data aimed at HC officers and RSLs. Second, to identify how the statistical profile of the sector has changed over the period 1989 to 2001 using RSR data. In the second year, the RSR profile of the sector in 1991 and 2001 will be compared to that in the census. The third year reviews the findings in years one and two to identify implications for the future of the sector and the role of the HC.

Researchers: Caroline Kiddle, Donna Harris and Dawn Marshall
Funding: £70,930 (year one)
Contact: Dawn Marshall

Providing a Context for the Analysis of RSL Data, Phase 6, Project 9: HC Research Fellow in Social Housing

To lead the agenda of monitoring and assessment of the rapidly changing HA sector via Dataspring and build a strong team of sector analysts. Longer term, to identify suitable areas of research.

Researcher: Dawn Marshall
Funding: £57,764 (year one)
Contact: Dawn Marshall
Dates: 1 April 2003 – 31 March 2004

Monitoring and Evaluation of the Choice Based Lettings Pilots

A DTLR commissioned project, jointly with the University of Bristol (Alex Marsh) as the lead institution. The project is to monitor and evaluate the 27 pilot projects funded by DTLR to explore increasing choice of home for tenants in social housing, primarily through choice based lettings. Eight or nine detailed case studies of the impact of the pilots will be carried out. Cambridge will undertake the case studies, and Bristol will carry out monitoring on the remaining pilots and co-ordinate the project overall.

Researchers: Christine Whitehead, Michael Jones and Caroline Kiddle
Funding (to CCHPR): £126,050
Contact: Michael Jones
Dates: July 2001 - July 2003

Financial Awareness and the Role of Social Landlords

The objective of the research was to document what was currently being done in terms of financial awareness training in the context of housing and the role that social landlords are playing in delivering the programme.

Researchers: Roland Lovatt, Richard Newcombe and Christine Whitehead
Funding: Chartered Institute of Housing
Contact: Roland Lovatt
Dates: May 2002-May 2003
An Assessment of the Role of Foyers in Housing Association Provision

The current lack of up-to-date information on Foyer schemes nationally raises issues regarding the value for money and the delivery of national housing and employment policy. This is of particular importance as many Foyers lie within housing associations so that there is no separate information readily available to the Housing Corporation. The aim of this research is to provide a systematic analysis of the national position, allowing an informed assessment of the role and effectiveness of Foyers and the targeting of grant-aid in the current economic and policy environment.

Researchers: Christine Whitehead and Roland Lovatt
Funding: £65,165
Contact: Christine Whitehead
Dates: March 2003 – February 2004

Evaluation of English Housing Policy since 1975

A major research project for ODPM, which is joint with the Universities of Glasgow and Heriot Watt University. It is organised under five themes, but includes a cross cutting overview summary report which will be widely disseminated as well as a defined, structured analysis of the period. The project involves considerable consultation with experts in addition to the research team.

Researchers: Christine Whitehead, Alan Holmans and Sarah Monk
Funding: £208,411 (£52,320 to CCHPR)
Contact: Sarah Monk
Dates: January 2003 – December 2003

Assessing Housing Needs in the South East (SEERA)

Research for SEERA involves the evaluation of recent housing needs surveys in a sample of 16 districts in the South East, together with evidence on how the results have been used in the local plan, housing strategy, and other policies. Following from the evaluation, draft guidance that is additional to the current government guidance will be produced. This will be tested in two focus group style workshops comprising developers, consultants, planners and housing officers and representatives of major stakeholders. Finally, a methodology for estimating regional affordable housing needs will be produced.

Researchers: Sarah Monk, Rosa Mottershead, Alan Holmans, with assistance from Christina Short and Amanda Fitzgerald
Funding: £45,275 ex VAT
Contact: Sarah Monk
Dates: February – June 2003 (extended)

Emmaus UK: Building on Success

An economic evaluation of Emmaus Cambridge as a social enterprise using a cost-benefit methodology. The project will assist EEDA in mapping and evaluating social enterprise in the Eastern region. It will benefit Emmaus UK by producing a tool for securing capital funding for further Emmaus communities in the Eastern region and elsewhere in the UK.

Researchers: Dawn Marshall, Roland Lovatt, Rebecca Foreman and Christine Whitehead
Funding: EEDA via Emmaus UK (£25,624)
Contact: Dawn Marshall
Dates: March – September 2003
The Complementary Roles of Social Housing Grant and the Provision of Affordable Housing through the Planning System in Achieving Additional Affordable Housing

The JRF Land Inquiry identified two main reasons for the shortfall in provision of additional affordable housing; inadequate land and inadequate finance. This project explores whether the funding that is available for affordable housing can support the two main mechanisms. The paper follows on from an earlier one on Planning Gain and Affordable Housing. Sheffield University is collaborating on this project.

