

**CAMBRIDGE CENTRE FOR HOUSING AND
PLANNING RESEARCH**

**ANNUAL REPORT
2005**

**Department of Land Economy
19 Silver Street
Cambridge
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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. They are:

Ken Gibb - University of Glasgow

Professor John Glascock - Department of Land Economy

Patsy Healey – University of Newcastle-upon-Tyne

Katherine Knox - Joseph Rowntree Foundation

Matt Leach - Housing Corporation

Andrew Parfitt - Office of the Deputy Prime Minister

Gavin Smart - National Housing Federation

Matthew Warburton - Local Government Association

Steve Wilcox - University of York

Peter Williams - Council of Mortgage Lenders

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

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The range of products and data services that are available on the CCHPR website can be found on: <http://www.cchpr.landecon.cam.ac.uk/>

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Report from the Director of the Cambridge Centre for Housing and Planning Research, Christine Whitehead

The Year 2005

This year has been one of consolidation and collaboration. Much of the consolidation has been in the context of Dataspring, where we have been able to put in place important data and analytic resources available to researchers, policy makers and practitioners alike. Two particularly valuable tools now readily available on the website are

- (i) what over the years we came to call the ‘relational database’ – which for the first time brings together time series data on the Housing Association sector ensuring consistent definitions from 1988. This provides a data resource for all those interested in understanding how the social sector has developed as well as a baseline for thinking about the future. It will be updated annually together with briefing and technical papers;
- (ii) the local housing market analysis toolkit, which provides a template for all those who need to understand the make up of their local and sub-regional housing markets and enables them to put together consistent and coherent statistical analysis of their areas based on data available from Dataspring and links to other sources.

A particularly important aspect of this year’s work has been our collaboration with the Universities of Reading, Glasgow, Oxford and Sheffield across a range of related projects associated with the Barker Review, notably on affordability and sustainability. This has built on our long running interests in the field, where we were one of the first groups of researchers to analyse the relationship between pricing and planning.

Early on in the year the Centre had an Awayday where we discussed progress and our future trajectory. We decided first to assist the Department with some financial support for a lecturer; second to ask a senior academic to come and help us improve our academic output; third that we should concentrate somewhat more on dissemination and possibly training, and, finally that we are strongly committed to continued development of our three main strands of research on planning and housing; the role and nature of the social sector; and forward looking analysis of housing markets and housing requirements. The priorities were reinforced by discussion with the Advisory Group at our regular meeting.

We have followed up on this agreed programme quite effectively. The University is now funding the position that we supported. We welcomed Professor Judy Yates from the University of Sydney to act as our mentor and she has been working with a large number of our team to develop writing and presentational skills. Members of the team have taken part in a wide range of conferences and presentations both national and international – notably at the ENHR Conference in Iceland and at the National Affordable Housing Conference in Sydney. We hope that the increasing emphasis on dissemination and participation will pay dividends in terms of visibility, career development and the impact of our research.

Finally, the Cambridge Centre for Housing and Planning Research celebrated its fifteenth anniversary with a day-long conference at the Pitt Centre in September, to which many of our collaborators and funders were invited. The presentations reflected our current interests and details are available on the web. Our new websites formats were also launched at the event.

Research Areas

There have been some major successes during the year. In particular the Centre has been involved in five major ODPM projects published this year: *Value for Money in Delivering Affordable Housing through S106*; *The Evaluation of English Housing Policy 1975-2000*; *Affordability Targets: Implications for Housing Supply* and *A Sustainability Impact Study of Additional Housing Scenarios in England* for the post-Barker Review; and finally *Housing Market Assessments: Draft Practice Guidance* as part of the review of planning policy guidance.

Alan Holmans has completed his amazingly detailed Historical Statistics of Housing in Britain for the ESRC. It will soon be available both on our website and in printed form. It will undoubtedly become a core source document for all researchers in the field.

Dataspring has increased both its monitoring and analytic outputs. We are especially proud of the time series database which tracks Housing Associations since 1988. This work is mainly for the Housing Corporation but the new Dataspring website makes all the material accessible to everyone who wishes to use it, whether they be Housing Associations, policy advisors, academics or consultants.

Other research includes continuing work on the role of Foyers in providing housing and training or employment for young people; analysis of the need for and the attributes of low cost home-ownership products; and continued involvement in research to support regional and local planning.

