Annual Report 2008
Advisory Group

We are very grateful for the generous commitment of our Advisory Group who meet with us regularly and help in many other ways. In 2008 they were:

Tony Crook  University of Sheffield
Ken Gibb  University of Glasgow
Katherine Knox  Joseph Rowntree Foundation
Michele Lowe  Housing Corporation
Bob Pannell  Council of Mortgage Lenders
Andrew Parfitt  Communities and Local Government
Gavin Smart  National Housing Federation
Steve Wilcox  University of York
Judith Yates  University of Sydney
Welcome

2008 has been both a successful and challenging year. The research environment has become increasingly difficult and we have been doing more smaller projects - although many of them have been more immediately policy relevant and have better reflected our range of skills.

The CCHPR team has been quite stable this year. Jennie Spenceley went on maternity leave – we congratulate Jennie and Patrick on the birth of Benjamin and look forward to her return. Connie Tang has proved to be a very suitable maternity leave cover as she already had considerable experience working on the RSR and CORE. She has integrated very effectively into the Dataspring team. We also appointed Katharine Martindale who has been working on a range of projects including roundtables on the capacity of the planning system for the RICS. Ruth Shaw, who joined us last year on a temporary basis, has gone to do a post-graduate degree at the University of Oxford.

Our biggest project – the Dataspring Statistical Service for the Housing Corporation – has bedded down well and we have been able to maintain a high quality service during the rather complex process of transition to the Tenant Services Authority (TSA). We now work with the new Market Development team and are looking forward to being involved in undertaking research to support policy initiatives as well as providing more traditional statistical services.

Strongly policy based projects have included work on ways to improve and implement Section 106; two projects on how the low cost home ownership programme is working in the current environment; a renewed strand of work on sustainability; and increasing senior involvement in conferences and seminars using research results to inform policy in the recession at both national and local levels.

A core element of our research this year has been area-based analysis, both for the Department for Communities and Local Government (CLG), on the Mixed Communities Demonstration Projects, and for the Barrow Cadbury Trust, on the relationship between place, poverty and race in Birmingham. These have combined statistical analysis with qualitative interviews in ways that have helped better to understand opportunities and constraints, particularly now in the context of deepening recession. The same team is now working with other members of the Department on a scoping study of the Working Neighbourhoods Fund.

One aspect of our work which we particularly value is when we are able to develop continuing relationships with organisations and thus to build on earlier research and deepen our understanding of particular issues. This year we have done new analyses of population and household projections for the Town and Country Planning Association; of housing need and investment for Shelter; of the regional affordable housing requirement for the East of England; as well as good practice guidance on affordable housing for the Welsh Assembly Government and the East of England. We also value the new evaluation that we undertook for Emmaus UK because it covered the full span from evaluation to help develop broad policy; to focus organization-wide activities; and to provide management tools for individual communities.

We have also been involved in a number of projects which play to individual strengths – including the maintenance costs of High Density buildings (Michael Jones); the Gender Equality Duty (Gemma Burgess); Future Prospects for Housing Wealth and Inheritance (Alan Holmans); and the Roundtables on Planning Capacity (Katharine Martindale and Sarah Monk).
Members of CCHPR have been active at a number of international and national conferences, including the European Network for Housing Research conference in Dublin (where people got stranded by the closure of the airport!) and the Housing Studies Association conference as well as AESOP and the Royal Geographical Society/Institute of British Geographers. We have also maintained a strong publication record not only in refereed and policy journals but also in detailed reports, many of which are readily available to download from our website: www.cchpr.landecon.cam.ac.uk.

The new year has started well with two new projects for CLG on domestic violence and valuing planning gain, as well as a call-down contract from the Scottish Executive.

Sarah Monk, Deputy Director
Christine Whitehead, Director
Our Team

Daniel Banks joined the Centre in January 2000 after graduating with a first in Law from the University of Essex. His main responsibilities involve the management of IT within the Centre. This includes the development and maintenance of the Dataspring and CCHPR websites; expansion of online interactive data features; database management; CamTools administration; system automation, and work on internal and external requests for rents and socio-economic statistics and analysis. He has recently been working on the RSR time-series database, which provides a useful resource for those working in social housing. He also contributes to academic publications; most recently covering work on affordability and rent caps. He is currently working towards an MSc in Professional Computing at Staffordshire University.

Gemma Burgess is a Research Associate who joined the Centre in early 2007. Her research interests include a focus on gender issues; she is currently researching gender mainstreaming and the impact of new gender equality legislation on planning policy and practice. She has worked on various projects relating to the delivery of affordable housing through the planning system, the intermediate housing market, and mixed communities. Gemma holds a first class MA in Geography, an MPhil in Geographical Research and a PhD in Geography from the University of Cambridge. She won the Bengt Turner Award, awarded by the European Network for Housing Research, in 2008. Gemma also lectures for the MPhil in Environment, Society and Development for the Department of Geography.

Anna Clarke joined the Centre as a Research Associate in June 2004. Her research interests include housing need, homelessness, demand for social housing and low cost home ownership, and sustainability of housing. Her recent work includes work on future demand and aspirations for affordable housing and an evaluation of Emmaus Communities. She is also involved in work on Mixed Communities and a research project exploring poverty and housing. Prior to joining the Centre she worked for NACRO researching social exclusion issues relating to hostels, ex-offender housing, drug use and crime prevention. Her research skills include qualitative research, focus groups and workshops, as well as survey research and analysis.

