

**CAMBRIDGE CENTRE FOR HOUSING AND
PLANNING RESEARCH**

**ANNUAL REPORT
2004**

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Report from the Deputy Director of the Cambridge Centre for Housing and Planning Research, Sarah Monk

The Year 2004

This year has been dominated by the main event of the summer, the ENHR conference on Housing: Growth and Regeneration which we hosted here in Cambridge, the first time it has ever been held in England. While a fuller conference report is presented later in this Annual Report, it is worth reporting that the conference was a success both academically and financially (we did not go broke although there were moments when we were sure we would!). Robinson College is a perfect place for a conference, with beautiful gardens, a chapel with a world-famous stained glass window, excellent food, ensuite rooms, every facility and the most helpful staff imaginable. Sidney Sussex provided very good budget priced rooms and the breakfasts received good reports. Staying there also meant a delightful walk through some of the oldest parts of Cambridge. The work involved in hosting the conference was predictably hard, but everyone pulled together as a team and we are most grateful for our staff and students for volunteering and working over the odds. This does not mean that it was entirely perfect, but the errors and omissions were relatively minor and did not spoil the overall success of the event.

Apart from the conference, we have continued to produce research reports and findings for a range of sponsors, including some new ones and continuing some from the previous year. We also had two Away Days, with the help of a facilitator, where we looked at our work and our sponsors and re-assessed what we were doing and where we thought we were going in the future. Our Advisory Group has also provided input into this, particularly on how to address the continuing balance between meeting deadlines for reports and producing academic outputs.

Research Areas

This year we have focused on four main strands of research:

- the continuing work for the Housing Corporation on social sector rents, the structure of the social landlord sector and the development of the Regulatory and Statistical Return in the changing policy context;
- studies of local housing market areas, looking at the intermediate market and ways of defining affordability and measuring housing demand and need. We have produced estimates of these for both the South East England Regional Assembly and the East of England Regional Assembly. For the latter we have also developed a methodology for estimating the need for key worker housing using secondary data sources. As part of this strand, we have undertaken a major piece of work for the ODPM which consists of re-writing official Guidance to local authorities on conducting housing market assessments and housing need assessments. This work is due to be published later this year;

- planning and affordable housing, completing our research for both the Joseph Rowntree Foundation (JRF) and the Office of the Deputy Prime Minister (ODPM) in a rapidly changing planning policy context – even more rapid now that the Barker Review of Housing Supply has been published.
- A fourth strand, which builds on work last year for the JRF, concerns the role of social housing both now and in the future. We have undertaken a study for the Office of the Deputy Prime Minister on understanding the future demand for social housing and the implications for housing management;

Alan Holmans has continued to develop his methodology for assessing future housing demand and need. In addition to this he has completed a historical study of housing for the ESRC and contributed hugely to joint work with Glasgow and Heriot Watt universities evaluating English housing policy since 1975.

Other research includes continuing work on the role of Foyers in providing housing and training or employment for homeless young people; and a ‘blue skies’ project to assist Brighton and Hove Borough Council to plan its future housing requirements.

Staff

We play a role in providing a training ground for new researchers as well as providing opportunities for people to extend their careers. This means that it is inevitable that we shall be regularly recruiting to replace those who move on. This year we lost **Amanda Fitzgerald** who has started a PhD and **Craig Edwards** who returned to Australia. **Anne Hosmer** our administrator who was pivotal in organising the ENHR conference left to further her career and **Youngha Cho** took up a full-time lectureship at Oxford Brookes University although she continues to work with us as part of her research activity.

Dawn Marshall took maternity leave and gave birth to a daughter, Emily Grace, in September. We welcomed **BingJiang Cao** to assist with Dataspring, and **Anna Clarke** and **Aoife Ni Luanaigh** joined us to work initially on the Guidance project for ODPM. **Paul Sanderson** joined as Dataspring Project Manager and **Jane Smith** is assisting us on a consultancy basis. Our new administrator, **Karen Roberts**, joined us as a temp but was quickly made permanent, much to our relief. We have continued to work with **Khadidjah Mattar** who provides a freelance typing service and produces so much work for Alan Holmans that she has become part of our team.