Researchers: Christine Whitehead and Sarah Monk
Funding: £41,900
Contact: Sarah Monk
Dates: May 2003 – March 2004

Welsh Social Housing Rents and Rent Setting

A fact finding study for Welsh Assembly Government into the rent setting policy and the rents and service charges of each social housing landlord in Wales, to assist the development of guidance on rents for social landlords as part of the National Housing Strategy.

Researchers: Michael Jones, Caroline Kiddle, Amanda Fitzgerald and Alan Holmans
Funding: £39,175
Contact: Michael Jones
Dates: January 2002 - June 2003

Abstract of Historical Statistics of British Housing

The aim of this ESRC project is to collect together historical statistics of households, dwellings, housing tenure, house prices, rents, and public and private expenditure on housing, tax reliefs and subsidies.

Researcher: Alan Holmans
Funding: £39,000
Contact: Alan Holmans
Dates: March 2002 – February 2004

Affordable Housing in London: Mobility and Locational Aspiration

This project, funded by the Housing Corporation investigates current mobility patterns among social housing tenants and those entering low cost home ownership (LCHO) schemes; the attributes of movers and the influences on these moves; the aspirations of social sector tenants and of key workers in London; and what attracts people to live in particular areas. Stage 1 called for high level analysis and commentary providing an assessment of general trends in mobility together with the relevant detailed statistics associated commentary available from Dataspring and other sources. Stage 2 of the research concentrated on five aspects of household mobility in London: the mobility pattern of RSL tenants between London and the rest of the country; the pattern of mobility of RLS tenants between sub regions within London; inter-borough moves within London and its sub regions; the attributes of households who obtain relet properties as compared to those housed in net lettings; and the attributes of households who enter shared ownership.

Researchers: Christine Whitehead, Youngha Cho and Fiona Lyall Grant
Funding: £34,600
Contact: Christine Whitehead
Dates: March 2002 – February 2003
The Provision of Affordable Housing in the East of England 1996-2021
The East of England Local Government Conference has commissioned CCHPR, in collaboration with Colin Buchanan and Partners, to undertake research into the future provision of affordable housing in the region as part of its preparation for draft Regional Planning Guidance (RPG14). It covers all 48 districts in the six counties and looks specifically at sub regional housing market areas.
Researchers: Sarah Monk, Alan Holmans, Sarah Stewart and Noah Kofi Karley
Funding: £33,780
Contact: Sarah Monk
Dates: October 2002 – February 2003

Land with Outstanding Planning Permission
ODPM have commissioned a programme of research to assess numbers of outstanding planning permissions in each region of England. This project is in collaboration with the University of Sheffield’s Town and Regional Planning Department. The aim is to identify the availability of information on unimplemented planning permissions, particularly those on greenfield sites in low demand areas, and to estimate the number of units that might be expected from the development pipeline over a given period of time.
Researchers: Sarah Monk, Roland Lovatt and Noah Kofi Karley. From Sheffield: Robin Smith and Peter Bibby
Funding: £16,150 to CCHPR
Contact: Sarah Monk
Dates: March 2002 – February 2003

Evaluating Housing and Neighbourhood Initiatives to Improve the Quality of Life of Deprived Urban Neighbourhoods and Assessing their Transferability Across Europe
This project entails collaborative research with 8 Western and Eastern European countries. Through the use of a common methodology, the research is evaluating the effectiveness of local initiatives to improve deprived urban neighbourhoods and identifying the transferable lessons across the European countries.
EC Contract no: EVK4-CT2000-00027, part of the Fifth Framework "Cities of Tomorrow" programme, European Commission
Funding: Total: 717,884 euros, (University of Cambridge: 22,820 euros)
Contact: Nicky Morrison (one of the steering group co-ordinators)
Dates: December 2000 – December 2004