Alex Fenton Alex's background is in sociology and anthropology. He joined the Centre in 2006, having worked previously at the Institute of Education, the London School of Economics, and as a freelance social researcher. The foci of his research at CCHPR are the spatial distribution of deprivation, the social organisation of poor neighbourhoods, area change and urban policy. His methodological interests include qualitative data analysis and mixed methods in neighbourhood research. He also teaches on Land Economy's lecture programme, in Regional Economics on the undergraduate Tripos, and on research methods on the MPhil.
**Fiona Lyall Grant** has worked at the Centre for the past 9 years, having gained a first class degree in Health, Welfare and Social Policy from Anglia Polytechnic University. She has carried out extensive qualitative research for the Housing Corporation, most notably on their Regulatory and Statistical Return and the National Register of Social Housing. Fiona is currently working on Low Cost Home Ownership: Affordability, Risks and Issues for the Housing Corporation and Domestic Violence - Assistance for Adults without Dependant Children for CLG.

**Alan Holmans** has been a Research Fellow (part-time) at the Centre since 1995 after retiring from the Department of the Environment as Chief Housing Economist the previous year. He is a nationally acknowledged expert on household projections, about which he advises the Department for Communities and Local Government. He has developed a model for estimating the demand and need for housing, which has been used within the Centre in projects examining housing demand and need at national and regional level. His recent work includes studies of housing wealth and inheritance, older peoples’ housing, and estimates of moving and households formed.

**Michael Jones** is a Research Associate in the Centre. He read Architecture at Cambridge, and before joining the Centre worked in local government at senior and Chief Officer levels. His main areas of interest are distributional issues in housing allocations and financial issues in social housing. Recently completed projects include a survey of the housing needs of University staff in Cambridge, as well as a survey of RSL and local authority policies towards promoting mixed communities and the efficiencies of the social housing lettings system in tackling homelessness, both for the Housing Corporation. He is Chair of the Board of Homes for Haringey, the Arm’s Length Management Organisation of the London Borough of Haringey.

**Katharine Martindale** received her PhD in Urban Planning Policy from the University of Sydney. She holds a MLitt in Geography from St Catherine's College, Oxford University, two postgraduate degrees in Urban Design from Oxford Brookes University and a BA (Hons) in Architecture from Plymouth University. Katharine has 12 years research experience conducted for academic institutions, private consultancies, government offices and think tanks in the UK, US and Australia. Presently she is working on land use policy as it relates to demand for developable land for housing and the impacts of this on rural settlements, and the planning implications of flood risk.
**Sanna Markkanen** is a Research Associate in the Centre. She holds a BA in Anthropology and Communication Studies from the University of London, MA in International Studies from University of Leeds, and a PhD in Sociology and Social Policy, also from the University of Leeds. She joined the Centre in September 2007, and her main research interests include migration, inequalities, social integration, and different issues relating to ethnic diversity and minority ethnic populations’ housing needs and aspirations. She has recently worked on an economic evaluation of Emmaus Village Carlton for Emmaus UK, evaluation of the Mixed Communities Initiative for CLG, and a project on ‘ward penalty’ in Birmingham for the Barrow Cadbury Trust.

**Sarah Monk** is Deputy Director of the Centre and manages a range of research projects in the housing and planning fields. During the last year she and her team have completed some major research projects on understanding demographic, spatial and economic impacts on future affordable housing demand, modelling low cost home ownership, and exploring common starting points for S106 negotiations. Other work includes S106 progress for the RICS and JRF, intermediate housing needs for the East of England Regional Assembly, S106 Guides to Best Practice for the East of England and the Welsh Assembly Government, and a data sources project for NHPAU. Sarah is currently working on housing demand and need for the East of England.

**Paul Sanderson** is a Senior Research Associate and Research Programme Manager, responsible for the Statistical Service contract (Dataspring) for the Tenant Services Authority (previously the Housing Corporation). During 2008 he has additionally undertaken responsibility for upgrading the Centre’s administrative processes. His core research interests are regulation and corporate governance. In addition to working at CCHPR, he is a Senior Research Fellow at the Centre for Business Research at the Judge Business School and Senior Lecturer in Regulation Studies at Anglia Ruskin University, where he co-manages the distance learning MSc Regulation.

**Jennie Spenceley** holds BA (Hons) in History from Leicester University. She is a Research Associate and Project Manager for the Housing Corporation Statistical Service programme (Dataspring), and has been working in the Centre since April 2000. She coordinates the delivery and dissemination of Dataspring outputs, is the first point of contact for clients and potential clients requiring data services, and is PRINCE2 certified. Her main areas of interest are the analysis of social housing data and, in particular, the provision of social housing by housing associations. She has written a number of briefing papers and sector studies looking at various aspects of this provision.
Shirley Stringer joined the Centre as Administrator in March 2005. She acts as a coordinator for the Centre’s activities as well as the first port of call for information. Her core activities are to assist researchers, to provide a public face for the Centre, and to manage the in-house finances across our many projects. In addition to the above, she organises seminars and meetings, maintains the Centre’s in-house library, and is responsible for publications. She also provides secretarial support, in particular to Alan Holmans and Christine Whitehead.