Dataspring

Dataspring provides economic and socio-economic information at district, county, regional and national level for those working in housing; the Housing Corporation, housing associations, local authorities, academic researchers and consultants. The Dataspring team of researchers use data from the Housing Corporation, the Census and other sources to build and maintain a local housing markets database, interactive rent guides, and to analyse the regulatory returns of housing associations. Specific outputs include a Guide to Local Rents and the annual profile of the housing association sector. These are made freely available on the Dataspring website, together with discussion papers, briefing papers and sector studies

which provide more in-depth analysis of the social housing sector. Recent work has included the development of a market intelligence tool to provide data at ward, district and regional level to assist housing associations and local authorities with the decisions they make on investment and asset management.

European Network for Housing Research (ENHR) Biennial Conference

In July 2004 the Centre hosted the tenth biennial Conference of the European Network for Housing Research.

The ENHR Conference is the major international opportunity for researchers in the housing field to exchange experience and to engage in discussion and debate.

The Conference was held at Robinson College, one of the colleges off the University of Cambridge, from Friday July 2nd to Tuesday July 6th 2004. The theme of the conference was **Housing: Growth and Regeneration**.

Over 350 delegates, from 41 countries, attended the Conference, and papers were presented in 24 workshops.

The conference included four plenary sessions on:

- ‘Growth versus Regeneration?’
- ‘What Makes for Successful Regeneration?’
- ‘Housing Disadvantage – the State’s Responsibility?’ and
- ‘The Changing Position of Owner-occupation’;

three debates:

- ‘Whither Social Rental Housing Policy in the Reforming Economies of East and Central Europe?’
- ‘Whither Housing Finance in Europe?’ and
- ‘Housing Policy Research in Europe’;

and a closing plenary: ‘Housing Futures: Growth AND Regeneration?’

The Conference was generously supported by grants from fourteen organisations, including the Office of the Deputy Prime Minister and the Housing Corporation. This financial support was instrumental in providing bursaries to assist with travel costs for scholars from developing countries and a number of former socialist countries.

The Future

We propose to continue to concentrate on policy-related research and on producing academic outputs and extending our range of funding sources to include research councils. We have agreed to hold a further Away Day to review the mix of work we undertake and our scale, as we seem to continue to grow in size in order to deliver the amount of work we take on.

Equally importantly we plan to develop and enhance our two websites, to integrate them and to find ways of linking them with the Department website so that they are seen to be part of the same overall structure. We aim to improve our image both within the university and to the outside world, and to present ourselves better as a coherent centre for undertaking policy-relevant research in the broad fields of housing and planning. This may require some re-positioning of our work. As we have stated before, we want to ensure that our findings are not only high quality but actually used in practice. This year in particular we feel we have succeeded in meeting this goal in many instances, notably the research for the regional assemblies and for ODPM.

People

The Team



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 maintenance and development of the Dataspring database and website and work on internal and external requests for rents and socio-economic statistics and analysis.



BingJiang Cao joined CCHPR as a Data Analyst in June 2004. He is supporting the housing markets database Dataspring project and working on the project of Housing Association sector Trends 1989-2001: Ten Years On, with Caroline Kiddle. He worked for two European projects in University of Manchester Institute of Science and Technology (UMIST) for nearly four years. He obtained his MPhil degree at the Computation department, UMIST. Before he came to the UK in 1998, he worked in different IT positions in BaoTou automation research institute for eight years.



Youngha Cho joined the Centre in October 2000 after graduating with a PhD from LSE. She has recently 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. Since May she has been working in the Department of Real Estate Management at Oxford Brookes University as a lecturer whilst working with the Centre as a consultant. Her current interests are residential and labour mobility, Low Cost Home Ownership, housing finance as well as commercial real estate finance.



Anna Clarke joined CCHPR as a Research Associate in June of this year and is currently involved in rewriting government guidance on housing needs assessment and understanding housing markets. Anna previously worked for Nacro, researching mainly social exclusion issues, hostels and ex-offender housing, drugs, and crime prevention. Her other interests include qualitative data analysis and young people's leaving home and homelessness.



Ian Elliott joined the Centre in August 2003 having recently graduated with degrees in Computer Science and Mathematics from the University of York. During the last year he has supported a number of Dataspring project and sourced data for external clients. His principle area of research has been the analysis and reporting of social housing rents in England. He has completed a number of publications on this theme with Wendy Solomou.



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 in 2003. She has produced a series of Census Briefing Papers, and she continues to work on the second stage of the Market Intelligence project with Moat Housing Group. This involves analysing socio-economic and housing markets data at the sub-local authority level. She has also finished a second draft of a Housing Corporation Sector Study on the Wider Role of Housing Associations.



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 Regional Assembly, and the Northern Ireland Housing Executive. His ESRC-funded work on an Abstract of Historical Statistics of British Housing is scheduled for completion during 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.