Staff

As always in Cambridge there has been some turnover within the Centre, although there has also been considerable, and welcome, stability. Dawn Marshall decided not to return after her maternity leave, while Diane Lister left to take up a one-year appointment at the University of Tromsø. Donna Harris took a research position at the Judge Institute. Ian Eliot was, unhappily, on compassionate leave for most of the year and we were very sorry that he finally felt he must resign. We wish them all well and hope to work together again in the future.

We welcomed Mandy Knight and Siddharth Goel to the Dataspring team and particularly Shirley Stringer as our new Centre administrator with the job of supporting the whole group – a near impossible task.

The Future

Our future, as always, looks increasingly interesting, especially from the point of view of the breadth and quality of our research and the growing utilisation of our database. We expect to continue to develop our work on the relationships between land use and planning and housing and on the nature and role of social housing. The emphasis on developing future scenarios will increase, building particularly on the publication of new household projections. Next year we will be bidding for a longer term statistical project for the Housing Corporation, which, if successful, will strengthen our already dominant position in analysing the options open to the independent social rented sector. Looked at from the point of view of longer term finance, the situation is somewhat less optimistic because of the impact of Full Economic Costing and increased competition for funds. We expect to have to work hard to maintain our current scale at the same time as developing our academic strengths. But we have plans, which we are looking forward to realising.

Dataspring

Dataspring provides economic and socio-economic information at district, county, regional and national levels for those working in housing: the Housing Corporation, housing associations, local authorities, regional and national government and agencies, academic researchers and consultants. The Dataspring team of researchers use data from the Housing Corporation, the Census and many other sources to build and maintain a local housing markets database, interactive rent guides, and to analyse the regulatory returns of housing associations. The two major databases develop and maintain specific outputs include the 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 levels to support housing associations and local authorities in the decisions they make on investment and asset management.

Robina Goodlad

We note with great sadness the death of Robina Goodlad, one of our Advisory Group and a consistent supporter of the Centre. We send our condolences to her family and to her Department. We miss her.

People

The Team



Daniel Banks joined the Centre in January 2000 after graduating with a first in Law from the University of Essex. His main responsibilities include the development and maintenance of the Dataspring website with interactive data features and work on internal and external requests for rents and socio-economic statistics and analysis.



BingJiang Cao joined the Centre as a data analyst in June 2004. His main responsibilities are (1) Designing, developing and maintaining Dataspring databases holding a large quantity of housing data from the Housing Corporation, ODPM and other resources for the projects in the centre. (2) Providing data analysis for the projects in the centre. (3) Providing IT support in the centre. He obtained his Mphil at the Computation department, University of Manchester Institute of Science and Technology (UMIST). He worked for two European projects in UMIST for four years.



Anna Clarke joined the Centre as a Research Associate in June 2004. She has in the last year been carrying out research into the long-term affordability and sustainability of Low Cost Home Ownership. She has also been working on research into rural housing need, housing markets and local housing assessments. 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, homelessness and research into young people leaving home.



Alan Holmans has been a Research Fellow at the Centre since 1995 after retiring from the Department of the Environment the previous year as Chief Housing Economist. He has worked on forecasting housing demand and need at national and regional level, projections of future numbers of households, house prices, subsidy systems, and other housing finance topics.



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 is currently working on two projects for the Welsh Assembly Government, *A Review of Welsh Social Landlords' Approaches to Maximising Choice in Letting Accommodation*, and *A Review of Low Cost Home Ownership Policies in Wales*. He is a Board Member of Hounslow Homes, an Arm's Length Management Organisation created by the London Borough of Hounslow.



Jonathan Kahn joined the Centre in January 2006, to work on data analysis projects for Dataspring. His background includes several years experience working as a database applications developer in the United States. He has also worked as an analyst at the property investment division of a large life insurance company in London. He has a bachelor's degree in Mathematics from the University of London, and more recently has taken graduate level courses in Statistics at Villanova University.



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 also 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 continues to work 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 since 1989.



Amanda Knight joined the Centre in July 2005. Her main responsibilities are to work on a profile of the housing association sector and data analysis within Dataspring. She is also involved with Fiona Lyall Grant assessing the impact of changes in definitions relating to Housing for Older People as a replacement for the previous sheltered housing category. Amanda holds a Master of Social Science (Applied Research) from the University of Queensland, Australia.