Connie P. Y. Tang joined the Centre in April 2008. She holds a Ph.D. in Urban and Regional Studies from the University of Birmingham, and previously worked as a Postdoctoral Research Fellow at the University of St. Andrews. Over the last few years, she has conducted research on the differences in household composition between existing and new tenants in the housing association sector, and the effect of rent restructuring on the sector in England. More recently she has been involved in developing a weighting strategy for the LA CORE lettings data. She is a Research Associate and acting Project Manager for the Housing Corporation Statistical Service programme (Dataspring).

Chihiro Udagawa joined the Centre in July 2006. His main responsibilities are to provide expertise in economics, econometrics and statistical analysis. He is also responsible for analyses of rents data with Dataspring. He is currently working on the estimation of rates of return on the English private sector rents. The project focuses particularly on private sector rents for lower income households in order to examine rent determination for tenants on Housing Benefit and the extent to which social and private sectors act as substitutes in different markets. He holds an MSc in Economics from London, and has previously worked at Scottish Economic Research, University of Abertay, Dundee.

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 and the changing role of social housing; affordable housing through the planning system; shared equity and shared ownership; housing demand; housing finance and housing tenure, as well as inter-country comparisons of social housing and mortgage instruments. She is Professor in Housing in the Department of Economics, London School of Economics, and is currently deputy chair of the European Network of Housing Research.
Associates and Departmental colleagues

Professor Phil Almendinger has been involved in helping us to develop research proposals, particularly for the research councils but more generally with the aim of becoming less ‘reactive’ to invitations to tender and more ‘proactive’ in terms of putting forward our own ideas and methodologies.

Professor Peter Tyler has been working with CCHPR colleagues on the Barrow Cadbury research in Birmingham and on the new evaluation of the Working Neighbourhoods Initiative. He is a specialist in regeneration and cost benefit analysis, particularly in the sense of cost savings and value for money to government and the public purse.

Dr Nicola Morrison is a lecturer in housing and the built environment in the Department of Land Economy. She is also an associate of CCHPR. She is co-editor of Inclusive Neighbourhoods in Europe, published by Routledge. This book stems from research sponsored by the European Commission examining neighbourhood renewal initiatives across eight European countries. She collaborates with CCHPR colleagues in many ways, notably in producing academic papers for refereed journals.

Professor Judith Yates is widely acknowledged as one of Australia’s leading specialists in housing and housing policy. She has an extensive publications record, and has contributed to many federal and state government inquiries, ministerial committees and reports on housing, housing policy and housing finance in Australia. She has been a member of the Australian Statistics Advisory Council and a board member of the Commonwealth Banking Corporation, the Housing Loans Insurance Corporation, the Australian Institute of Health and Welfare, and the Home Purchase Assistance Authority.

Kathleen Scanlon is a researcher at LSE and the Danish Building Research Institute. Kathleen moved to Copenhagen in August 2006 to work on Housing Upgrade Planning Support (HUPS), Buy to Let issues, and comparative analyses of social housing and financial instruments. She completed an edited book on Social Housing in Europe with Christine Whitehead, published in July 2007. Since her return to London, Social Housing in Europe II was launched in December 2008. She is now working on mortgage market developments across Europe.

Jan Scheele-Goedhart from the Netherlands is a researcher at RIGO Research en Advies, a Dutch private sector research institute which focuses mainly on issues of housing, land development and spatial planning. During a short stay in Cambridge in the autumn of 2008, he worked on a comparative study of England and the Netherlands on the effect of the policy to promote the redevelopment of brownfield land for housing in both countries.
Collaboration with Other Bodies

This year we have collaborated with the following organisations on research projects:

Institute of Education, University of London – on a three year Evaluation of the Mixed Communities Demonstration Projects for CLG.

London School of Economics Centre for Analysis of Social Exclusion – part of the Mixed Communities project team.

Shared Intelligence – a consultancy with a housing policy specialism, also part of the Mixed Communities project team.

SQW Consulting – a consultancy specialising in economic development and, increasingly, in housing.

Three Dragons – a niche consultancy, working with CCHPR on the delivery of affordable housing through the planning system.

University of Greenwich – working with CCHPR on the Poor Pay More project.

University of Sheffield Town and Regional Planning Department – working with CCHPR on Common Starting Points for S106 Affordable Housing Negotiations.

University of York Centre for Housing Policy – working with CCHPR on the production of a book titled The Future of Social Housing for Shelter.

University of Warwick Business School – also part of the Mixed Communities project team.
Research Projects

**Evaluation of the Mixed Communities Demonstration Projects**
The three year evaluation of the Mixed Communities Demonstration Projects is being carried out by CCHPR together with the Institute of Education, the London School of Economics, Warwick Business School and Shared Intelligence. The purpose of the Demonstration Projects is to develop comprehensive approaches to neighbourhood renewal through actions to reduce worklessness and crime, improvements to the environment, and major changes to the housing stock and tenure/income mix. Whilst previous housing and regeneration programmes have included tenure and income diversification, the Mixed Communities Initiative aims to do this further and faster to achieve genuine and sustainable change in disadvantaged areas. The evaluation is intended to clarify and evaluate the objectives of the projects, assess the reasons why the projects have or have not been successful in meeting their aims, and develop indicators and transferable lessons.