Addenbrooke’s NHS Trust Staff Housing Study
Research to understand better the impact of current housing conditions on recruitment and retention of staff on the Addenbrooke’s site in Cambridge. The study includes analysis of existing labour force data, surveys of new and longer term, staff and qualitative interviews with managers.
Researchers: Sarah Monk, Michelle Stubley and Fiona Lyall Grant
Funding: £10,067
Contact: Sarah Monk
Dates: June 2002 – March 2003
Creating Enterprising Places
This project involves collaboration between the Department of Land Economy, University of Cambridge, and Department of Urban Studies, Massachusetts Institute of Technology (MIT) – as part of the Cambridge-MIT Institute (CMI) research programme. It focuses on the strategies used by key players - such as universities, research centres, business and policy makers - to increase innovation and enterprising development within particular locations in the US and UK.
Researchers: Nicky Morrison, Pete Tyler and Barry Moore
Funding: CMI funded
Contact: Nicky Morrison
Dates: March 2002 – April 2003

Future Housing Demand and Need in Northern Ireland
This work was done jointly with Queen’s University, Belfast and Ulster University for the Northern Ireland Housing Executive. The same method as had been used for England (Housing Demand and Need in England 1996-2016) was adopted for use in Northern Ireland to produce an estimate of total demand and need for new dwellings (including conversions) in 2001-11. Work began in March 2003 when 2001 census and Northern Ireland House Condition Survey data became available, and was completed in October 2003.
Researcher: Alan Holmans
Funding: £7,000
Contact: Alan Holmans
Dates: February 2003 – October 2003

Housing Demand and Need in Wales
This project for the Council of Mortgage Lenders is an update of Housing Demand and Need in Wales 1991-2001 modelled on Housing Demand and Need in England 1996-2016.
Researcher: Alan Holmans
Funding: £4,900
Contact: Alan Holmans

Costings of Assistive Technology in the Care of Older People
A comparison of the costs of installing and maintaining equipment to enable people to continue to live in their homes with the cost of provision of domestic and personal care services. This is part of a programme of research on Assistive Technology undertaken by King’s College, London and the University of Reading.
Researcher: Alan Holmans
Funding: £4,500
Contact: Alan Holmans
Dates: October 2002 – March 2003
Brighton and Hove: The Barriers to Further Economic Development
An analysis of the local housing and employment market in Brighton & Hove with a view to encouraging local employers to play a role in enabling lower paid workers to access affordable housing. The work will culminate in a seminar for invited local employers.
Researchers: Sarah Monk, Christina Short and Christine Whitehead with Kath Scanlon
Funding: £10,390
Contact: Sarah Monk
Dates: October 2003 – January 2004

Shelter Housing Investment Project: An Update
An update to the previous Housing Investment Project funded by the housing charity, Shelter.
Researchers: Alan Holmans, Sarah Monk and Christine Whitehead
Funding: £15,750
Contact: Christine Whitehead
Dates: September – December 2003

Review of Methodologies for Estimating Social Housing Demand in Glasgow
This is an assessment of seven different approaches to estimating the future demand (or need) for social housing, with the aim of recommending a preferred approach and providing input into the research brief which will go out to tender in the coming year. As part of this contract, we will not be able to tender.
Researchers: Alan Holmans, Sarah Monk and Christine Whitehead
Funding: £13,860
Contact: Sarah Monk
Dates: September – December 2003

Stock Managed Pending Transfer into Ownership: Phase II
Following on from Phase I the research team will aim to determine why stock transfer has not taken place by managing HAs and identify the barriers to stock transfer that both BME and mainstream HAs are facing. The researchers will aim to clarify why formal management agreements have not been put in place where the likelihood is that the transfer of stock will never take place.
Researchers: Fiona Lyall Grant, Dawn Marshall and Christine Whitehead
Funding: £25,460 Housing Corporation
Contact: Fiona Lyall Grant
Dates: December 2003 – June 2004

Supported Housing and Housing: Changing Approaches to Data Collection in the RSR
The objective of the project was to operationalise a new approach to defining and collecting information about sheltered and supported housing via the RSR developed by CURS. This was done via a small pilot RSR survey administered by the researchers. The resulting data set was analysed and implications for the RSR time series identified.
Researchers: Dawn Marshall, Craig Edwards and Fiona Lyall-Grant
Funding: £33,700 Housing Corporation
Contact: Dawn Marshall
Dates: July 2003 – Jan 2004
Developing a Tool for Local Market Analysis
Moat Housing Association and the Housing Corporation
This is a Market Intelligence Report Project for the Moat Housing Group, and is an on-going project for 3 years. This involves analysing the socio-economic backgrounds and the housing markets at the local authority level in the first year of the project, and will focus on the sub-district analysis for local authorities that have high prospect for asset management in the second and third years of the project.
Researchers: Donna Harris, Wendy Solomou and Christine Whitehead
Funding: £45,120 (year one)
Contact: Donna Harris
Dates: June 2003 - July 2006
New Publications