Roland Lovatt joined the Centre in 2001 after completing a PhD in Urban Studies and Planning at the University of Sheffield. His specialist research areas include housing and economic regeneration. Recent research has focused on: the roles and impacts of social enterprises; the use of Section 106 planning agreements in the provision of affordable housing; the impact of outstanding planning permissions on planning policy and the fluidity of building land availability; and the provision of Foyer schemes for young people. Past research has examined community finance and learning initiatives and dispersed Foyers.



Fiona Lyall Grant joined the Centre in 1999. She has primarily worked on research projects for the Housing Corporation. These have included leading on a new project for the Housing Corporation assessing whether the National Register of Social Housing (NROSH) will constitute an acceptable substitute for the RSR as a means of data collection from housing associations. Fiona is also currently assessing the impact of changes in definitions relating to Housing for Older people as a replacement for the previous Sheltered Housing categories in the RSR. She also completed research focusing on housing association management practices where stock is managed by housing associations pending transfer into the ownership.



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, housing needs, costs and affordability. Sarah retains a keen interest in housing and labour markets in both urban and rural contexts. She was involved in two major ODPM projects commissioned in response to the Barker Review of Housing Supply, and also led the team that produced the draft Guidance on Local Housing Assessments.



Aoife Ni Luanaigh joined the Centre in July 2004 to work on the Local Housing Assessment Guidance. Her work involves a combination of quantitative data analysis and qualitative research techniques and has focused on affordable and intermediate housing, as well as sub-regional housing market analyses. Recent projects include the provision of affordable housing through the planning system, assessing the demand for intermediate housing, and sub-regional housing market analyses in London and the Thames Gateway. Aoife holds an MSc in International and European Politics from the University of Edinburgh and a BA in Geography from the University of Cambridge.



Paul Sanderson is Research Projects Manager responsible for the quality and delivery of Dataspring research outputs to the Housing Corporation. He joined the Centre in 2004 from the University of Cambridge Centre for Business Research at the Judge Business School. His research area is governance and the function of regulation and the role of the regulator. He is also a senior lecturer at Anglia Ruskin University where he teaches regulation.



Wendy Solomou joined the CCHPR in September 2002. She has responsibility for projects and research funded by the Housing Corporation. 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. Her previous work in the University includes an epidemiological study of health and lifestyles in elderly people (Department of Psychiatry) and a study of parents and health professionals following the confirmation of a fetal abnormality during prenatal diagnosis (Centre for Family Research).



Jennie Spenceley has been working in the Centre since 2000. Her main role is focused on the analysis of social housing data, and she has also been involved in research looking at the regulation of housing associations (HAs). She is responsible for producing the 'Profile of the HA Sector', an annual report on behalf of the Housing Corporation. She has also written a number of technical and briefing papers to accompany this report as well as papers focusing on more specific areas within the sector. Jennie is also involved in coordinating the dissemination of Dataspring outputs and is the first point of contact for external clients requiring data services.



Shirley Stringer joined as Administrator in March 2005. She acts as co-ordinator for the Centre's activities as well as the first port of call for information. Her core activities are to assist researchers in the Centre.



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. She is Professor in Housing in the Department of Economics, London School of Economics and Visiting Professor at the University of Glasgow.

Associates and Departmental Colleagues Working With Us During the Year

Dr Youngha Cho

Youngha has been working at the Oxford Brookes University as a lecturer since May 2005. Her research interests are the intermediate housing market and the housebuilding industry. Last year Youngha was awarded a Promising Research Fellowship from Oxford Brookes and she is currently working with Christine on a research project on the benefits and risks of Low Cost Home Ownership in different housing markets.

Danuta Jachniak

Danuta is a researcher in the Department working on urban issues particularly in transition economies.

Alastair Jackson

Alastair has moved from the Housing Corporation to Rutland County Council. He continues to teach Housing Finance at LSE and was on the Advisory Board for the ODPM affordability project.

Dr Diane Lister

Diane moved from CCHPR to the University of Tromsø, Norway in the autumn of 2005. She is an Associate Professor in the faculty of Social Sciences at the University of Tromsø and is Academic Coordinator for the Master's programme in Peace and Conflict Transformation at the Centre for Peace Studies, and also coordinates the course 'Methods in social research: An interdisciplinary approach'. While in CCHPR she worked on a number of projects, including those for the ODPM, JRF and the Housing Corporation. Her research interests include the private rented sector, housing governance, anti-social behaviour and the role of contractual documents in housing relationships. She continues to work on planning and legal issues.