**Researcher(s)**: Anna Clarke, Alex Fenton, Sanna Markkanen, Sarah Monk and Christine Whitehead  
**Funding**: £64,150  
**Funder(s)**: CLG  
**Contact**: Alex Fenton  
**Dates**: Aug 2006 – September 2009

**Common Starting Points for S106 Affordable Housing Negotiations: A Report for the Department for Communities and Local Government Department**
Communities and Local Government commissioned a two-stage research project to improve the evidence on the dynamics of Section 106 negotiations for affordable housing and to explore what the best ‘common starting point’ (CSP) for such negotiations might be. The Governments’ consultation paper, *Changes to Planning Obligations: A Planning-gain Supplement*, included a proposal for a common starting point for developer contributions to affordable housing (paragraphs 48-60) in response to criticism of the current arrangements and the lack of predictability for developers as to the value of the contribution likely to be sought from them. The aim of this research was to explore current local planning authority (LPA) practice to establish whether LPAs have CSPs and what these are, to evaluate the relative merits of different CSPs, and to consider issues such as a single CSP and whether the adoption of CSPs would be beneficial.

**Researcher(s)**: Gemma Burgess, Sarah Monk and Christine Whitehead (CCHPR), Tony Crook (University of Sheffield) and Steven Rowley (Curtin University)  
**Funding**: £48,100  
**Funder(s)**: East of England Regional Assembly  
**Contact**: Sarah Monk  
**Dates**: July 2007 – February 2008

**Beyond the Affordable Housing Study Stage II: A review and analysis of changes in the intermediate housing market in the East of England 2004-2007**
In 2004 the East of England Regional Assembly published two reports from stage two of a regional affordable housing study undertaken by CCHPR. The Assembly then commissioned CCHPR to undertake an update of the 2004 study. The new project was timely as there is now much more available data on the groups that are accessing low cost home ownership (LCHO). The purpose of the research was to identify the changes in the intermediate housing market since the Affordable Housing Study II in 2004 in terms of need/demand and supply, and to consider the implications for regional policy formulation and investment in the future.

**Researcher(s)**: Gemma Burgess, Alan Holmans and Sarah Monk  
**Funding**: £24,875  
**Funder(s)**: East of England Regional Assembly  
**Contact**: Sarah Monk  
**Dates**: September 2007 – February 2008
Domestic Violence - Assistance for Adults without Dependant Children
The main purpose of this study is to provide CLG with firm evidence of the extent to which adults, who are neither pregnant nor have any dependant children, fleeing domestic violence are getting the help they need from local authorities to ensure they do not have to return to accommodation where they would be at risk of violence.

Researcher(s) Gemma Burgess, Anna Clarke, Fiona Lyall Grant, Michael Jones and Christine Whitehead
Funding £65,375
Funder(s) CLG
Contact Anna Clarke
Dates October 2008 – October 2009

Good Practice Guide to Delivering New Affordable Housing on S106 Sites
This project focused on the East of England region, which includes the London Commuter Belt. As affordability worsens, local planning authorities are under increasing pressure to secure affordable housing on S106 schemes successfully. This study included a review of recent literature and policy, stakeholder meetings and interviews with local planning authorities and stakeholders. The output was a web-based ‘good practice guide’ to aid local authorities in S106 affordable housing delivery.

Researcher(s) Gemma Burgess and Sarah Monk (in collaboration with Three Dragons)
Funding £24,960
Funder(s) East of England Regional Assembly, Harlow District Council
Contact Sarah Monk
Dates October 2007 – March 2008

Assessing the Impact on Annual Public Spending of Higher Density Housing in London
This project was commissioned by East Thames Housing Group to investigate the relationship between increasing housing densities, dwelling mix, built form and the incidence of service charges. It looked at the affordability of service charges to tenants and LCHO purchasers, and explored whether particular service charges are associated with changes in built form - and whether these can be linked to predictable ‘break points’ in housing density - to produce a ‘typology’ of archetypes for planning and financial feasibility purposes. The project was undertaken in collaboration with the University’s Department of Architecture.

Researcher(s) Michael Jones, Katharine Martindale and Minna Sunikka
Funding £30,175
Funder(s) East Thames Housing Group
Contact Michael Jones
Dates November 2007 – May 2008

Overview of Availability and Quality of Data Sources Relevant to the Work of the National Housing and Planning Advice Unit
The National Housing and Planning Advice Unit commissioned CCHPR to undertake a review of the availability and quality of data sources relevant to their work. This included data on housing affordability and how to measure it in different locations and over time. The main output was a publication aimed at providing assistance to the regions by bringing information about data sources together in one place.