Books and Reports: Externally Published


**Chapters in Books**


**Refereed Journal Articles**


**Joseph Rowntree Findings**


**Internally Published**


**Policy Articles**


Whitehead, C. ‘How much are we really gaining?’ *Housing Today*, December 5th 2002

Whitehead, C. ‘Give us cash, and save our countryside’ *Civic Focus*, Autumn 2002


**Conference/Seminar Papers**


Lister, Diane and Blandy, S. (2003) ‘(Ne)gating community development’, paper presented at the Housing Studies Association Conference, University of Bristol, 9-10 September

Lister, Diane and Blandy, S. (2003) ‘(Ne)gating Communities?’ paper presented to the Gated Communities: Building Social Divisions or Safer Communities? Conference, University of Glasgow, 17-19 September


Morrison, N. and Tyler, P. (2003), ‘Creating Enterprising Places' paper presented to the DLE Property Research Club, Jesus College, Cambridge, October


Morrison, N. (2003), ‘Key worker housing', paper presented to the Inter Disciplinary Built Environment (IDBE) Conference

Morrison, N. and Jachniak, D. (2003), ‘Understanding neighbourhood dynamics: a necessary requirement for successful urban regeneration’, paper presented to the AREUEA conference in Krakow, Poland, June


Whitehead, C. (2003) ‘Putting Housing at the Heart of the Region: What are the key issues?’, Chartered Institute of Housing Eastern Region Annual Conference, 11th November


**Presentations**


Whitehead, C., (2002) ‘The Impact of Private Finance on Structure, Efficiency, and Effectiveness of RSLs’, IPPR, 4\textsuperscript{th} December


**Teaching**

Christine Whitehead and Sarah Monk teach the Urban Economics module of the MPhil option in Planning and Urban Regeneration. They also supervise MPhil and PhD students in the Department.

Nicky Morrison is the co-ordinator for the MPhil course "Housing and Regeneration" and also teaches on Paper 11 "Land and Urban Economics", Paper 10 "Built Environment" and Paper 4 "Land, Environment and Structural Change". She supervises MPhils and undergraduate students.

Caroline Kiddle supervises for Paper 10: The Built Environment and Danuta Jachniak supervises for paper 4 of the Land Economy degree.

Michael Jones lectures and supervises for Paper 10.

Danuta Jachniak is giving a course of lectures on Housing Economics and Policy.

Sarah Monk contributes lectures on affordable housing through the planning system on Paper 14.

**Other Activities**

**Jennie Abbott**  
Member of the European Network for Housing Research  
Member of the ENHR working group: Committees and Joint Projects  
Member of the Housing Studies Association

**Youngha Cho**  
Member of the European Network for Housing Research  
Member of the Housing Studies Association  
Member of the Asian Pacific Network for Housing Research
Alan Holmans  
Member of Academy of Learned Societies for the Social Sciences  
Consultant to the Department of Transport, Local Government and the Regions  
Consultant to the Office of the Deputy Prime Minister on household projections  
Joseph Rowntree Foundation advisor on demography  
Treasurer to the Housing Studies Association Committee

Michael Jones  
Co-opted member of Cambridge City Council’s Housing and Health Committee  
Board Member, Hounslow Homes (ALMO of L. B. Hounslow)

Caroline Kiddle  
Member of the European Network for Housing Research  
Member of the Housing Studies Association

Diane Lister  
Member of the Socio-legal Studies Association  
Member of the European Network for Housing Research

Fiona Lyall Grant  
Member of the European Network for Housing Research  
Member of the ENHR working group: Committees and Joint Projects  
Member of the Housing Studies Association

Dawn Marshall  
Member of the Law Society  
Member of the European Network for Housing Research  
Member of the Housing Studies Association  
Member of ENHR working group: Institutional and organisational change

Sarah Monk  
Member of Regional Studies Association  
Member of the European Network for Housing Research  
Member of Advisory Group to DEFRA on The Rural Evidence Base  
Referee for Regional Studies, Land Use Policy, Planning Theory and Practice, Housing Studies and Cambridge Journal of Economics