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 recently 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 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 worked initially on updating and extending the work on cross tenure analysis of rents and housing costs. She has worked with Michael Jones on the effects of rent restructuring in the social sector, evaluating the pilot schemes for choice-based lettings and rent setting procedures in Welsh social housing. This year she is 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 value for money in producing affordable housing through section 106 agreements; the demand for social housing, and the development of housing needs and housing markets assessment guidance.



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, town and country planning and economic regeneration. He is a member of the Royal Town Planning Institute, the European Network of Housing Researchers and the Housing Studies Association. His recent research has focused upon: the roles and impacts of Social Enterprises; 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.



Fiona Lyall Grant has been working at the Centre since 1999. She has continued to work on the Definitions of Ownership research this year for the Housing Corporation. Other projects have included the Pilot RSR for 2005 specifically looking at changes to the RSR with respect to Supporting People policy, and Stock Managed Pending Transfer into Ownership, phase I, which is complete and phase II, which is on-going. Further research has included working on Affordable Housing in London: Mobility and Locational Aspirations.



Dawn Marshall is a research associate. Her area of research continues to focus on the housing association sector in England, including the role of the sector within wider housing systems. An integral role of the Fellowship is responsibility for Dataspring under the overall supervision of Christine Whitehead, involving twelve separate projects. Her specific research interests continue to be 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. Her interest in the interface between planning and the provision of affordable housing and her work on single homelessness continues. The economic evaluation of an Emmaus Community as both an accommodation option for homeless people and as a social enterprise project reflects this on-going interest.



Sarah Monk is Deputy Director of the Centre and currently manages a range of research projects on a day-to-day basis. 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 is currently working on projects for central government on understanding the future role of the social housing sector, and producing new guidance for local authorities on understanding their local housing markets. She has also been involved in work for Shelter on future requirements for additional affordable housing.



Aoife Ni Luanaigh joined the Centre as a Research Assistant/Data Analyst in July 2004. Her research at the Centre so far has been on housing needs assessments and understanding housing markets. Before joining the Centre she worked at the Permanent Mission of Ireland to the United Nations in New York on economic and social development and human rights issues. Aoife holds a First in Geography from the University of Cambridge and an MSc (Distinction) in International and European Politics from the University of Edinburgh.



Paul Sanderson is Research Projects Manager, responsible for the quality and delivery of Dataspring research outputs to the Housing Corporation. He joined in 2004 from the university's Centre for Business Research at the Judge Institute of Management. His research area is governance and regulation. Current interests include corporate accountability to institutional shareholders, directors' perceptions of codes of governance, and the function of regulation and the role of the regulator. He is also a Senior Lecturer at APU where he teaches regulation to employees of the Commission for Social Care Inspection.



Christina Short joined CCHPR in April 2003 to work on projects involving the provision of affordable housing through the planning system for the ODPM and JRF. More recently she has been involved in a project for the ODPM integrating the Housing Needs Assessment and Market Assessment Guidance.

Prior to working at CCHPR, Christina worked with Dr Derek Nicholls at the Cambridge International Land Institute, developing its website and online library of real estate resources. Christina holds an MPhil in Land Economy from the University of Cambridge and a First in Geography from the University of Exeter.



Wendy Solomou has been a member of the CCHPR since September 2002. She has responsibility for projects and research development using Dataspring, the housing markets database. Her main areas of work include research on rents and rent restructuring in the social housing sector and developing methods of collating and analysing data in order to better understand local housing markets.



Jennie Spenceley has been working in the Centre since April 2000. Over the past two years she has been producing data along with a written analysis for the 'Profile of the RSL Sector', published by the Housing Corporation each year. As well as this report, she has produced a number of technical papers to accompany the data, as well as being involved in the development of the Regulatory and Statistical Return data (supplied annually by all housing associations registered with the Housing Corporation) and how it is made widely available by Dataspring.



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

Nicky Morrison
Danuta Jachniak
Dr Youngha Cho

Collaboration with Other Universities

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

University of Sheffield
University of Glasgow
Heriot Watt University

Research Projects

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

This project analysed the Greater London Assembly's Household Survey which provided useful information on recent moves between tenures and on aspirations for the future.

Researchers: Youngha Cho, Fiona Lyall Grant and Christine Whitehead

Funding: £28,330

Contact: Christine Whitehead

Dates: 1 March 2003 to August 2003

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 Housing Corporation officers and Registered Social Landlords. Second, to identify how the statistical profile of the sector has changed over the period 1989 to 2001, using data from the Regulatory Statistical Return. 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 will review the findings in years one and two to identify implications for the future of the sector and the role of the Housing Corporation.