Researcher(s) Daniel Banks, Gemma Burgess, Anna Clarke, Alex Fenton, Fiona Lyall Grant, Alan Holmans, Sanna Markkanen Sarah Monk and Christine Whitehead,
Funding £71,300
Funder(s) National Housing and Planning Advice Unit
Contact Sarah Monk
Dates October 2007 – August 2008
Taking the Gender Equality Duty into Account in Regeneration: Identifying Good Practice

In April 2007 the new Gender Equality Duty came into force, requiring public authorities to promote gender equality and remove gender discrimination. The purpose of this study is to explore the implementation of the Gender Equality Duty by identifying good practice in dealing with the new legislation. It assesses the degree to which gender is taken into consideration in regeneration schemes using a number of case study examples; exploring how gender was considered and what the outcomes were. This enables the identification of ‘best practice’ examples that can be disseminated to improve the results on other regeneration schemes.

Researcher(s)  Gemma Burgess
Funding  £25,500
Funder(s)  Higher Education Funding Council & the Royal Institution of Chartered Surveyors
Contact  Gemma Burgess
Dates  March 2008 – February 2009

Low Cost Home Ownership: Affordability, Risks and Issues

There have been recent disturbances to the housing finance sector. The Northern Rock crisis highlighted the vulnerability of the market to the problems caused by sub-prime lending. One effect has been a slowdown in mortgage lending, and unwillingness to lend to more marginal borrowers. The recent falls in property prices and predictions of further market turbulence have also created uncertainty in the housing market, for both buyers and lenders; first-time-buyers in particular entered the market in lower numbers towards the end of 2007 than at any time in the last 16 years. This study explored the impact of the recent housing market turbulence on the affordability of and demand for LCHO products, such as the HomeBuy suite, and the risks that this might present to social housing providers.

Researcher(s)  Gemma Burgess, Fiona Lyall Grant, Ruth Shaw and Christine Whitehead
Funding  £30,175
Funder(s)  Housing Corporation
Contact  Gemma Burgess

Low Cost Home Ownership and the Credit Crunch: A Report on Regional Markets and Competition with Private Developers

The aim of this study was to expand upon research conducted for the Housing Corporation, Low Cost Home Ownership: Affordability, Risks and Issues, in early 2008. The specific aims of this research were (i) to explore the nature of regional markets for LCHO offered by Housing Associations (HAs) since the downturn, and (ii) to clarify the impact of private developer shared equity schemes on HAs and the degree to which HAs are competing with these schemes.

Researcher(s)  Gemma Burgess, Fiona Lyall Grant and Christine Whitehead
Funding  £21,640
Funder(s)  Tenant Services Authority
Contact  Gemma Burgess
Dates  October 2008 – February 2009

The Poor Pay More

This research, published by the energy consumer watchdog, examined the limits of competitive markets in the provision of essential services to low-income consumers. Separate chapters covered food, housing, water, telecommunications, public transport, financial services, and energy.

Researcher(s)  Michael Jones Katharine Martindale and Christine Whitehead
Funding  £7,000
Funder(s)  Energy Watch
Contact  Christine Whitehead
Dates  July – September 2008
Practice Guidance on Affordable Housing Clauses in Section 106 Agreements for Local Planning Authorities in Wales

This project was undertaken in collaboration with Three Dragons, a niche consultancy specialising in housing and planning. The objective of the research was to provide a comprehensive set of drafting notes and principles for affordable housing clauses in S106 agreements, which set out the issues that may need to be included by local planning authorities (LPAs) for all types of affordable housing secured through the planning system. The project involved an email survey of all Welsh planning authorities, follow-up telephone calls and interviews, a workshop involving members of the project steering group, developers, RSLs, and housing and planning officers, and the production of written guidance. The guidance was disseminated at three seminars covering North, Mid and South Wales.

Researcher(s) Gemma Burgess and Sarah Monk
Funding £45,000
Funder(s) Welsh Assembly Government
Contact Sarah Monk

Valuing Success: A Case Study of Emmaus Village Carlton

In 2007, CCHPR was commissioned to update their earlier evaluation methodology and evidence on the success of the Emmaus approach, this time using Emmaus Village Carlton as a case study. The project’s aim was to determine the cost effectiveness of the Emmaus Village Carlton Community, including the economic value of their outputs and outcomes to their participants, to the local communities within which they operate, and to society and the economy at large. The project also developed a transferable evaluation framework to help stakeholders assess outcomes and place value on them, and a toolkit for further updated evaluations based on the findings. This project and its outputs contributed to the strategy for continued sustainable growth for Emmaus across the UK by assisting management and monitoring and setting the two evaluations within the broader context of social enterprise.

Researcher(s) Anna Clarke, Sanna Markkanen, Katharine Martindale and Christine Whitehead
Funding £30,850
Funder(s) Emmaus UK (funded by the East of England Development Agency)
Contact Anna Clarke
Dates November 2007 – December 2008

Future Prospects for Housing Wealth and Inheritance

This work was carried out for the Council of Mortgage Lenders to study who owns owner-occupied housing wealth, and the implications for bequest and inheritance of housing wealth. It used estimates derived from the Survey of English Housing and official household projections to study the present number of older owner-occupiers and the value of the dwellings they own, and how the number is likely to increase in future years. It used deaths in future years as assumed in official projections of the population and proportions of owner-occupiers to estimate the number of estates with house property and the value of this property. The report on the project, Prospects for UK Housing Wealth and Inheritance, was published by the Council of Mortgage Lenders in July 2008.