Dr Nicky Morrison

Nicky is a lecturer in Department land economy and associate of CCHPR. Co-editor of book 'Inclusive neighbourhoods in Europe' forthcoming, to be published by Routledge. This book stems from the European Commissioned research examining neighbourhood renewal initiatives across 8 European countries. One of the contributors in the CCPHR book 'Affordable housing and property markets' forthcoming.

Dr Paul Saw

In addition to his full time lectureship at Anglia Ruskin University, Paul continues to be involved in research at the Centre in the area of finance viability for housing associations and their implications for social housing provision. We are looking to develop a joint project in this field.

Kathleen Scanlon

Kathleen Scanlon LSE and Danish Building Research Institute. Kathleen moved to Copenhagen in August and has since been working mainly on Buy to Let issues. She continues to work with us on intermediate market issues.

Collaboration with Other Bodies

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

University of Glasgow
Heriot-Watt University
London School of Economics
University of Oxford
University of Reading
University of Sheffield
Eftec
Entec UK
LUCS Bristol
Mott MacDonald

Research Projects

Affordability of Low Cost Home Ownership

This project was commissioned by Tower Homes and Metropolitan Home Ownership, two of the largest providers of Low Cost Home Ownership in the London area. It involves a survey of clients who have purchased on a shared ownership basis in the past twelve months and a second survey of those who became shared owners between three and four years ago. The research is looking at the longer term affordability and sustainability of Low Cost Home Ownership. Affordability is explored both by considering objectively the monthly outgoings incurred related to income, and subjectively as revealed in the surveys.

Researchers: Anna Clarke, Sarah Monk, Christine Whitehead, Aoife Ni Luanaigh and Roland Lovatt

Funding: £27,300

Contact: Anna Clarke

Dates: June 2005 to November 2005

The Extent and Impact of Rural Housing Need

Defra has commissioned the Cambridge Centre for Housing and Planning Research and Land Use Consultants Bristol to carry out research to understand the nature of housing need in rural areas and the implications of an under-supply of affordable housing for households, communities and economies. The project was later extended to include an assessment of the nature of specific rural housing markets and the implications of these for sustainable communities.

Researchers: Sarah Monk, Aoife Ni Luanaigh, Anna Clarke and Roland Lovatt

Funding: £69,520

Contact: Aoife Ni Luanaigh

Dates: 1st December 2004 to March 31st 2006.

The Use of the Existing Housing Stock in the South East

The South East England Regional Assembly have awarded us a new contract analysing the ways in which the existing housing stock is used presently and how this might change over the next twenty years. This project will also set out practical advice on how to make best possible use of the existing stock.

Researchers: Sarah Monk, Anna Clarke, Alan Holmes, Aoife Ni Luanaigh and Roland Lovatt

There is also external input on this project from Forum for the Future.

Funding: £30,000

Contact: Anna Clarke

Dates: December 2005 to end of April 2006.

Dataspring Research Programme

This major continuing programme for the Housing Corporation support the research agenda of the Housing Corporation by producing specified outputs based on housing association regulatory data and related regulatory policy matters, as well as working flexibly to assist the Corporation respond to developments affecting the sector, e.g. ongoing assistance with assessing the efficacy of the proposed National Register of Social Housing (NROSH). The programme is split into two parts and consists of five sets of interlinked sub-projects:

- I. *Enabling and maintaining the effective use of Housing Corporation data.*
 1. Database – Developing the Outputs
 2. Ensuring Standardisation of Usage; A Guide to the Development of Definitions and their Use In Housing Corporation Data.
 3. Maintaining the Integrity of Housing Corporation Data
- II. *Understanding and analysing the Housing Association Sector*
 4. Analysing the Sector
 5. Developing Management and Policy Tools

The core elements of this programme include an analysis of the Regulatory Statistical Returns of housing associations to the Housing Corporation and the production of guides to various aspects of housing associations' rents, development of the Regulatory Statistical Returns Time-Series database and related interactivity on our website, and various written outputs on trends within the social housing sector over the past 15 years or so. The programme plan calls for 36 individual outputs, many produced collaboratively, each one led by one of the team researchers listed below.

Period of Project: 01 March 2005 to 31 March 2006

Funder: The Housing Corporation

Amount: £409,675

Researchers: Christine Whitehead, Paul Sanderson (Project Manager), Wendy Solomou, Daniel Banks, BingJiang Cao, Jenny Spenceley, Fiona Lyall Grant, Caroline Kiddle, Amanda Knight, Aoife Ni Luanaigh and Jonathan Kahn.