Researchers: Dawn Marshall, Caroline Kiddle, Jennie Spenceley and Donna Harris

Funding: £70,930 (year 1); £63,030 (year 2); £34,460 (year 3).

Contact: Dawn Marshall

Dates: 1 April 2003 to 29 February 2006

Providing a context for the analysis of RSL data, Phase 6: Project 9 HC Research Fellow in Social Housing

The Research Fellowship provides an opportunity for some real 'thinking' about the future of the social housing sector. It lasts for three years in total and this is its second year.

Researchers: Wendy Solomou, Youngha Cho and Christine Whitehead

Funding: £48,200

Contact: Wendy Solomou

Dates: 1 March 2003 to 29 February 2004

Secondary Analysis of Housing Market Data

This short project using secondary data to analyse the role of the social sector was part of a suite of secondary projects commissioned by JRF to inform their thinking about housing markets.

Researchers: Sarah Monk, Christina Short and Christine Whitehead

Funding: £10,000

Contact: Sarah Monk

Dates: September 2003 to January 2004

SHIP/Spending Review 2004 (Shelter)

Shelter commissioned an update of their major Housing Investment Project originally completed and published in 2000. The findings were used to feed into government consultation on the 2004 Comprehensive Spending Review.

Researchers: Alan Holmans, Sarah Monk, Youngha Cho and Christine Whitehead

Funding: £15,750

Contact: Sarah Monk

Dates: September 2003 to January 2004

Stock Managed Pending Transfer into Ownership in the Future

This project investigated the situation whereby some housing associations, particularly BMEs, are managing properties which are actually owned by other associations or local authorities. In many cases, there is an intention to transfer these stock into ownership by the managing associations and this study explored the reasons why this has not happened.

Researchers: Fiona Lyall Grant and Christine Whitehead

Funding: £29,960

Contact: Dawn Marshall

Dates: December 2003 to May 2004

Supported and Sheltered Housing: Changing Approaches to Data Collection in the RSR

The way in which supported and sheltered housing is recorded in the RSR does not reflect adequately what is actually happening. The findings from this project has led to changes in the way the data relating to supported and sheltered housing is collected.

Researchers: Dawn Marshall, Fiona Lyall Grant and Christine Whitehead

Funding: £33,700

Contact: Dawn Marshall

Dates: 1 July 2003 to 31 January 2004

The Complementary Roles of Social Housing Grant and the Provision of Affordable Housing through the Planning System in Achieving Additional Affordable Housing

This project, which had a delayed start, finally began in September 2003 and ends a year later. It explores whether the funding that is available can support the two main mechanisms for producing additional affordable housing. The University of Sheffield is collaborating on this project. It is sponsored by JRF and the Housing Corporation.

Researchers: Christine Whitehead, Sarah Monk, Diane Lister, Christina Short

Funding: £41,900

Contact: Sarah Monk

Dates: September 2003 to September 2004

Welsh Social Housing Rents and Rent Setting

An analysis of social sector rents in Wales. This produced a large number of maps illustrating the way social rents have moved over time and between areas. It was sponsored by the Welsh Assembly.

Researchers: Michael Jones

Funding: £39,175

Contact: Michael Jones

Dates: April 2002 to September 2004

Demand for Social Housing

ODPM commissioned this work on understanding the demand for social housing, particularly in the future. It was mainly based on secondary data analysis, notably the census, the Survey

of English Housing and CORE data, but it included six case studies to provide qualitative information on what is happening now and the likely implications for the future.

Researchers: Sarah Monk, Diane Lister, Alan Holmans, Youngha Cho, Christina Short, Michael Jones

Funding: £65,550

Contact: Sarah Monk

Dates: September 2003 to June 2004

Value for Money of s106 in Providing Additional Affordable Housing

This study was commissioned by ODPM as a parallel to the work on s106 and SHG funded by JRF and the Housing Corporation. The work involved analysis of Housing Corporation and ODPM data, case studies, interviews with developers and housing associations and analysis of site specific financial information. The interim report fed into the consultation on an optional charge for affordable housing. The final report is due to be published in October. Like the other project, Sheffield are collaborating on the work.