Researcher(s) Alan Holmans
Funding £10,800
Funder(s) Council of Mortgage Lenders
Contact Alan Holmans
Official Projections of the Future Population and Number of Households in England: Implications for Housing

This is an ongoing project that analyses and comments on official estimates (projections) of households in future years, including the types of household and their ages. The most recent official household projections are 2004-based. In October 2007 the Office for National Statistics published a new and much higher projection of the population of England, but the Department of Communities and Local Government (CLG) does not expect to publish a new official household projection based on it until March 2009. Its potential implications for future household numbers, however, were sufficiently far-reaching for an unofficial projection to be produced. This projection and supporting analysis were published by the Town and Country Planning Association in Tomorrow Series Paper 10: New and Higher Projections of the Population in England - A First Look at their Implications for Households and Housing.

Researcner(s) Alan Holmans and Christine Whitehead
Funding £3,000
Funder(s) Town and Country Planning Association
Contact Alan Holmans
Dates April – October 2008

Housing Needs in England: A New Analysis

This set of estimates of the current need for social rented housing as at 2006 and the future need for social rented and intermediate housing in 2006-26 was produced for Shelter. It makes extensive use of official household projections, at regional as well as national level, while also including new estimates of the backlog of current un-met need at national and regional level. A technical report provides a full account of the sources and methods used in the main report, Homes for the Future: A New Analysis of Housing Need and Demand in England. This includes a comparison with estimates of housing need in the previous report in the Shelter Housing Investment Project series (the 2005 Update), and a revised version produced the following year (the 2006 Revision – which was not published but circulated informally) that used the first fully post-2001 census household projection.

Researcner(s) Alan Holmans, Sarah Monk and Christine Whitehead
Funding £18,550
Funder(s) Shelter
Contact Sarah Monk
Dates June – November 2008

LA CORE Imputation and Weighting Methodology Study

This study was commissioned by the Department for Communities and Local Government (CLG) to devise a weighting methodology to compensate for the missing values and underreporting of LA lettings in LA CORE. The study used the lettings data from the Housing Strategy Statistical Appendix (HSSA) as a reference source, together with a three-step weighting strategy. The final output included a report, Excel files, and an SPSS weighting syntax to allow users to update the weights whenever new/revised lettings data become available.

Researcner(s) Daniel Banks, Alex Fenton, Connie Tang, Chihiro Udagawa and Christine Whitehead
Funding £16,990
Funder(s) CLG
Contact Connie Tang
Dates June – September 2008

Review of Social Housing for the States of Jersey

This project was commissioned by the Housing Department of the States of Jersey to review the current provision of social housing on the island, and to make recommendations for the form and extent of future provision.

Researcner(s) Michael Jones and Christine Whitehead
The Green Agenda in Housing: Reducing Carbon Dioxide Emissions from the Existing Housing Stock
This briefing paper, commissioned by the Building Societies Association, sets out the issues involved in the improvement of the existing UK housing stock in order to meet the challenge of the climate change agenda.

Researcher(s) Michael Jones and Katharine Martindale
Funding £13,500
Funder(s) Building Societies Association
Contact Michael Jones
Dates July 2008 – November 2008

Home and Employment Connexions Scheme Evaluation of Pilot
This small project is evaluating the practice of linking housing applications with employment opportunities.

Researcher(s) Michael Jones
Funding £6,000
Funder(s) Greater London Authority
Contact Michael Jones
Dates April 2008 – April 2009

The Ward Penalty in Birmingham
The Barrow Cadbury Trust approached Land Economy and CCHPR to conduct an investigation into the relationships between race, place and poverty in Birmingham. The study begins from the observation that many of the highly deprived parts of the city, particularly the inner urban areas, are also those with large minority ethnic populations. The research is looking at why people are concentrated into particular deprived parts of the city, and whether and how different ethnic groups experience greater disadvantage as a result of living in those places. The study uses historical data on migration, housing and economic restructuring to understand the current position of neighbourhoods. Interviews were carried out with young adults in two case-study areas, Nechells and Sparkbrook, to understand the effect of locality on growing up and daily life. The Trust recently extended the work into 2009 by commissioning two additional case studies on predominantly white deprived neighbourhoods in Birmingham.

Researcher(s) Anna Clarke, Alex Fenton, Sanna Markkanen and Peter Tyler
Funding £58,000
Funder(s) Barrow Cadbury Trust
Contact Alex Fenton
Dates September 2007 – April 2009

Rapid Evidence Review of the Research Literature on the Impact of Worsening Affordability
The purpose of this desk-based study was to identify the impact of worsening housing affordability on the demand for affordable housing, particularly social rented housing. The report is available on the NHPAU website to download.

Researcher(s) Gemma Burgess, Alan Holmans, Tiffany Lunday, Sarah Monk and Christine Whitehead
Funding £9,925
Funder(s) National Housing and Planning Advice Unit
Contact Sarah Monk
Assessment of Future Regional Requirements for Affordable Housing in the East of England

The aim of this ongoing project is to contribute to the evidence base that will inform the next review of the Regional Spatial Strategy (the East of England Plan 2008) and the second round of Regional Funding Advice. It will also inform the East of England Implementation Plan, which takes a longer view than the Regional Funding Advice and extends over a greater range of issues to ensure delivery of the Regional Economic Strategy and the Regional Spatial Strategy (RSS). The work is being conducted in collaboration with SQW Consulting, members of which have worked for CCHPR in the past.