Nicky Morrison  
Board member of Hundred Houses Housing Society  
Member of European ‘Neighbourhood Housing Models’ (NEHOM) Group  
Member of European Network of Housing Researchers  
Senior member of Darwin College
Christine Whitehead
Visiting Professor, Department of Urban Studies, University of Glasgow
Member of Academy of Learned Societies for the Social Sciences
Government and the Regions on Affordable Housing
Member of Editorial Boards of Housing Studies, Land Economics, Journal of Housing Research
Honorary Associate of the Royal Institute of Chartered Surveyors
Fellow, Society of Property Researchers
Member of RICS Research Advisory Group
Deputy Chairman, European Network of Housing Research
Joint Coordinator (with Bengt Turner) of ENHR Housing Finance Working Group
External assessor MIT Real Estate Programme
Board Member Moscow Urban Institute
External Examiner Hong Kong University

The Cambridge Centre for Housing and Planning Research Website

This website is part of the Department of Land Economy website. At present, CCHPR comes under the Property Research Group, but this is under review. The current address is:

http://www.landecon.cam.ac.uk/property/prop_housing.htm

The Dataspring Website

The Dataspring website has recently been developed to enable users to gain access to our database and other products more quickly and effectively. Visitors to the website can download discussion papers, sector studies, research reports and briefing papers on housing and housing related subjects.

Some of the products that are now available on our website are:

Interactive Rent Guide

Dataspring produces the Guide to Local Rents each year for the Housing Corporation. The Rent Guides provide comprehensive data on the pattern of rents, by dwelling size, in the social housing sector in England. The interactive system has been developed this year to enable HAs to make use of critical market information in their rent setting policies and business strategies.
Asset Management Toolkit

Knowledge of local and regional market conditions is essential to asset management and stock rationalisation. However, the range of data available from the World Wide Web and other sources are vast, ever-changing and inconsistently defined. Dataspring has been working with the Moat Housing Group to develop a Market Intelligence Report - or asset management toolkit that draws together a range of consistent and reliable data and builds a comprehensive socio-economic picture of a local authority area. The website includes examples of reports and practical guidance on how they can be put together.

The Regulatory and Statistical Return (RSR)

The RSR is a census of the HA sector administered annually by the Housing Corporation. The RSR provides a wide range of information about HAs and the sector as a whole. The wealth of information about all aspects of the HA stock and its performance means that the RSR is an invaluable data source, particularly when analysing how the sector has changed over time. The Dataspring website contains a standard set of statistical tables and analysis that are drawn from the RSR data on behalf of the Housing Corporation – Profile of the HA sector. In order to increase the value of the RSR data to HAs and other organisations, we aim to make access to RSR data via the website increasingly interactive over the forthcoming year.

Dataspring Briefing Papers

Dataspring have also launched a series of free briefing papers on issues relevant to housing, the social sector and the HA sector in particular. Dataspring briefing papers provide succinct analyses of housing data sources at no cost. The first set of papers focus on the implications of Census 2001 results for the role of the HA sector within social housing and wider housing systems. Papers on the profile of the HA sector in England and other sector related subjects will become available later in 2004.

The range of new products and data services that will be available on the Dataspring website in 2004 will continue to grow.
# Publications Order Form

*Restructuring Housing Systems: From Social to Affordable Housing* (£15)

## Research Reports: £7.50 per title

1. *The Use of Housing and Land Prices as a Planning Tool: a Summary Document*
   S Monk and C Whitehead (2000)

2. *Housing Key Workers in Surrey*
   S Monk and C Whitehead (2000)

3. *Housing Need in the South East and London: an Update*
   A Holmans, C Kiddle and C Whitehead (2000)

4. *Past and Current Trends in House Prices and Incomes and Access to Home Ownership*
   A Holmans (2001)

5. *Research into Key Worker and Affordable Housing in the Cambridge Area*

6. *Final Report on Rents, Income and Affordability in Windsor and Maidenhead*

7. *Fiscal Policy Instruments to Promote Affordable Housing*

8. *Addenbrooke’s Staff Housing Needs Study*

## Dataspring Discussion Papers: £5/£7.50/£10 per title

1. *Snapshot of the RSL Sector in 1999* (£7.50)

2. *Getting Rents Right?* (£7.50)

   Caroline Kiddle (2001)

4. *Snapshot of the RSL Sector in 2000* (£5 + £1.50 postage and packing)
   D Marshall, F Lyall-Grant and Y Cho (2001)

5. *Adapt and Survive: Housing Association’s Response to Changes in Housing Policy and Culture at the beginning of the New Century*
   C Kiddle (2002)
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**Selected Other Discussion Papers: £7.50 per title**

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Please send cheques (made payable to “University of Cambridge”) to: Publications Secretary, Department of Land Economy, University of Cambridge, 19 Silver Street, Cambridge, CB3 9EP

see [www.dataspring.org.uk](http://www.dataspring.org.uk) for more publications and latest updates