Researchers: Sarah Monk, Diane Lister, Christina Short, Roland Lovatt, Christine Whitehead

Funding: £60,200

Contact: Sarah Monk

Dates: October 2003 to June 2004

HNA + HMA Guidance

The output from this project will be government guidance to local authorities and sub-regions on understanding their local housing market. It updates previous guidance on housing needs assessments and builds on a manual for undertaking housing market assessments. It includes a survey of all local authorities, ten case studies, interviews with consultants and other experts, and further case studies to road test the draft guidance as it emerges. It covers Wales as well as England, and is complementary to two other sets of guidance which ODPM has commissioned relating to size, type and mix of dwellings and the implementation of PPG3.

Researchers: Anna Clark, Aoife Ni Luanaigh, Sarah Monk, Diane Lister, Christina Short, Roland Lovatt, Michael Jones and Christine Whitehead.

Funding: £146,900

Contact: Anna Clark

Dates: February 2004 to October 2004

Brighton and Hove Housing Research

This short piece of work was conducted for Brighton and Hove Unitary Authority to help them to think imaginatively about housing as a barrier to further economic development and how to overcome this. Focus group discussions were held with employees of major companies and a brainstorming session involved key local stakeholders.

Researchers: Christine Whitehead, Kath Scanlon, Sarah Monk, Christina Short

Funding: £10,390

Contact: Christine Whitehead

Dates: September 2003 to March 2004

South East England Regional Assembly

This is a follow on to a previous study which outlined a methodology for assessing housing need in the South East region. There are two small projects: one producing an estimate of

newly arising demand and need and one an estimate of unmet current housing need. It covers sub-regions as well as the region as a whole.

Researchers: Alan Holmans, Sarah Monk

Funding: £41,440

Contact: Sarah Monk

Dates: January to May 2004

East of England Regional Assembly

This is also a follow up to a previous study which produced an estimate of newly arising demand and need for housing in the East of England. The current study produces an estimate of unmet need and of key worker housing requirements in the region. Part B of the project will provide a template for districts and sub-regions to produce their own assessments of key worker housing.

Researchers: Christina Short, Alan Holmans, Sarah Monk and Christine Whitehead

Funding: £25,000

Contact: Sarah Monk

Dates: April to September 2004

Building on Success (Emmaus)

In 2003, the Centre for Housing and Planning Research at the University of Cambridge was approached by Emmaus UK and the East of England Development Agency (EEDA) to undertake an economic evaluation of an Emmaus Community as a social enterprise. As such, this report summarises the context to and the findings from the investigation into the costs and benefits of running a social enterprise as part of a unique organisation working with homeless people. In the case of this study, specifically the Emmaus Cambridge Community.

Researchers: Christine Whitehead, Dawn Marshall, Rebecca Foreman, Roland Lovatt

Funding: £25,624

Contact: Christine Whitehead

Dates: June 2003 to March 2004

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 use of funds 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 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 in the current economic and policy environment.

Researchers: Roland Lovatt, Christine Whitehead

Funding: £49,120

Contact: Roland Lovatt

Dates: June 2003 to November 2004

Developing a Tool for Local Market Analysis

Moat Housing Group and the Housing Corporation

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 template for market intelligence reports - or an 'asset management toolkit' - that draws together a range of consistent and reliable data to build a comprehensive socio-economic picture of a local authority area. In the second phase of the project data collection is being extended to enable analyses at ward level, within the context of both the local authority and sub-regional areas. The Housing Corporation are supporting dissemination of the research via the Dataspring website. The website includes examples of reports and practical guidance on how they can be put together.

Researchers: Donna Harris, Wendy Solomou, Christine Whitehead

Funding: £125,000 (Moat Housing Group and Housing Corporation)

Contact: Donna Harris

Dates: June 2003 to July 2006

Providing a Context for the Analysis of RSL Rents:

Phase V Projects 1, 2, 3 and 4

This project included 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 was 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 included 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 Spenceley, Wendy Solomou and Dawn Marshall

Funding: £243,540

Contact: Dawn Marshall

Dates: February 2003 to February 2004

This project follows on from **Providing a Context for the Analysis of RSL Rents: Phase V** (March 2003 – February 2004)

New Publications

Books and Reports: Externally Published

Holmans, A, Monk, S and Whitehead, C. (2004), *Building for the Future – 2004 Update*. A report of the Shelter Housing Investment Project, Shelter

Kiddle, C. (2003), *Multiplication and division: The distribution of stock between landlords in the housing association sector* Sector Study 27, Housing Corporation

Marsh, A, Cowan, D, and Cameron, A, Jones, M, Kiddle, C. and Whitehead, C. (2004), *Piloting Choice Based Lettings: An Evaluation* London, Office of the Deputy Prime Minister

Monk, S, Scanlon, K, Short, C, and Whitehead, C. (2004) Brighton and Hove: The barriers to further economic development, LSE, London.