Housing Associations: Ten Years On

This three-year project for the Housing Corporation was originally set up to identify how the statistical profile of the sector has changed over the period since 1989, using data from the Regulatory and Statistical Return (RSR). A major part of the work has been to construct two relational databases from the separate yearly returns. From these, data can then be extracted in time series format. These outputs have been used to produce a series of Briefing Papers, linked to themes covered in the different parts of the RSR. A user guide has also been developed. The final report will use this data to illustrate how changes in finance, regulation and policy have impacted on the Housing Association sector since 1989.

Researchers: Caroline Kiddle and Bingjiang Cao

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

Contact: Caroline Kiddle

Dates: 1 April 2003-29 February 2006

Developing a Tool for Local Market Analysis

Dataspring has been working with the Moat Housing Group and the Housing Corporation 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 is 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: Aoife Ni Luanaigh, Wendy Solomou and Christine Whitehead

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

Contact: Aoife Ni Luanaigh

Dates: June 2003 to July 2006

Building for the Future: 2005 Update

Shelter commissioned CCHPR to produce an update of the 2004 *Building for the Future*, with particular emphasis on updating the 'backlog' of current unmet housing need, of producing an estimate of the need for intermediate housing, and of assessing whether the government's stated target of halving the number of households in temporary accommodation by 2011 was achievable. The study used the same methodology as in the past, but with new information where that was available, except for the estimate of the intermediate market where there is no widely accepted methodology available. The summary is available from Shelter in hard copy, and the final report is published on Shelter's web site.

Researchers: Alan Holmans, Sarah Monk, Aoife Ni Luanaigh and Christine Whitehead

Funding: £14,965

Contact: Sarah Monk

Dates: May – October 2005

South East Plan: Regional Assessment of the Need for Intermediate Housing

The South East England Regional Assembly commissioned CCHPR to estimate the need for intermediate housing within the region as a whole. This information will inform the development of the South East Plan which will form the first Regional Spatial Strategy for the region. Intermediate housing in this context covers shared ownership, low cost home ownership and sub-market rent. Previous research has demonstrated that existing local studies of housing need are not sufficiently consistent or robust to allow aggregation up to regional level. Therefore a 'top down' assessment is required, and the current assessment of the need for social rented housing in the region, also provided by CCHPR, is based on this approach. The final report is published on the Assembly's web site, under South East Plan.

Researchers: Alan Holmans, Sarah Monk, Aoife Ni Luanaigh and Christine Whitehead

Funding: £29,292

Contact: Sarah Monk

Dates: April – June 2005

Delivering Affordable Housing Through s106: Outputs and Outcomes

This project funded by the Joseph Rowntree Foundation has two aims: to assess whether affordable housing is being lost or modified through negotiated changes to the original s106 agreement and non take-up of planning permission and the extent of this; and to gain an understanding of why this is happening and of patterns of behaviour. The research involved a scoping study of stakeholders, a detailed follow-up of a sample of 39 sites from our existing database, some of which received planning permission before 2000, and six case studies, two from the database and four from the scoping study. The outputs will be a JRF Findings, an accessible report, a policy journal article and if appropriate a small seminar for stakeholders.

Researchers: Christine Whitehead, Sarah Monk, Roland Lovatt, Anna Clarke and Aoife Ni Luanaigh, with Tony Crook and Steve Rowley of the University of Sheffield

Funding: £35,384

Contact: Sarah Monk

Dates: May 2005 – January 2006

A Sustainability Impact Study of Additional Housing Scenarios in England

This project was one of two major studies commissioned by ODPM in response to the Barker Review of Housing Supply. It was conducted by a consortium of consultants led by Entec UK and included CCHPR, Mott MacDonald, Eftec, and Richard Hodgkinson. The project assessed the environmental, economic and social impacts of additional housing using 9 scenarios and 9 types of development. The report was published in December 2005. CCHPR were also involved in the other study, *Affordability Targets: Implications for Housing Supply* which was led by Geoff Meen of Reading University.

Researchers: Sarah Monk and Christine Whitehead

Funding: £29,550

Contact: Sarah Monk

Dates: November 2004 – July 2005

Planning and Market Signals

ODPM commissioned CCHPR together with three other teams to assist them with developing their thinking in response to the Barker Review of Housing Supply. The project involved answering a series of questions about how the planning system might respond to market signals, which basically refers to house prices (but also transaction numbers). The results were not published as this was research internal to the ODPM.