Researcher(s) Alan Holmans, Sarah Monk and Connie Tang
Funding £49,938
Funder(s) East of England Regional Assembly
Contact Sarah Monk
Dates October 2008 – March 2009

A Reality Check on the Capacity of the Planning System – Recommendations for Improvement

This project comprised a series of regional round table discussions in the North, Midlands, East, South, London and Wales to assess the capacity of the planning system to deliver the government’s housing targets in sustainable communities and to make practical recommendations for improvement.

Researcher(s) Katharine Martindale, Sarah Monk and Christine Whitehead
Funding £10,000
Funder(s) Royal Institution of Chartered Surveyors
Contact Katharine Martindale
Dates July 2008 – February 2009

Working Neighbourhoods Fund (WNF) Scoping Study: baseline and interim evaluation

The Working Neighbourhoods Fund was established by Communities and Local Government and the Department for Work and Pensions in 2008. Replacing the Neighbourhood Renewal Fund, it directs funding to 65 local authorities to help them tackle concentrations of worklessness. A team from the Department of Land Economy, under the direction of Prof Peter Tyler and including members of CCHPR, is leading the scoping study and interim evaluation of the WNF. CCHPR is involved across the project, but particularly in providing expertise for an online survey and qualitative fieldwork with districts in receipt of WNF. These research tools will provide findings about local worklessness strategies and the use of WNF monies. Other elements of the whole research programme are being carried out by Cambridge Econometrics and EDuce consultancy. The final report from the study is due in April 2009, and will provide an interim evaluation, as well as a baseline and template for further full evaluation research.

Researcher(s) Anna Clarke and Alex Fenton
Funding £62,175
Funder(s) Department of Work and Pensions and Communities and Local Government
Contact Alex Fenton
Dates November 2008 – April 2009
Dataspring

In October 2006, the Centre commenced a three-year research contract with the Housing Corporation for the ‘Provision of Statistical Services.’ There are two components to the programme: (i) a set of core annual projects analysing the data housing associations supply to the Corporation in their Regulatory Statistical Returns and (ii) a series of related one-off projects reflecting changes in their priorities and government policy. The latter are agreed annually with the Corporation. All outputs are branded under the name ‘Dataspring,’ which has been used to identify similar work carried out for the Corporation over the past decade. Most outputs are available on the dedicated Dataspring website: http://www.dataspring.org.uk.

Programme Director Christine Whitehead
Programme Manager Paul Sanderson
Project Manager Connie P. Y. Tang
Funding £940,000 over three years
Funder Housing Corporation
Dates 1 October 2006 – 31 September 2009

Dataspring Databases

CCHPR develops and maintains two large databases on behalf of the Housing Corporation:

- Local housing markets database contains information on cross-tenure rents, population, incomes and earnings, house prices, housing, households and employment variables.
- RSR Time Series database is constructed from key variables extracted from the annual RSR data. The data are presented in three discrete databases covering the periods 1989–2001, 2002–2006 and 2007-2008, as dictated by data definition revisions.

Dataspring Projects – Core annual research

Guide to Local Rents
The Guide to Local Rents consists of three separate projects drawing on the rents sections of the RSR. Together they provide the data to enable the Housing Corporation (now the Tenant Services Authority), housing associations (HAs) and others to analyse trends in rents at different spatial resolutions and to undertake comparisons of the rents charged by HAs, local authorities and private landlords. Part I reports rents charged by HAs, rents charged by local authorities, rents in the private rented sector, dwellings let to tenants on Housing Benefit, and costs of owner occupation for first-time buyers. Part II provides data on rents and the service charges for general needs housing of individual HAs, local authority area, regional, and national levels. Part III provides similar data for supported housing and/or housing for older people. The outputs are published as sets of tables with accompanying notes.

Researcher(s) Daniel Banks and Chihiro Udagawa

Profile of the Housing Association Sector
Each year, Dataspring produces a ‘Profile of the Housing Association Sector’ based on the information reported by HAs in their Regulatory and Statistical Returns. The report comprises a summary outlining current stock levels and a briefing paper identifying key trends in the sector focusing on total stock including stock managed on behalf of others, lettings and staffing.

Researcher(s) Daniel Banks, Jennie Spenceley and Connie P.Y. Tang
Interactive Data Access and Database Maintenance
A key part of the programme is to make the data available, both as tables and interactively, via our award-winning user-friendly website. The Rents Guides are available both dynamically and in tabular form on the Dataspring website. Data from the Regulatory Statistical Return, some of which are used in the Profile of the Sector publication, are added into the time series database constructed from key variables to enable researchers to examine key trends in the housing association sector since 1989. Some of the elements of this database are made available for analysis online. The Dataspring website also contains all Dataspring publications and news items. It is run in parallel with the Centre’s own website.

The IT staff also maintain a local housing markets database for internal and external use. This contains socioeconomic data covering cross-tenure rents, population, income and earnings, house price, housing, households and employment.