Monk, S. (2003), 'Statistical indicators of rural disadvantage: a comparison between the Index of Multiple Deprivation and the 'Bundles' approach,' in G. Higgs (ed) Rural Services and Social Exclusion, European Research in Regional Science, vol. 12, pp 76-94.

Solomou, W, and Elliott, I. (2003) *Housing associations and changes in rents 2002 to 2003*, Sector Study 29, The Housing Corporation, London

Solomou, W, and Elliot, I. (2004) *Housing associations and movement to target rents, 2003 to 2004*, Sector Study 37, The Housing Corporation, London.

Solomou, W, and Elliot, I. (2004) *Guide to local rents 2003 Part I: Cross tenure rents*, Source 72 Research, The Housing Corporation, London.

Solomou, W, and Elliot, I. (2004) *Guide to local rents 2003 Part II: Social landlord rents*, Source 72 Research, The Housing Corporation, London.

Whitehead, C. (2004), *London's Place in the UK Economy*, Corporation of London, October 2004

Whitehead, C and Scanlon, K. (2004), *Housing tenure and mortgage systems: how the UK compares*, Housing Finance, Council of Mortgage Lenders, Winter 2004

Whitehead, C and Scanlon, K. (2004), *International trends in housing tenure and mortgage finance*, Council of Mortgage Lenders Research Report, November 2004

Chapters in Books

Monk, S, Short, C and Whitehead, C. (2004), 'Planning obligations and affordable housing', chapter 10 in *Planning, Public Policy and Property Markets*, edited by David Adams, Craig Watkins and Michael White, Blackwells, Oxford

Whitehead, C. (2004), *Housing and Social Change: East-West Perspectives*, edited by Ray Forrest and James Lee

Whitehead, C. (2004), Chapter on Housing in *Housing Futures 2024*, CABE

Whitehead, C. (2003), 'The Economics of Social Housing' in O'Sullivan & Gibb (eds) *Housing Economics and Public Policy*, Blackwell 2003

Whitehead, C. (2003), 'Restructuring Social Housing Systems' in Forrest R. & Lee J., (eds) *Housing and Social Change: East-West Perspectives*, Routledge, 2003

Whitehead, C and Stockdale, JE. (2003), 'Assessing Cost Effectiveness' in Bullock K. & Tilley N. (eds) *Crime reduction and Problem-oriented Policing*, Willan Publishing, 2003

Refereed Journal Articles

Hodge, I and Monk, S. (2004), 'The economic diversity of rural England: stylized fallacies and uncertain evidence', editorial, *Journal of Rural Studies*, 20, 262-272

Lister, D and Blandy, S. (2004), 'Gated Communities: (Ne)gating Community Development?', *Housing Studies*, forthcoming 2005

Lister, D. (2004), 'Young people's strategies for managing tenancy relationships in the private rented sector' *Journal of Youth Studies* (2004) 7, 3, pp315-330.

Internally Published

Harris, D. (2004), Sector Study Series: *Wider Role of Housing Associations in England*

Holmans, A. (2004), *Households and Dwellings in England in 1991: A Post-2001 Census Analysis*, Cambridge Centre for Housing and Planning Research, 2004

Kiddle, C. (2003), *Adapt and Survive: Housing associations' response to changes in housing policy and culture at the beginning of the new century* Dataspring Discussion Paper 5, University of Cambridge, Cambridge Centre for Housing and Planning Research

Short, C. (2003), Assessment of the Market for Shared Ownership Schemes in Boston, Boston Mayflower HA.

Solomou, W and Whitehead, C. (2004) *The distribution of housing association rents within local authority areas in the first year of rent restructuring*, Dataspring Briefing Paper (Rents) 1, Cambridge Centre for Housing and Planning Research, University of Cambridge.

Solomou, W, Elliott, I and Whitehead, C. (2004) *The spatial pattern of target rents and their relationship with actual rents, 2002/03*, Dataspring Briefing Paper (Rents) 2, Cambridge Centre for Housing and Planning Research, University of Cambridge.

Solomou, W. (2004) *Title of commentary on rents part I*, Dataspring Briefing Paper (Rents) 3, Cambridge Centre for Housing and Planning Research, University of Cambridge.

Practitioner publications

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Other Activities

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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

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