Researchers: Sarah Monk, Christina Short and Christine Whitehead

Funding: £6,975

Contact: Sarah Monk

Dates: March – April 2005

Housing Need Assessment + Housing Market Assessment Guidance

This major project for the ODPM provided research into the impact of planning guidance on the provision of housing. The output from this project is a revised 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. A revised version is currently out to consultation (January 2006).

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

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 University of Sheffield collaborated on the work. The final report was published in 2005 and is available from the ODPM web site.

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

Funding: £60,200

Contact: Sarah Monk

Dates: October 2003 to June 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 for the Joseph Rowntree Foundation aimed to assess trends in the relative implication of S106 and traditional means of providing affordable housing, which had a delayed start, finally began in September 2003. It explored whether the funding that is available can support the two main mechanisms for producing additional affordable housing. The University of Sheffield collaborated on this project. It was sponsored by JRF and the Housing Corporation. The final report and JRF findings were published in March 2005.

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

Funding: £41,900

Contact: Sarah Monk

Dates: September 2003 to September 2004

An Assessment of the Role of Foyers in Housing Association Provision

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

Funding: £65,000

Researchers: Roland Lovatt and Christine Whitehead

Contact: Roland Lovatt

Dates: June 2003 - April 2005

Affordable Housing in Runnymede and Elmbridge (Surrey).

In essence, this was two similar studies, with identical aims, objectives and strategies. These were carried out as subcontracts for Barton Willmore Planning consultants. One focused upon the borough of Elmbridge and the other upon the borough of Runnymede. The central objectives of the Elmbridge and Runnymede studies were to review the key worker supply situation, to consider housing affordability/accessibility for this group and to analyse current supply and supply policies. The research involved interviews with a wide range of public and private sector employers and employee representatives in the areas of Elmbridge and Runnymede. Findings from the interviews and a desk-top study were used to develop a report, which illustrated the current shortages of affordable housing in these areas. This was a contracted research project for Barton Willmore Planning.

Funding: £16,100

Researchers: Roland Lovatt, Sarah Monk, Anna Clark and Aoife Ni Luanaigh.

Contact: Roland Lovatt

Dates: February to April 2005

Faith in the East of England.

Faith in the East of England was a research project undertaken with the East of England Faiths Council (EEFC). It was commissioned by the East of England Development Agency (EEDA) to address the contribution to social inclusion of life faith commitments.

The published report provides information on the contribution of faith communities to the life of the region in social and economic terms, and uses this as a foundation to suggest areas of opportunity to extend this contribution. The research commenced in January 2005 and included a questionnaire survey, more than 30 interviews with faith and secular representatives and an in-depth analysis of survey data. An executive report was presented at Westminster Abbey in July 2005 by the EEFC and the University of Cambridge. Following on from this presentation, the contract was extended to enable the greater involvement of CCHPR in the production of the final report. Following its successful completion, the findings were presented at the East of England Faiths Council conference on 29th September 2005 (held at the Millenium Centre, Red Lodge).

Funding: £5,400

Researchers: Roland Lovatt, Fiona Lyall Grant and Christine Whitehead.

Contact: Roland Lovatt

Dates: January 2004 to September 2005

New Publications

Books and Reports: Externally Published

- Gibb K, Stephens M, and Whitehead, C (2005) *Evaluation of English Housing Policy 1975 – 2000 Theme 2, Finance and Affordability*, ODPM, London.
- Hendry J, Kranz, U, and Sanderson P (2004) ‘*Corporate Governance as an Investment Criterion: Evidence from UK and European Fund Managers.*’ Brunel Research in Enterprise, Innovation, Sustainability and Ethics Working Paper, Brunel University, Uxbridge.
- Holmans A (2005) *Recent Trends in Numbers of First-Time Buyers: A Review of Recent Evidence*. Council of Mortgage Lenders, London.
- Holmans A, Ni Luanaigh A, and Whitehead C (2005) *Building for the Future: 2005 Update: A Report of the Shelter Housing Investment Project*, Shelter, London. www.shelter.org.uk
- Jones M (2004) *Choice Based Lettings: An Evaluation*, Sunderland Housing Group, Sunderland.
- Jones M, Fitzgerald A, and Kiddle C (2004) *Social Housing Rents in Wales*, Welsh Assembly Government, Cardiff. www.housing.wales.gov.uk.
- Lovatt R, Argent M, Geary S, Hewetson R, Kartupelis J, Littlefair A, Lyall Grant F, Ni Luanaigh A, and Whitehead C (2005) *Faith in the East of England Report*, East of England Development Agency, Cambridge.
- Monk S, Crook T, Lister D, Rowley S, Short C, and Whitehead C (2005) *Land and Finance for Affordable Housing*, Joseph Rowntree Foundation/Housing Corporation York/London.
- Monk S, Crook T, Henneberry J, Lister D, Short C, Rowley S, and Whitehead C (2005) *The Value for Money of Delivering Affordable Housing Through Section 106: Final Report*, Office of the Deputy Prime Minister, London.
- Monk S, Crook T, Lister D, Short C, Rowley S, and Whitehead C (2005) *Have Planning Agreements Increased The Supply of Affordable Housing?*, Joseph Rowntree Foundation, York.
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Other Activities of Members of the Centre