Researcher(s)  Daniel Banks

Dataspring Projects – 2008 research topics

Rents and Rental Rates of Return in the Rented Sectors
The major strand of project work for 2007-08 focused on rents. The objective was to provide analyses to assist with a fundamental assessment of the extent to which registered social landlords’ rents as currently structured are consistent with policy on value for money and growth, and to compare HA rents with the costs of other types of tenure. The individual projects included separate studies analysing HA, local authority and private sector rents, as well as rental rates of return and private sectors. These analyses were at various geographical levels, and provide a clear picture of the extent to which rent and rental rate of return differentials vary by area, type, etc.

Researcher(s)  Daniel Banks, Connie P. Y. Tang, Chihiro Udagawa and Christine Whitehead

National Register of Social Housing (NROSH)
The Department of Communities and Local Government intends to introduce NROSH as a means of collecting comprehensive data on an individual property basis from both HAs and local authorities. The Housing Corporation (now the Tenant Services Agency) plans to have a full implementation of NROSH from 2009/10. Since the earliest planning stages, Dataspring has been assisting the Corporation with its assessment of the viability of this new database as a partial replacement for the Regulatory and Statistical Return. A number of projects have been completed within a rolling programme. Some of these have been carried out in collaboration with the Corporation, such as comparing definitions in the RSR with those used by NROSH, and validating the pilot data uploads by HAs. Dataspring also advised on the tolerance levels acceptable for data uploaded to NROSH by HAs.

In addition to above, there have been a number of other stand-alone projects. In 2008, statistical tests were carried out to identify tolerance levels on NROSH fields (HA rents, service charges, vacancies and stock distribution). A good practice note on helping HAs to implement NROSH has also been published.

Researcher(s)  Daniel Banks, Fiona Lyall Grant, Ruth Shaw, Connie P. Y. Tang and Chihiro Udagawa
New Publications

Refereed Journal Articles


Books and Reports: Externally Published


Internally Published


Policy Articles


Conference/Seminar Papers


Activities of Members of the Centre

Anna Clarke
Member of the European Network for Housing Research;
Member of the Advisory Group for Achieving Mobility in the Intermediate Housing Market research by the University of York for the Joseph Rowntree Foundation;
Member of the Housing Studies Association

Alex Fenton
Fellow, Royal Anthropological Institute
Associate, Centre for Analysis of Social Exclusion, LSE
Member, Young Apeldoorn Network
Designer/Developer, Weft QDA qualitative data analysis software

Alan Holmans
Member of Academy of Learned Societies for the Social Sciences
Consultant to the Office of the Deputy Prime Minister on household projections
Treasurer of the Housing Studies Association

Michael Jones
Chair of Board, Homes for Haringey (ALMO of L. B. Haringey)
Board Member, Hounslow Homes (ALMO of L. B. Hounslow)
Member of the European Network for Housing Research
Member of the Housing Studies Association

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

Katharine Martindale
Senior Consultant, Urban Land Institute – Europe, London
Committee Member, Campaign to Protect Rural England
Member of the American Planning Association, Urban Land Institute, Planners Network and Association of Collegiate Schools of Planning
British Urban Regeneration Association
Collaborative Democracy Network
Royal Town Planning Institute Rural Network
Sustainable Development Research Network
Referee for OPOLIS, Town Planning Review, Planning Theory and Practice and Earthscan Publishing

Sanna Markkanen
Member of the Housing Studies Association
RASMUS Network
Member of the European Network for Housing Research

Sarah Monk
Senior Member and Director of Studies in Land Economy, Wolfson College
Member of the European Network for Housing Research
Member of the Housing Studies Association
External examiner, University of Glasgow Department of Urban Studies

Paul Sanderson
Member of the European Group of Public Administration
Member of the European Group on Organization Studies
Fellow of the Higher Education Academy
Chair: Annual Cambridge Conference on Regulation, Inspection & Improvement
Jennie Spenceley  
Member of the Housing Studies Association  
Member of the European Network of Housing Research  

Connie Tang  
Member of the Housing Studies Association  
Member of the European Network of Housing Research  

Chihiro Udagawa  
Member of the Housing Studies Association  
Member of the European Network of Housing Research  

Christine Whitehead  
Member of Academy of Learned Societies for the Social Sciences  
Advisor to House of Commons Select Committee on Communities and Local Government  
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 of ENHR Housing Finance Working Group  
External assessor MIT Real Estate Programme  
Board Member Moscow Urban Institute
The Cambridge Centre for Housing and Planning Research Website

The CCHPR website continues to grow in popularity, with more users accessing the website than ever before. The CCHPR website provides information about the Centre, its staff and its research. A large number of reports relating to our research are available to download free of charge. The annual report for this and earlier years can also be downloaded. The website is accessible at www.cchpr.landecon.cam.ac.uk

The Dataspring Website

Following on from years of consistent growth in visitor numbers, the popularity of the Dataspring website has continued to grow at a rate of over 25%. This is partly down to improvements in Search Engine Optimisation. Visitors to the website can download discussion papers, sector studies, research reports and briefing papers on housing and housing related subjects. The range of new products and data services available on the Dataspring website will continue to grow in the coming years. The website is accessible at www.dataspring.org.uk

Further Information

If you would like any further information about the Cambridge Centre for Housing and Planning Research, please contact the administrator on 01223 337118 or email: land econ-cchpr-admin@lists.cam.ac.uk