Anna Clarke

Member of the European Network for Housing Research

Alan Holmans

Member of Academy of Learned Societies for the Social Sciences

Consultant to the Office of the Deputy Prime Minister on household projections

Joseph Rowntree Foundation advisor on demography

Treasurer of the Housing Studies Association

Michael Jones

Board Member, Hounslow Homes (ALMO of L. B. Hounslow)

Caroline Kiddle

Member of the European Network for Housing Research

Member of the Housing Studies Association

Member of Tai Chi Union of Great Britain

Member of Fédération Européenne de Qui Gong et Arts Energétiques

Roland Lovatt

Member of RTPI

Member of the European Network for Housing Research

Fiona Lyall Grant

Member of the European Network for Housing Research

Member of the ENHR working group: Committees and Joint Projects

Member of the Housing Studies Association

Sarah Monk

Member of Regional Studies Association

Member of the European Network for Housing Research

Member of Advisory Group to Defra on The Rural Evidence Base

Referee for Regional Studies, Land Use Policy, Planning Theory and Practice, Housing Studies, Cambridge Journal of Economics and Land Economics

Aoife Ni Luanaigh

Member of the European Network for Housing Research

Paul Sanderson

Member of the Academy of Management (US)

Member of the Higher Education Academy

Member of the Society for Business Ethics (US)

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Member of the Housing Statistics User Group

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Member of the Housing Studies Association

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Member of Academy of Learned Societies for the Social Sciences

Advisor to House of Commons Select Committee on ODPM

Member of Editorial Boards of Housing Studies, Land Economics, Journal of Housing Research

Honorary Associate of the Royal Institute of Chartered Surveyors

Fellow, Society of Property Researchers

Member of RICS Research Advisory Group

Deputy Chairman, European Network of Housing Research

Joint Coordinator (with Bengt Turner) of ENHR Housing Finance Working Group

External assessor MIT Real Estate Programme

Board Member Moscow Urban Institute

External Examiner Hong Kong University

The Cambridge Centre for Housing and Planning Research Website

The website was re-structured during the year and is now readily accessible. It can also be accessed via the Dataspring Website www.dataspring.org.uk. The 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. Any queries to landecon-cchpr-admin@lists.cam.ac.uk

The Dataspring Website

The Dataspring website has 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 briefing papers provide succinct analyses of housing data sources at no cost. The first set of papers focused on the implications of Census 2001 results for the role of the HA sector within social housing and wider housing systems.

The range of new products and data services available on the Dataspring website during 2006 will continue to grow.

The address is: www.dataspring.org.uk

CCHPR Publications

The vast majority of our internal publications are now published only on the web.
See www.cchpr.landecon.cam.ac.uk or dataspring.org.uk for publications and latest updates

Publications in print include:

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- VI *Final Report on Rents, Income and Affordability in Windsor and Maidenhead*
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- VII *Fiscal Policy Instruments to Promote Affordable Housing*
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- VIII *Addenbrooke's Staff Housing Needs Study*
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- IX *Emmas UK: Building on Success*
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- X *Households and Dwellings in England in 1991 and 2001*
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- 2 *Getting Rents Right?*
Lyall-Grant F, Freeman A, Marshall D and Whitehead C (2000)
- 3 *Comparing the Costs of Owner Occupation with RSL Rents: A Geographical Analysis*
Kiddle C (2001)
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- 5 *Adapt and Survive: Housing Association's Response to Changes in Housing Policy and Culture at the beginning of the New Century*
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